



ORIX Real Estate Capital

## ORIX Real Estate Capital, Inc. Provides \$11.9 Million to Refinance Peachtree Corners Business Parks Near Atlanta, GA

08/20/2007

CHICAGO, IL (August 20, 2007) – Chicago-based ORIX Real Estate Capital, Inc. has provided \$11.9 million to Rushmore Properties for the refinancing of two single-story, office/flex business parks in the Peachtree Corners submarket of metropolitan Atlanta, Georgia, said David R. Brown, president and chief executive officer of ORIX Real Estate Capital. Terry Connors, ORIX vice president-debt & structured finance, arranged the loan.

Rushmore Properties will use the funds to upgrade, reposition and market the 110,000-square-foot, three-building Northwoods Business Center, located at 3000 Northwoods Parkway; and the 101,000-square-foot, three-building Northwoods Commons, located at 4940 Peachtree Industrial Boulevard. The properties are situated off Peachtree Industrial Boulevard in Norcross, Georgia, approximately four miles northeast of I-285. Current tenants include Moore Partners, Advanced Controls System, BravePoint Inc., and THK America, Inc.

Rushmore acquired the properties in July 2004 along with a third business park that was subsequently repositioned and sold.

"These properties fit our loan criteria because they offer significant value-add opportunities and also because Rushmore has a successful track record in repositioning and re-tenanting properties," said Brown.

Connors added that demand for flex space in the area has accelerated after several years of slow absorption. "Rushmore's program is sound, and we believe the upgrades will generate substantial interest in the properties' vacant spaces." About 40 percent of the space in the portfolio is now available for lease.

This is the third loan ORIX has made to Rushmore. Earlier this year, ORIX loaned \$12.3 million to Rushmore for the acquisition of two retail centers in suburban Columbus, Ohio. Previously, ORIX provided Rushmore with an \$8.6 million loan to acquire and reposition a business park in Las Colinas, Texas.

Chicago-based ORIX Real Estate Capital, Inc. develops, acquires, finances and manages real estate properties in the United States. In addition, ORIX syndicates real estate investments through its tenant-in-common program. The company is a subsidiary of Dallas-based ORIX USA, whose parent company is ORIX Corporation, a Tokyo-based integrated financial services company with more than \$70 billion in assets and operations in 23 countries. For more information about ORIX Real Estate Capital's capabilities, to view recent transactions, and to obtain contact information, visit [www.orix.com](http://www.orix.com).

Chicago-based Rushmore Properties, LLC ([www.rushmoreproperties.com](http://www.rushmoreproperties.com)) acquires value-added real estate assets and real estate-related debt and equity positions across the country. To date Rushmore has acquired in excess of \$200,000,000 in assets.