



Press Contact

Realty Capital Partners
Kacey Bess, VP Communications
817.479.1430
kbess@rcpinvestments.com
www.rcpinvestments.com

Realty Capital Partners Provides \$1.3M to Colleyville Developer

COLLEYVILLE, TEXAS—July 18, 2009—Realty Capital Partners (“RCP”) recently formed RCP Village First Lien, Ltd. which provided approximately \$1.3 million in capital to Village Management, Ltd. Village Management is the lot developer for the Village at Colleyville, a 24-acre, town center development anchored by Colleyville’s City Hall and Library.

While real estate loans have historically made up a small portion of RCP’s investment portfolio, the firm has seen a substantial increase in loan funding requests due to the tightening of the credit markets. When evaluating lending opportunities, RCP looks for prudent borrowers, a relatively safe return of principal and requests that fall within the firm’s niche investment size of \$1 to \$5 million. “In terms of the Village loan, the size was right, the borrower had already received a letter of intent for the purchase of 57 of its developable lots and it also receives revenue from a Tax Increment Financing (“TIF”) district. The combined revenue from lot sales and TIF reimbursements is projected to exceed our loan by several million dollars,” said Steve Saxon, an Executive Vice President with RCP. He continued, “RCP is also pleased to be investing capital in the City of Colleyville, which is ranked one of the wealthiest suburbs in the United States.”

About the Village Management

Village Management, Ltd. is an affiliate of Realty Capital Corporation (“RCC”). Since 1987, RCC has developed Class A commercial and residential developments across the Dallas/Fort Worth metroplex. It has over \$400 million invested in its current developments and over 3,000 acres of prime land holdings in various stages of development.

About Realty Capital Partners

RCP provides private real estate investment opportunities for both individual and institutional investors through individual projects or investment funds. The company has provided equity capital and real estate loans to over \$1.5 billion of real estate projects in a broad array of sectors throughout the United States, including: medical office, multi-family, hospitality, retail, mixed-use and land. RCP currently has offices in California, New York and Texas, as well as a new office in London.

###