

**IMMEDIATE RELEASE**

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**Dockerty Romer & Co.  
Arrange Financing for Medical Office Building in  
Escondido, CA**

*ESCONDIDO, CA – March 26, 2008* Craig Romer of Dockerty Romer & Co. has arranged \$10,690,000 in acquisition financing for Escondido Medical Arts building (“EMA”). Financing was provided by Wells Fargo Bank. EMA is a two (2) story, Class “A” medical office building built in 1994 comprised of 50,020 SF and is 95% leased to fourteen (14) tenants. The property also includes a parking garage for 241 covered parking spaces. EMA is well positioned, located in proximity (0.3 miles) to the Palomar Medical Center. Palomar Medical Center is a 319-bed acute care hospital and provides North San Diego County’s only designated trauma center along with a 24-hour emergency department. Wells Fargo Bank provided a 5-year, non-recourse, loan at a competitive rate.

The building has a dynamic mix of tenant specialties including family practice, OB/GYN, pediatrics, internal medicine, ears, nose, & throat, ophthalmology, urgent care, gastroenterology and a broad range of genomic, esoteric and diagnostic testing. The borrower, MMIC, is an experienced owner of medical office buildings with a portfolio representing more than 1.5 million square feet and in excess of \$500 million in valuation. EMA is the second acquisition for MMIC in this submarket. They also acquired the 70,058 SF, Valley Parkway Health Center building. Both properties are the premier assets in the submarket and are reflective with over a 95% occupancy rate.

Craig Romer, principal of Dockerty Romer & Co. states, “Wells Fargo really performed in this ever-changing credit market we are currently facing. The transaction was consummated in 3 weeks from the time Wells Fargo was presented the deal.”

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 \$2 Billion of real estate transactions since its inception in January, 2000 and more than \$650 million of healthcare related transactions over the last four years.



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