

Adler Acquires and Assigns Bradford 400,000 SF of Office

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DALLAS - In an expansion surge into the Dallas-Fort Worth Metroplex, Alder Realty Investments Inc. a California based real estate investment and development firm has sealed the deal on three Dallas office projects totaling more than 400,000 square feet.

“We are optimistic about the North Dallas market and hope to acquire other value-added properties in that area ” said Michael Adler, President of ADLER. “We have been very successful in acquiring under performing assets, completing upgrades, and constructing creative leases in order to attract new tenants.”

Bradford Companies has been tapped by Adler to aggressively market and also manage these buildings. Adler Realty plans to do extensive renovations and upgrades to each of these properties.

When asked about the recently acquired assignment, Bernard Deaton, executive vice president and managing partner of Bradford Companies office division said, “This has added over 300,000 SF of office management and leasing responsibility with future growth potential due to Adler’s appetite to own more office property,” quoted Mr. Deaton. Bradford Companies was selected for the assignment because of its “senior depth and capabilities in leasing and management, our investment and extensive market knowledge and our ability to provide construction management.” said Mr. Deaton.



“Before his first year of tenure is out, Bernard and his office team will have brought in 15 new office buildings under the Bradford umbrella. Our portfolio under leasing and management has grown to 14,000,000 SF with over 2,000,000 SF of new assignments in 2007,” commented Kevin J. Santaularia, Bradford’s President/CEO.

Forum at Beltline, located at 4002-4006 Belt Line Road in Addison, is comprising of three (3) two-story multi-tenant office buildings consisting of 202,715 SF. Bent Tree Plaza Office Park, is comprising of three (3) two-story multi-tenant office buildings consisting of 80,606 SF. Preston Beltline Office Park, located at 15150 Preston Road and 6009 & 6029 Belt Line Road, is comprised of three (3) two-story multi-tenant office buildings consisting of 117,730 SF.

Adler Realty, who currently has interests in San Antonio, Phoenix, southern California and also one other property in Plano, TX. Alder targeted the Dallas/Fort Worth Metroplex due to the investment market trends for real estate investment as compared to other metropolitan cities in the United States. Adler Realty Investments is based in Woodland Hills, Calif. The real estate investment firm has more than \$400 million in assets under management.

Bradford Companies manages over 14,000,000 square feet in the Metroplex valued at \$300,000,000 and completes over 6,000,000 square feet of transactions annually for its strategic partners.



Bernard Deaton
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