

INVESTMENT SALES

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SCM Real Estate Sells Four Large Buildings Within Four Months

Fort Worth, Texas (December 4, 2008) - Defying economic and credit problems, SCM Real Estate Services sold four Tarrant County office buildings in as many months. Such success demonstrates that creativity and persistence can overcome economic pressures, and that the Dallas-Fort Worth area stands strong during national economic turmoil. The latest sale was the 92,000 square foot Western Insurance Building located at 5601 Bridge Street in Fort Worth which was bought by a New York based investment firm, for an undisclosed amount. According to recent publications, the rounded glass office building was valued at \$7.1 million by the tax district.

In addition, SCM sold a 26,000 square foot building on Blue Mound Road to XTO Energy, adding to the list of properties XTO owns. The sale included 10 acres of land, and is planned for a service facility. SCM had also helped the seller purchase it from Charter Communications, who also utilized it as a service center.

Prior to these transactions, SCM negotiated the sale of a 65,000 square foot office in North Arlington to an out of state investment group. This brick building in a tree filled setting had the Department of Defense occupying almost a third of the space on a long term lease. A three-story glass office building in West Fort Worth, sold to a Dallas investor, rounds out the four in four months.

Such success demonstrates that creativity and persistence can overcome economic pressures, and show that SCM stands strong during the current national financial downturn. In total, SCM was involved with over \$39 million of commercial building sales in 2008.

Gary Walker, Founder and President of SCM commented, "I began my real estate career over 20 years ago during a major banking and property bust. In retrospect, it was a great time to develop good work habits and focus on the good buys and opportunities that a downturn brings to the market. A similar company-wide focus helped us to close these four deals and will spill over to the great opportunities in 2009 when the market will get even more distressed."

**Contact Gary Walker at
SCM Real Estate Services - 817.226.0000**

For more information on our firm and our team,
see our website at www.scmrealestate.com

