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FOR IMMEDIATE RELEASE

**EDGE Realty Partners/EDGE Capital Markets Represent  
Buyer of a Four-Property Retail Portfolio for \$15.8 Million**

Houston, TX—November 2, 2012— EDGE Realty Partners/EDGE Capital Markets represent the Buyer in the acquisition of a four-property, 71,321 sq.-ft. portfolio comprised of four Greater Houston retail properties, two of which are located in Houston's Energy Corridor. Joshua Jacobs of EDGE Realty Partners represented the Buyer, West Houston Retail, LLC, and Gopal Bathija of Satya, Inc. represented the Seller, Satya, Inc. CBRE's Jeff Stein, Jeff Harris, and Samuel Yee worked on behalf of the Buyer to secure the 10-year non-recourse loan from a CMBS lender at 4.63% per annum.

Built between 2005 - 2008, the portfolio includes four unanchored multi-tenant retail properties with a strong mix of regional and national credit tenants throughout west Houston.

The four properties listed in the portfolio developed by Satya, Inc. include:

Briarforest Plaza, located at 133346 Briar Forest Drive

Coles Crossing, located at 24110 Northwest Freeway

Sandbridge Plaza, located at 1275 N Eldridge Parkway

River Gate Center, located at 1125 Crab River Road.

Founded in 2009, EDGE Realty Partners is a leading commercial real estate firm providing brokerage, development and investment sales services. With offices in Dallas/Fort Worth, Austin/San Antonio, Houston and Southern California, the combined EDGE team represents more than 130 retailers and restaurants with over 10 million square feet of retail space. For more information, visit [www.EDGE-re.com](http://www.EDGE-re.com).

Satya, Inc. is a real estate consulting company founded in 1999. The focus of this company has been on property development in the commercial real estate sector and has proudly completed more than 100 projects since inception in Greater Houston. Over the past years, Satya has become a reputable name in the real estate community, and has grown from a single asset manager to multiple mixed assets valued at more than 200 million dollars.