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**HFF closes sale of and arranges financing
for three-building office portfolio in Houston's Energy Corridor**

HOUSTON, TX – HFF announced today that it has closed the sale of and arranged financing for a three-building office portfolio totaling 566,308 square feet in Houston's Energy Corridor.

HFF marketed the property on behalf of Falcon Southwest and CarVal Investors. Beacon Investment Properties, LLC purchased the property free and clear of debt. Fixed-rate financing for the acquisition was arranged by HFF through JP Morgan Chase Bank, N.A.

The portfolio consists of three "best of class" Class B, multi-tenant office buildings located in Houston's Energy Corridor at the intersection of Interstate 10 and Dairy Ashford Road across from the world headquarters of ConocoPhillips and Shell Oil North American Exploration & Production Group. Most recently renovated in 2007, the three eight-story office buildings are 93.6 percent leased overall.

The HFF investment sales team representing the seller was led by senior managing directors Robert Williamson and H. Dan Miller.

HFF's debt placement team representing Beacon Investment Properties, LLC was led by senior managing director Susan Hill.

Falcon Southwest is a dynamic, entrepreneurial real estate investment firm dedicated to earning high risk-adjusted returns through value-added acquisition and repositioning opportunities. The company's investment strategy emphasizes direct acquisitions or recapitalizations of office, industrial and multi-housing properties. Primary target markets are located throughout the southwestern United States and include Phoenix, Houston, Dallas-Fort Worth, Austin and San Antonio. Typical acquisitions range in size from \$10 million to \$50 million.

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CarVal Investors is a leading global alternative investment fund manager focused on distressed and credit-intensive assets and market inefficiencies. Since 1987, its experienced team has navigated through ever-changing credit market cycles, opportunistically investing more than \$54 billion in 3,980 transactions across 62 countries. Today, CarVal Investors has more than \$9 billion in assets under management in both credit and real estate strategies. www.carvalinvestors.com.

Beacon Investment Properties, LLC is a real estate investment manager and operator concentrating primarily on core-plus and value-add office properties in large MSAs in Texas and the eastern seaboard of the United States. Beacon has more than five million square feet under management and has sponsored five close-end investment funds, as well as separate accounts with life insurance companies. www.beaconri.com.

Holliday Fenoglio Fowler, LP (“HFF”) and HFF Securities LP (“HFFS”) are owned by HFF, Inc. (NYSE: HF). HFF operates out of 21 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF together with its affiliate HFFS offer clients a fully integrated national capital markets platform including debt placement, investment sales, advisory services, equity placement, loan sales, and commercial loan servicing. www.hfflp.com.

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