

EDGE Realty Capital Markets, a leader in investment sales, announces the sale of University Center in Round Rock, Texas.

FOR IMMEDIATE RELEASE

September 4, 2013 Dallas, TX – EDGE Realty Capital Markets (EDGE-CM) today announced that it has closed the sale of the University Center, located one half mile east of I-35 on University Boulevard, in Round Rock, TX.

The University Center is a 6,543-SF, newly constructed property that is 100% occupied by tenants Del Taco and Pacific Dental. Pacific Dental is on a NNN-lease through 2024. Del Taco, acting as management for the entire Property, is on a 20-year NNN ground lease at the one-acre property.

Recent major retail additions in the area near Round Rock Premium Outlets include IKEA, Sephora and the pending Bass Pro. The area is also emerging as a hub of medical development and school campuses, anchored by the 130-bed Scott & White Hospital. Additional projects include Seton's hospital, Texas A&M Med School, and Texas State & Austin Community College Round Rock (ACC Round Rock) all less than two miles from the sold asset.

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

"The new two-tenant center generated substantial interest from investors as it represented the opportunity to acquire a truly low-maintenance, low-risk investment. But, the location at the center of one of Greater-Austin's most dynamic regional retail corridors in Round Rock heightened the appeal and pushed our pricing to the \$500 psf that we were looking for." 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.

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 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.