



REALTY CAPITAL PARTNERS  
Private Real Estate Investments

**Press Contact**

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**RCP Invests \$2.65M in Two Office Buildings Totaling 270,499SF**

*Investment is Expected to Provide High Income with Potential Land Sale Opportunity*

DALLAS, TEXAS—July 1, 2010—Dallas-based Realty Capital Partners, LLC (“RCP”), recently formed RCP Central Expressway Office, Ltd., which invested \$2.65 million of equity in two office buildings totaling 270,499 square feet located at 6060 and 6080 Central Expressway, Dallas, Texas. The site is situated near the affluent suburbs of University Park and Highland Park and within walking distance of Southern Methodist University, the planned George W. Bush Presidential Center, and Mockingbird Station. RCP partnered with the Prescott Realty Group to reorganize and recapitalize the properties.

6060 Central Expressway is an eight story multi-tenant office building that is currently 82% leased and primarily caters to smaller tenants. Its neighbor, 6080 Central Expressway is 100% leased to Corinthian Colleges Inc., one of the largest for-profit, post secondary education companies in North America. In addition to the two office buildings, the site also includes two development parcels totaling 3.2 acres.

“We were motivated to invest in this asset because we were able to invest in the properties at a very low cost basis of \$68 per square foot, which is less than 50% of today’s replacement costs,” says Steve Saxon, Executive Vice-President with RCP. “In addition, this is a great location with several prominent current and future developments nearby. We believe this investment will be a great addition to our portfolio.”

**About Realty Capital Partners, LLC (“RCP”)**

Since 1992, RCP has provided the opportunity for high net worth investors to diversify their portfolio through private real estate investment opportunities for which they may not otherwise have the opportunity to invest. The experienced principals at RCP have managed the investment of over \$330 million in equity capital and secured loans for real estate projects located in 13 states across the country. The firm’s niche is filling the underserved market for real estate projects requiring under \$10 million of equity capital. RCP currently has offices in Dallas, Atlanta, New York, San Francisco and London. ([www.rcpinvestments.com](http://www.rcpinvestments.com))

**About Prescott Realty Group**

Founded in 1996 by Jud Pankey and Vance Detwiler, Prescott Realty Group is full-service commercial real estate investment, development and operating company. Prescott and its partners currently own or control approximately \$700 million of real estate assets located in Dallas, Fort Worth, and Houston Texas; Seattle, Washington; and Tulsa, Oklahoma. Prescott Realty Group is based in Dallas, Texas. ([www.prescottrealtygroup.com](http://www.prescottrealtygroup.com))

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