

EDGE REALTY CAPITAL MARKETS

EDGE Realty Capital Markets, a leader in investment sales, announces the sale of Bowen Office Building in Southlake, Texas.

FOR IMMEDIATE RELEASE

March 13, 2013, Dallas, TX – EDGE Realty Capital Markets (EDGE-CM) today announced that it has closed the sale of Bowen Office Building, located at 1110 East SH 114, in Southlake, Texas.

Bowen Office Building is 12,876 sf constructed in 2007. It is located on a highly visible site north of SH 114 in Southlake. The offering was 100% occupied by three tenants, including Southwest Securities, FSB, Southwest Securities, Inc. and Trinity Partners.

Brandon Beeson with EDGE-CM represented the seller, a private investor, in the transaction.

After broadly marketing this class A, DFW asset to both local and national investors, a competitive pool emerged. “While most interested parties were regional investors, the demographics, position across from Southlake Town Center, and strong tenants attracted some attention from beyond the local market. Having a set of bidders with different motivations through negotiations gave us the opportunity to feel certain we found the true market value for our client,” said Brandon Beeson, principal of EDGE-CM.

P.E.B.L Partnership, LLC, a local investor, acquired the property from Bowen SL, Ltd, the developer of the asset, for a price-per-square-foot just over \$270. P.E.B.L Partnership, LLC intends to occupy part of the building with Southwest Securities.

About EDGE-CM

EDGE Realty Capital Markets (EDGE-CM), the investment services platform for EDGE Realty Partners, is a team with deep ties in the industry, more than a decade of performance in the capital markets and a transaction history that represents \$1.4 billion in sales across asset categories and across the nation. With significant market insight and a long-term approach to building client relationships, EDGE-CM provides third-party property disposition and note sale representation. EDGE-CM, with headquarters in Dallas and offices in Austin/San Antonio, Houston and Southern California, offers services across the country. For more information on EDGE-CM, please visit www.edge-cm.com.

For more information contact:

Jennifer Cheek
EDGE Realty Capital Markets
Director, Marketing Communications
5950 Berkshire Lane, Suite 200
Dallas, TX 75225
214.545.6908

###

This release may contain “forward-looking statements”. All statements, other than statements of historical fact, including statements that address activities, events or developments that we or our management intend, expect, project, believe or anticipate will or may occur in the future are forward-looking statements. Forward-looking statements are based on management’s assumptions and assessments in light of past experience and trends, current conditions, expected future developments and other relevant factors. They are not guarantees of future performance, and actual results may differ significantly from those envisaged by our forward-looking statements. Among the factors that could cause actual results to

EDGE REALTY CAPITAL MARKETS

differ materially from those described or implied in the forward-looking statements are general business and economic conditions, production delays resulting from lack of regulatory certifications and other factors, competition in our existing and future markets, lack of market acceptance of our products and services, the substantial leverage and debt service resulting from our indebtedness, loss or retirement of key executives and other risks disclosed by us or generally associated with our business.