

IMMEDIATE RELEASE

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**Dockerty Romer & Co.  
Arrange \$150 Million Joint Venture for  
Apartment and Retail in Boynton Beach, FL**

*BOYNTON BEACH, FL– December 19, 2007* Bob Dockerty of Dockerty Romer & Co. has arranged joint venture financing for \$150,000,000 to develop Las Ventanas in Boynton Beach, Florida. Epoch Properties Inc. of Orlando, Florida is developing the 494 unit multi-family rental community and 43,000 square feet of retail space. The property sits at the northwest corner of Woolbright Road and US Highway 1 (Federal Highway) in Boynton Beach, situated on 14.6 acres located 1/8<sup>th</sup> mile from the Atlantic Ocean. This development will have all the amenities associated with grade “A” multi-family and retail. Two, five-story towers with parking garages will be built along with a two-story parking deck for the retail component.

Kyle Riva, president of Epoch Properties Inc. notes, “Las Ventanas is an exciting new development, offering conveniently located upscale luxury rental housing, shops, restaurants and offices. This project has been in the planning and permitting process for several years and we are extremely enthusiastic about it becoming a reality! We believe Las Ventanas will be very successful; offering a unique mixed-use living environment not before available in the city of Boynton Beach. Las Ventanas will truly be, not just a place to live, but a lifestyle experience!”

Epoch's joint venture partner is Prudential Real Estate Investors (PREI®), which is acting on behalf of institutional investors in a value-added commingled fund.

A bank consortium lead by Bank of America with participants, National City, Guaranty Federal and Regions Bank are funding the \$150 million construction loan conditioned upon the joint venture take out upon completion from PREI.

Epoch Properties, Inc. has specialized in the development, construction and management of luxury multi-family apartments for over 30 years. During this period, Epoch has completed more than 31,000 units in 56 cities throughout the United States. They currently manage over 10,000 units, both for their own account and on a fee basis.

Dockerty Romer & Co. is a full service real estate investment banking and real estate brokerage firm specializing in the capitalization of income producing properties. Dockerty Romer & Co. has closed over \$2.5 Billion of real estate transactions since its inception in January, 2000.



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