



REALTY CAPITAL PARTNERS  
Private Real Estate Investments

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**RCP Teams Up on Off-Market Acquisition of Ohio Medical Office Center**

*RCP River View MOB, Ltd. invests \$2.2M to acquire 100% leased, 75,000 SF medical office building*

DALLAS, TEXAS—June 24, 2009—Dallas-based Realty Capital Partners, LLC (“RCP”), recently formed RCP River View MOB, Ltd. which invested \$2.2 million to acquire River View Medical Center—a 75,000 square foot professional medical office building located at 2405 North Columbus Street, Lancaster, Ohio. (Lancaster is located approximately 20 miles southeast of Columbus, Ohio.) RCP partnered with affiliates of Equity, Inc. to acquire the property in an off-market transaction. Equity, which is the 16th largest healthcare real estate developer in the nation, is providing the center’s ongoing property management and brokerage services.

River View Medical Center is currently 100% leased, and many of the tenants have occupied the building since its opening in 1997. In addition, the majority of the tenants are joint venture investors, guarantors and/or users of the attached ambulatory surgery center (“ASC”). The ASC is separately-owned by a joint venture that includes Mount Carmel Health Systems, the second largest healthcare system in central Ohio. Prior to the purchase, Equity was able to extend the terms on 50% of the leases through 2020 and is currently working to extend the terms on the remaining leases.

“While there are many distressed assets available, a good purchase is difficult to accomplish because the pool of potential buyers is continually growing,” says Steve Saxon, Executive Vice-President with RCP. “Off-market transactions such as this one have provided us with the most attractive buying opportunities. River View Medical Center offered a stable tenant base with many long-term leases in place. In addition, we had a motivated seller wanting to free-up capital and streamline its real estate holdings. However, because there wasn’t a swarm of other potential buyers, we were able to purchase the property at a very low cost basis—in our estimation, just 58% of today’s replacement cost for a comparable newly constructed building.”

**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))

## **RCP Teams Up on Off-Market Acquisition of Ohio Medical Office Center continued**

### **About Equity, Inc.**

Founded in 1989 by Steve Wathen, Equity, Inc. has more than 17 years of healthcare experience and counts 60 healthcare systems and physician groups located throughout the country as clients. While the company had its beginnings in construction and development services, it now provides development, construction, brokerage and property management services. The company's current portfolio includes over 2.7 million square feet of space, including healthcare, retail, office, industrial, hospitality and residential properties located throughout Ohio and Florida. Equity is based in Columbus, Ohio and currently has offices in Ohio, Florida and Texas. ([www.equity.net](http://www.equity.net))

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