

HFF[®]

Holliday Fenoglio Fowler, L.P.

October 20, 2009

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**HFF secures financing through Aetna Health and Life Insurance Company
for Addison, Texas office-flex property**

DALLAS, TX – The Dallas office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it has arranged \$4.45 million in financing for the purchase of Addison II, a 181,000-square-foot office-flex property in Addison, Texas.

Working exclusively on behalf of Luzzatto Real Estate Value Fund I, LP, HFF associate director Brandon Chavoya placed the five-year, 6.75% fixed-rate loan with Aetna Health and Life Insurance Company. Luzzatto Real Estate Value Fund I, L.P. is a closed-end fund seeking opportunities to acquire distressed real estate in the southwestern United States with a particular focus on Southern California and Texas.

Situated on 11.2 acres at 4550 Excel Parkway, Addison II is adjacent to Addison Airport and close to the Dallas North Tollway in the Far North Dallas suburb of Addison. The two-story property is 60% leased.

HFF (NYSE: HF) operates out of 17 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF offers clients a fully integrated national capital markets platform including debt placement, investment sales, advisory services, structured finance, private equity, loan sales and commercial loan servicing. www.hfflp.com.

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