

September 25, 2006

A Denver Based Commercial Real Estate Investment and Management Company  
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### **Lowes Buys Office Building for \$19.2 Million**

Lowes Enterprises Investors said today it paid \$19.2 million for a four-story, 138,000-square-foot office building at 10333 E. Dry Creek Road in the Inverness Business Park. The seller was US Property Fund GmbH & Co. KG. The purchase was made through the \$201 million Lowes Enterprises Real Estate Income and Growth Partners, a value-added fund that targets commercial and multifamily investments nationwide. "We are actively expanding our portfolio of office properties in Denver," said Brad Howe, managing director, Lowes Enterprises Investors. "The southeast region is a primary focus, as it is enjoying the early stages of what we believe will be a solid market recovery." He added that a Lowes subsidiary, Destination Hotels & Resorts, is among the tenants, in the building, which has 34,500-square-foot floors. The building is 86 percent leased. Other tenants include Computer Associates, Centex Homes and New Horizons. The building is a mile from two light rail stations. Lowes Enterprises Real Estate Group will assume management of the building. Brad Cohen, Kevin McKinnon and David Shapiro of Transwestern Commercial Services represented the seller in the transaction. Earlier this year Lowes Enterprises acquired a 160,000-square-foot, eight-story office tower located at 198 Inverness Drive West, immediately adjacent to the Inverness Hotel and Conference Center, which the company purchased in 1995 and continues to manage through its affiliate, Destination Hotels & Resorts. Other investments in Colorado by Lowes include the Tuscany Plaza in Greenwood Village and the Vail Cascade Hotel. The company also is currently developing Eastpark 70, a 110-acre warehouse and distribution center at Tower Road and I-70; Centerpark, a 540,000-square-foot distribution center at I-70 and Pecos; and will soon break ground on Macanta, its new 2,000-acre residential and golf community in Douglas County. Lowes is based in Los Angeles and currently manages more than \$3 billion in commercial real estate on behalf of investment clients. **(Rocky Mountain News)**

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### **Myogen Buying Land in Interlocken Park**

Biopharmaceutical company Myogen Inc. disclosed Monday it's buying land in the Interlocken business park in Broomfield. The company (NASDAQ: MYOG) leases office and research space in Westminster. The current lease expires in 2008. Myogen is testing a drug for pulmonary hypertension patients. In a filing with the SEC, Myogen said it's agreed to buy 446,700 of undeveloped land from JPI Colorado Land LLLP for an undisclosed price. Myogen deposited \$100,000 in earnest money with Chicago Title of Colorado Inc., the title company for the deal. The company said it expected the purchase to close on or before Nov. 28. The closing hinges on several factors, including reaching a construction and development management agreement with WP Carey & Co. LLC and Mortenson Development Inc., and executing a lease agreement with WP Carey as landlord of the property. Myogen said it intended to assign the purchase agreement to WP Carey and enter into a lease agreement with the company before the closing. Myogen also has the option to buy another 323,518 square feet of undeveloped property adjacent to the land in this deal. The option expires Dec. 31, 2009. A spokesman for the company said Myogen was considering its options as the company continues to grow. Myogen moved into the Church Ranch

Business Park in 1999 and initially occupied 20,000 square feet. The company, which employs 160, now has 50,000 square feet of space. **(Denver Business Journal)**

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### Research Corporate Center Changes Hands

An office building within the Briargate Business Park here has changed hands for \$17.6 million. An affiliate of Brookwood Financial Partners LP acquired the Research Corporate Center building from Old Broadmoor Plaza LLC. Research Corporate Center is a three-story, 99,000-sf office building in the North I-25 Corridor submarket. The building is 90.3% leased. Research Corporate Center is Brookwood's first acquisition in the Colorado Springs market. "We believe the Colorado Springs market, and the North I-25 Corridor in particular, will experience increasing demand for office space," says Brookwood COO Eve Trkla. Brookwood is a Massachusetts-based private equity firm that acquires real estate and invests in private companies. Michael Winn and Timothy Richey of Cushman & Wakefield had the disposition assignment. **(Globest.com)**

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### More Coloradans Finding Jobs

Colorado employment rates increased in August, according to a recent report by the Bureau of Labor Statistics of the U.S. Department of Labor. The state unemployment rate is currently at 4.8 percent. Nonfarm payroll employment in the state inched up by 0.3 percent last month, fitting a national trend in which 35 states and the District of Columbia had improvements. Kentucky posted the highest percentage increase at 0.5 percent. Employment levels have risen significantly in Colorado since August 2005, with an additional 53,800 people finding jobs. A total of 2.3 million are employed in the state, a 2.4 percent increase from last year. Other Western states had similar increases in the last 12 months, with employment in all but California jumping by at least 3 percent. The overall national employment rate was 0.2 percent higher than last year, with the unemployment rate at 4.7 percent. **(Denver Business Journal)**

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	<b>CURRENT</b>	<b>1 MONTH PRIOR</b>	<b>1 YEAR PRIOR</b>
<b>FED FUNDS RATE</b>	5.25	5.25	3.75
<b>3 MONTH LIBOR</b>	5.37	5.40	3.96
<b>PRIME RATE</b>	8.25	8.25	6.75
<b>10 YEAR TREASURY</b>	4.74	4.90	4.25
<b>30 YEAR TREASURY</b>	4.86	5.03	4.56