



July 6, 2010

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HFF closes \$95.1 million sale of four-property office portfolio in South Florida

MIAMI, FL – The Miami office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it has closed the sale of a four-property office portfolio fully leased to the United States General Services Administration in South Florida.

HFF managing director Hermen Rodriguez and director Ike Ojala led the investment sales team on behalf of the seller, South Florida Federal Partners. NGP Fund V LLC purchased the portfolio for \$95.1 million free and clear of debt. NGP Fund V LLC has created a fund to acquire and hold office buildings fully occupied by the GSA. These four buildings are among the first acquired by the newly created fund.

The portfolio totals 196,915 square feet and is fully occupied by the United States Citizenship and Immigration Services (USCIS) under 15-year firm term leases. Individual property details are listed below:

<u>Property</u>	<u>Building Size (SF)</u>
<i>Miami-Dade County Properties</i>	
8801 NW 7th Ave., Miami, FL	60,157 SF
SW 120th Street & 147th Ave., Miami, FL	45,911 SF
Miami Gardens Drive & NW 59th Ave., Miami, FL	41,064 SF
<i>Broward County Property</i>	
NW 44th Street & 31st Ave., Oakland Park, FL	28,667 SF

“Rarely do portfolios of this size and quality come to market in South Florida,” said Rodriguez.

“This was an outstanding opportunity to acquire a portfolio with unrivaled investment-grade tenancy, long-term steady and reliable cash flow, state-of-the-art construction and strategic locations throughout the South Florida tri-county area.”

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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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