

EDGE REALTY CAPITAL MARKETS

EDGE Realty Capital Markets, a leader in investment sales, announces the sale of Tenet Northwest Surgery Center in Houston, Texas.

FOR IMMEDIATE RELEASE

December 13, 2012, Dallas, TX – EDGE Realty Capital Markets (EDGE-CM) today announced that it has closed the sale of Tenet Northwest Surgery Center, located on Red Oak Drive, north of FM 1960/ Cypress Creek Parkway, west of I-45, in Houston, Texas.

Tenet Northwest Surgery Center is a 14,000 sf surgery center located in Houston, north of Beltway 8/Sam Houston Tollway and south of SH 99/Grand Parkway at the epicenter of the northwest healthcare market. The multi-disciplinary outpatient surgery center is a licensed ASC through TDH.

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

“The well-performing surgery center generated substantial interest from investors as it represented a rare opportunity to acquire a low-maintenance asset with a strong-credit tenant on a net-lease through 2026. Furthermore, the location just off of the campus of Houston Northwest Medical Center (HNWMC) and near Cypress Creek Hospital and Intracare North Hospital enhanced the appeal to buyers.” said Brandon Beeson, principal of EDGE-CM.

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.

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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 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.