



Holliday Fenoglio Fowler, L.P.

February 16, 2010

Contacts:

MATTHEW R. SCHOENFELDT

HFF Director

(312) 528-3650

mschoenfeldt@hfflp.com

KRISTEN MURPHY

HFF Associate Director, Marketing

(713) 852-3500

krmurphy@hfflp.com

HFF arranges \$10.75 million refinancing for Gateway Tower in St. Louis, Missouri
CHICAGO, IL – The Chicago office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it has arranged a \$10.75 million refinancing for Gateway Tower, a 20-story, Class A office tower in St. Louis, Missouri.

HFF director Matthew Schoenfeldt worked on behalf of the borrower, Sovereign Partners, LLC, to secure the five-year, fixed-rate loan through Ladder Capital Finance. This financing retires a maturing CMBS loan that was originated by Bank of America in 2005.

The 213,228-square-foot Gateway Tower is 95% leased to tenants including KMOV-TV, Inc., Fox Galvin, LLC, Infinity Broadcasting Corp. and East-West Gateway Council. Since acquiring Gateway Tower in 2003, ownership has invested more than \$3 million into capital projects at the property, delivering an upgraded lobby, common areas and the “newest mechanical systems in the St. Louis central business district”. Located at One Memorial Drive, Gateway Tower is adjacent to Interstate 70 and within walking distance to Busch Stadium, Ball Park Village mixed-use development and two Metrolink rail stops in St. Louis’ central business district.

“Gateway Tower is now one of the most prominent Class A office buildings in the St. Louis central business district and has garnered a number of prestigious awards including BOMA’s regional ‘Building of the Year’ award for extraordinary renovation,” said Schoenfeldt. “The vote of highly-esteemed tenants, via new leases and continued renewals, is a further endorsement of the quality/value combination that Sovereign delivers in Gateway Tower.”

Sovereign Partners, LLC, is a national real estate investment firm that actively pursues the acquisition of well-located, quality office buildings whose value can be enhanced through targeted capital improvements, effective hands-on management, aggressive marketing and prudent expense reductions.

-more-

HFF arranges \$10.75 million refinancing for Gateway Tower in St. Louis, Missouri

Page Two

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.

###