



ADLER KAWA REAL ESTATE ADVISORS EXPANDS TEXAS PORTFOLIO WITH PURCHASE OF DALLAS' VISTA POINT NORTH OFFICE & INDUSTRIAL COMPLEX FROM JACKSON-SHAW

Four building property in Dallas totals 144,000 SF and is currently 91% leased.

January 6, 2014 – Miami Beach, FL – Adler Kawa Real Estate Advisors (AKREA) continues to grow its portfolio of Texas-based real estate holdings with the acquisition of Vista Point North office and industrial complex. The 144,000 square foot park is located in the Lewisville/Denton submarket of Dallas, just minutes from Dallas/Ft. Worth International Airport (DFW). Financial terms of the purchase were not disclosed.

Vista Point North is comprised of a single two-story office building and three single-story buildings featuring flexible office and light industrial space. The property is located at 405 State Highway 121, offering tenants high visibility along the Sam Rayburn Tollway and convenient access to Interstate 35 and the George Bush Tollway. The complex is 91 percent occupied with a tenant roster that includes Regus, North Texas Neuroscience Center PA, Cunningham Lindsey and Careview Communications.

The seller in the transaction, Jackson-Shaw, originally developed the property in 2000. Jackson-Shaw was represented by the team of Andrew Levy, Todd Savage and Elizabeth Malone of HFF in Dallas. Paul Stasaitis of HFF in Miami arranged favorable financing terms for the acquisition through Sentinel Asset Management, Inc., a National Life Group Company.

“Vista Point North brings strong yield, a stable and diverse tenant roster, and a desirable location minutes away from one of the world’s busiest airports,” said Matthew L. Adler, President and CEO of AKREA. “The Dallas market itself was also a major factor in our decision to purchase this asset. The metropolitan area is the nation’s fourth largest, and we expect the region’s economic and population growth to continue.”

Vista Point North marks the third acquisition by Adler Kawa Real Estate Fund II, which launched in early 2013. The Fund’s previous purchases include Carmel Executive Park in Charlotte, North Carolina and a portfolio of industrial properties in Northwest Houston that includes Bammel Business Park and Legacy Park.

“This Vista Park North transaction is right in our sweet spot: a mid-sized asset that was probably overlooked by large institutions and out of reach for many individual investors,” added Adler. “The park is home to multiple tenants occupying both office and industrial spaces, making it the type of management-intensive property that we seek out at AKREA.”

Timothy Terrell, Executive Vice President and Partner, and Jeremy Kelly, Vice President, with Stream Realty Partners will spearhead leasing for the property. Available floor plates range from 895 square feet to 4,784 square feet. Contact Terrell or Kelly at (214) 267-0400 for leasing information.

Adler Kawa Real Estate Fund II is focused on purchasing multi-tenant office and industrial assets in the southern and eastern U.S. The management team's previous fund, the Adler Real Estate Fund, completed transactions valued at more than \$460 million and acquired assets totaling more than 4.5 million square feet. The team's portfolio of properties in Texas includes 1,000,000 square feet of office, industrial and flex space located across various markets.

AKREA affiliate Adler Realty Services, which has 50 years of experience managing and leasing multi-tenant office and industrial assets and which currently manages properties comprising more than 8 million square feet, manages AKREA's properties.

Adler Kawa Real Estate Advisors (AKREA) is a vertically-integrated real estate investment firm based in Miami Beach, Florida. The firm is a joint venture between Adler Group, Inc. and alternative investment firm Kawa Capital Management. Driven by an experienced team of professionals with investment, private equity, leasing, and property management backgrounds, the firm invests in multi-tenant industrial and office properties in the southern and eastern regions of the United States. Learn more at www.AdlerKawa.com.

About Jackson-Shaw

Jackson-Shaw, a national real estate development company headquartered in Dallas, Texas, brings more than 42 years of experience in the development of diversified real estate properties that meet the needs of its customers and partners. The company has completed more than 40 million square feet of development since its founding in 1971. Today, Jackson-Shaw focuses its development activity on a variety of project types, including office, industrial, mixed use and hospitality. Jackson-Shaw has regional offices in Dallas; Jacksonville, Florida; and Lanham, Maryland.

About HFF:

HFF (Holliday Fenoglio Fowler, L.P.) and HFFS (HFF Securities L.P.) are owned by HFF, Inc. (NYSE: HF). HFF operates out of 22 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF together with its affiliate HFFS offer clients a fully integrated national capital markets platform including debt placement, investment sales, equity placement, advisory services, loan sales and commercial loan servicing. For more information please visit www.hfflp.com or follow HFF on Twitter at www.twitter.com/hff.

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