

HFF[®]

Holliday Fenoglio Fowler, L.P.

December 9, 2009

Contacts:

ROBERT WILLIAMSON

HFF Senior Managing Director
(713) 852-3500
rwilliamson@hfflp.com

RUSTY TAMLYN

HFF Senior Managing Director
(713) 852-3500
rtamlyn@hfflp.com

KRISTEN MURPHY

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

Sale of West Oaks Mall in Houston closed by HFF

HOUSTON, TX – The Houston office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it has closed the sale of West Oaks Mall, a five-anchor, super regional mall in Houston, Texas.

HFF senior managing directors Robert Williamson and Rusty Tamlyn represented special servicer LNR Partners, Inc. in the sale of West Oaks Mall, which they acquired in 2008 through foreclosure. Pacific Retail Capital Partners, LLC purchased the property for an undisclosed amount free and clear of debt.

West Oaks Mall is located at the intersection of Westheimer Road and State Highway 6 in west Houston. The sale included the in-line shop space, an outparcel site and two of the five anchor stores (Sears and former Steve & Barry's), totaling 505,236 square feet of the mall's 1,082,836 square feet. Excluded from the sale were Macy's, Dillard's and a vacant department store that formerly housed JC Penney.

"West Oaks Mall is located in the heart of desirable far west Houston and is primed to regain its former stature now that it is back in the hands of a seasoned operator of regional malls," said Williamson.

LNR Partners is one of the largest special servicers of CMBS loans in the U.S. and is part of privately-held LNR Property Corporation based in Miami Beach, Florida.

Pacific Retail Capital Partners is a privately-held operator of retail properties with a focus on turning around troubled assets. Pacific Retail Capital Partners is headquartered in Los Angeles.

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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