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**HESLIN HOLDINGS SECURES \$25 MILLION REFINANCING FOR
TWO ORANGE COUNTY RETAIL PROPERTIES**

ORANGE COUNTY, Calif., (February 1, 2007) – Heslin Holdings, Inc., a Newport Beach, Calif.-based full service commercial real estate acquisition and development firm in partnership with Becker Development (formerly Retail Holdings, LLC), has secured \$25 million in refinancing for two Orange County retail properties. Merrill Lynch was the direct lender for the conduit loan.

The properties include an 80,000 square-foot Food4Less located at 7910 Katella in Stanton, Calif., and another 80,000 square-foot Food4Less in Fullerton, Calif., at 914 W. Orangethorpe.

The funding replaces a portion of a \$33 million bridge loan with Inland Mortgage Capital Corp used to acquire four properties early last year.

“Previously, the properties were vacant former Albertsons stores. We acquired the properties and re-tenanted both buildings with the Food4Less brand,” said Casey McKeon Director of Acquisitions of Heslin Holdings. “Heslin Holdings and Becker Development acquired the properties in April of 2006 as part of a larger portfolio acquisition and determined that Food4Less would be a desirable tenant for the retail spaces.”

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\$25 million refinancing
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The terms of the loan were not disclosed.

Founded in 2003, Heslin Holdings is a privately held full service real estate acquisition and development firm, specializing in acquiring and developing retail portfolios and properties, throughout the Southwest United States. The Newport Beach, California-based firm's Managing Director is Matthew J. Heslin, President. More information can be found at www.heslinholdings.com

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