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**Talonvest Capital Successfully Procures JV Equity and Bridge Financing  
for Office Building Acquisition in Southern California**

**Costa Mesa, CA – June 27, 2011** – Talonvest Capital, Inc., a boutique real estate advisor serving clients throughout the U.S., successfully structured joint venture equity and bridge financing for Realm Group’s acquisition of the Anaheim Hills Office Plaza in Orange County, California. The approximate \$14 million total capitalization was funded by an institutional joint venture equity investor and a middle-market focused commercial finance company that utilizes its own balance sheet to make non-recourse loans. According to Tom Sherlock, Principal at Talonvest, “Sourcing, negotiating and closing the complete capital stack for this acquisition in only six weeks indicates the continued improvements in the capital markets. It’s also a testament to Realm’s reputation and acumen for office investing.”

Built in 2008, Anaheim Hills Office Plaza is an approximately 75,000 square foot, 87% occupied, three story, class A office building with a signed lease that will bring the building to 100% occupancy. Realm expects this value-add investment to benefit from increasing rental rates once the below market contracted lease rates start expiring in the coming years.

“We’re very excited about this addition to our portfolio as it reflects a deep discount to replacement cost and provides an attractive yield. In a tougher capital market environment, we completed this purchase very quickly” noted Darrin Olson, Principal at Realm Group. “We entrusted Eric Snyder and Tom Sherlock at Talonvest to get us the capital for this acquisition. Their ability to perform in such a short time frame is evidence of their capital market expertise as well as the depth and breadth of their relationships.”

**About Talonvest Capital, Inc.**

Talonvest Capital is a boutique real estate firm providing advisory services to commercial real estate investors and developers nationally. The principals of the firm have over 70 years of combined experience structuring loans and equity investments for office, industrial, retail, apartment, and self-storage properties throughout the United States.

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