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**METROPOLITAN CAPITAL ADVISORS FUNDS \$22,632,000
FOR APARTMENTS IN TULSA AND FT. WORTH**

DALLAS, January 25, 2010 — Dallas, Texas-based Metropolitan Capital Advisors (MCA), a financial intermediary specializing in the exclusive representation of investors, developers and property owners in the commercial real estate capital markets, has arranged two Fixed Rate Long Term Mortgages for the Lakeside Place Apartments in Tulsa, Oklahoma and The Venue at Hometown in north Ft. Worth, Texas. MCA Director/Principal Scott Lynn made the announcement.

Lakeside Place is a 210-unit two-story apartment complex built in the late 1970's. The Sponsorship recently completed a full renovation. The property is now 92% occupied. Lakeside Place is located at the intersection of I-44 and east 21st Street in Tulsa, Oklahoma.

The Venue at Hometown is a Class A Mixed-Use project, comprised of 189-Apartment Units located in the Ft. Worth suburb of North Richland Hills. The property includes 46,000 square-feet of retail space occupied by small shop tenants including Firehouse Subs, Diabetes America and State Farm Insurance Agent. The mortgage was arranged on behalf of a partnership sponsored by Realty Capital Corporation.

Lakeside Place locked the interest rate of 5.63% and Venue at Hometown was arranged at a 5.75% fixed interest rate. Both loans were ten (10) year terms based on 30-Year Amortization schedules.

MCA's Senior Director Todd McNeill negotiated the loan for Lakeside Place. MCA Senior Director Hook Harmeling handled placement for The Venue. Both loans were placed with Alliant Capital under the FNMA DUS program.

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.

National Real Estate Investor ranked MCA #20 on its Annual Top Financial Intermediaries list.

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