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METROPOLITAN CAPITAL ARRANGES A \$5,625,000 PERMANENT MORTGAGE FOR THE WOODLANDS, TX OFFICE BUILDING

DALLAS, December 28, 2010 — Dallas, Texas-based Metropolitan Capital Advisors (MCA), a commercial real estate capital markets intermediary has arranged permanent financing for **Venture Tech VIII**—a 70,212 SF suburban office building located in The Woodland, Texas.

MCA arranged a **\$5,625,000** permanent fixed rate mortgage on behalf of an ownership group controlled by **Rainier Asset Management Company** (RAMCO). Venture Tech VIII was 72% occupied at the closing of the loan with an executed lease that will bring the Property to 100% occupied. The loan included funding for finish-out and leasing commissions for the new tenant.

MCA Senior Director **Sunny Sajnani**, was responsible for arranging the 10-year fixed rate permanent mortgage which was placed with a new CMBS lender. During the closing of the loan, MCA assisted RAMCO to clean up existing title issues along with converting the existing Tenant-In-Common (TIC) ownership structure into a single asset limited liability company (an “LLC”).



Metropolitan Capital Advisors (MCA) specializes in the exclusive representation of investors, developers and property owners in the real estate capital markets. Since 1992, MCA has closed in excess of \$7.5 billion of debt and equity transactions on behalf of a multitude of commercial property owners, developers and investors. During 2010, MCA has completed over \$200mm of new financing assignments.

National Real Estate Investor ranked MCA #19 on its Annual Top Financial Intermediaries list.

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