

FOR FURTHER INFORMATION:
Julia Lauve
202.741.8407
jlauve@perseusrealtycapital.com

PERSEUS REALTY CAPITAL COMPLETES \$177.5 MILLION PERMANENT FINANCING FOR WASHINGTON CBD OFFICE BUILDING

482,000 SF of office space fully renovated for the General Services Administration

WASHINGTON, DC – November 16, 2007 – Perseus Realty Capital (“PRC”) has secured \$177.5 million in permanent financing on behalf of Brophy Properties, Inc. and Clark Enterprises, Inc. for the land acquisition and long-term financing of Liberty Square (“450 5th Street”) in Downtown Washington, DC. Situated on nearly a full city block at the corner of 6th and E Streets, NW, the completely renovated 482,000 SF building has been fully leased to the GSA for 15 years.

“The permanent financing completes the successful renovation, re-leasing and land purchase of one of Washington’s most strategically located office assets,” says Vice President Lindsay Stroud who co-led the transaction for PRC with Paul Dougherty.

Liberty Square was originally constructed in 1982. The building is within walking distance of the White House, U.S. Capitol, and the Department of Justice Headquarters at 9th Street and Constitution Avenue NW. The property affords the Government a great office location with access to the bustling 24/7 environment of the Penn Quarter neighborhood and the East End submarket. The location provides unrivaled attractions including events at the Verizon Center, entertainment at Gallery Place, dining at more than seventy-five restaurants, as well as numerous Smithsonian Museums.

About PRC

PRC, founded in 2005, is a private, boutique real estate investment bank headquartered in Washington, DC focused on providing creative solutions for clients seeking to capitalize real estate assets, including the placement of all forms of debt and equity capital. Through extensive relationships

PRESS RELEASE



with institutional lenders and equity investors, PRC provides clients access to attractive sources of capital and structuring expertise and a comprehensive approach to investment analysis. Principals of the firm have completed hundreds of transactions, totaling more than \$10 billion in value, and represent many of the country's most innovative real estate developers, investors and owners. The website for PRC may be accessed through www.perseusrealtycapital.com.

###