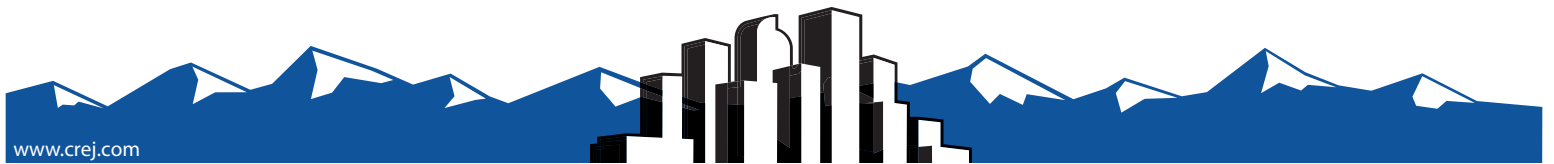


As appeared in.



COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY AUGUST 16-SEPTEMBER 5, 2006

? An undisclosed lender recently provided a \$3.1 million loan arranged by DePaul Real Estate Investment Group Inc. for a single-tenant retail property in Centennial.

Paul DeCrescentis of DePaul Real Estate arranged the loan, which represented 65 percent of the appraised value.

The financing, which refinanced an interim loan, has a 10-year term, 30-year amortization and a 6.27 percent interest rate.

"It was unique financing due to the local tenant being on a short-term lease," DeCrescentis said of Furniture Room, which occupies the 40,000-sf building at County Line Road and University Boulevard in Highlands Ranch.

Route III Hauppauge LLC was the borrower. ?

