



Holliday Fenoglio Fowler, L.P.

February 5, 2009

Contacts:

ANDREW S. LEVY

HFF Senior Managing Director
(214) 265-0880
alevy@hfflp.com

MARK E. WEST

HFF Managing Director
(214) 265-0880
mwest@hfflp.com

KRISTEN M. MURPHY

HFF Associate Director, Marketing
(713) 852-3500
krmurphy@hfflp.com

**HFF closes sale of and arranges debt and equity
for Barton Oaks II & III in Austin, Texas**

DALLAS, TX – The Dallas office of HFF (Holliday Fenoglio Fowler, L.P.) announced today it has closed the sale of and arranged debt and equity for Barton Oaks II and III, two five-story Class A office buildings totaling 238,594 square feet in Austin, Texas.

The HFF investment sales team marketed the property on behalf of the seller, Prudential Real Estate Investors. HPI Real Estate Services & Investments (“HPI”) purchased Barton Oaks II and III for an undisclosed amount. HFF also represented PREI® on the sale of Barton Oaks V in October 2008.

HFF’s debt placement team exclusively represented HPI in securing the fixed-rate loan through ViewPoint Bank as well as joint venture equity from Sarofim Realty Advisors.

Barton Oaks II and III are located at 901 South MoPac Expressway at the intersection of Bee Caves Road close to downtown Austin and the residential neighborhoods of Lake Austin. Barton Oaks II has 117,127 square feet that is 90% occupied and Barton Oaks III has 121,467 square feet of fully leased space. Notable tenants include The Broussard Group, Arbor E&T, Parsons Brinckerhoff, LifeSize Communications, Fiserv and IKON Office Solutions.

-more-

**HFF closes sale of and arranges debt and equity
for Barton Oaks II & III in Austin, Texas**

Page Two

PREI is a leader in the global real estate investment management business, offering a broad range of investment vehicles that invest in private and public market opportunities in the United States, Europe, Asia, and Latin America. Headquartered in Parsippany, New Jersey., PREI has offices in Atlanta, Chicago, San Francisco, Miami, Amsterdam, London, Lisbon, Madrid, Milan, Munich, Paris, Luxembourg, Istanbul, Gurgaon (Delhi), Singapore, Mexico City, Rio de Janeiro, Hong Kong and Tokyo. As of September 30, 2008, PREI managed more than \$46.8 billion in gross real estate assets (\$32.5 billion net) on behalf of more than 460 clients worldwide and is ranked among the largest real estate investment managers. For more information, please visit <http://www.prei.com>

HPI Real Estate Services and Investments (HPI), a full-service real estate company serving Austin, San Antonio, and the surrounding Central Texas areas, provides a comprehensive set of commercial real estate assistance: leasing, management, development, and consulting support. From roots as a development company to its transition to an industry-leading commercial real estate company, HPI manages more than 10 million square feet of office space, industrial buildings and retail properties, with an additional \$700 million in development underway.

HFF (NYSE: HF) operates out of 18 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, structured finance, private equity, loan sales and commercial loan servicing. www.hfflp.com.

###