

**IMMEDIATE RELEASE**

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## **Dockerty Romer & Co. Arrange Financing for an Office Building in Dallas, TX**

*DALLAS, TX – June 27, 2008* Bob Dockerty and Jamen Lachs of Dockerty Romer & Co. have arranged \$4,460,000 in bridge financing for an office building located at 3530 Forest Lane, Dallas, TX. Financing was provided by ViewPoint Bank. The collateral is a three (3) story office building totaling 90,469 SF and was built in 1969 and extensively renovated in 2006. The property sits on approximately four (4) acres of land and has a highly convenient location on Forest Lane within blocks from Interstate 635.

Currently 75% leased to a diverse mix of tenants, the property is well below the submarket's average occupancy. Located in the LBJ Freeway submarket, the subject provides an outstanding opportunity to attract small and mid-size tenants looking for financially efficient office opportunities in a submarket where lease rates have been increasing significantly. The purchaser, BRI 1815 3530 LLC plans to perform minimal rehabilitation to the lobby and common areas in conjunction with an extensive marketing campaign for lease-up.

Jamen Lachs, Director of Dockerty Romer & Co. states, "This is our client's first purchase in this market and we are all excited about the transaction. 3530 Forest Lane represents another solid addition to an already impressive portfolio."

The borrower is a real estate investment and property development group based in South Florida that specializes in buying value added deals and/or underperforming assets. They manage a portfolio with a market value in excess of one hundred million dollars and are actively looking to acquire more real estate.

Dockerty Romer & Co. is a full service commercial mortgage banking and real estate brokerage firm specializing in the capitalization of income producing properties. Dockerty Romer & Co. has closed over \$3 Billion of real estate transactions since its inception in January, 2000.



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