



Two North LaSalle Street
9th Floor
Chicago, IL 60602

B: 312.324.5900
F: 312.324.5901

wrightwoodcapital.com

NEWS RELEASE

FOR IMMEDIATE RELEASE

Contact:

Tanya Hiebler

Wrightwood Capital

312.324.5943

thiebler@wrightwoodcapital.com

Wrightwood Capital Provides \$18,325,000 Acquisition Financing in San Jose, California

Chicago, Illinois, September 24, 2008 – Wrightwood Capital has provided \$18,325,000 to finance the acquisition of two office buildings in San Jose, California.

Trimble Junction, located at 355 and 455 East Trimble, is a two building portfolio with more than 176,000 square feet of office and R&D space. The building located at 455 Trimble contains more than 80,000 square feet and is completely leased to Underwriters Laboratories. The 355 Trimble building has more than 96,000 square feet of office and R&D space with recent renovations to the first floor and lobby areas. Located in Silicon Valley's Research Triangle, the property is in an area highly populated with office and R&D buildings. The property has excellent access to I-880, US 101, the San Jose Airport, as well as downtown San Jose and the surrounding areas. The Sponsor plans to make the office space at 355 Trimble market ready and lease the property with attractive rates.

"Located on a main road with high visibility, the property is in an area with a high demand for single tenant buildings of this size," commented Anthony Papadakis, Senior Director, Investments, in Wrightwood Capital's San Francisco office. "The Sponsor is able to capitalize on the properties excellent location and offer prospective tenants with affordable space."

The Sponsor, D.R. Stephens and Company, is a real estate firm focused on the acquisition and management of industrial and R&D properties in the San



Francisco Bay area. This represents the first transaction between Wrightwood Capital and the Sponsor. The opportunity was sourced through Brad Zampa of C&C Capital. Wrightwood Capital structured a twenty-four month loan.

Entrepreneurially driven and institutionally capitalized, Wrightwood Capital helps commercial real estate borrowers nationwide exploit opportunities through creative capital solutions that include bridge, construction and mezzanine loans, as well as equity and other innovative financial products. With a history of helping customers prosper through market ups and downs, Wrightwood Capital's track record includes over 470 financings to more than 200 borrowers nationwide and totals approximately \$5 billion. See www.wrightwoodcapital.com for more information.