



June 29, 2010

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**HFF Securities serves as financial advisor in sale of \$1.35 billion iStar CTL Portfolio;
HFF arranges \$750 million senior acquisition financing**

LOS ANGELES, CA – HFF Securities L.P., an affiliate of Holliday Fenoglio Fowler, L.P. (HFF), announced today that it served as the exclusive financial advisor to iStar Financial Inc. (NYSE:SFI) in the sale of a nationwide portfolio of 32 corporate tenant-leased properties, or interests therein, totaling approximately 11.3 million net rentable square feet of office and industrial space.

HFF Securities head of investment banking Dan Cashdan, senior managing director Doug Bond and director Mike Joseph, CFA, led the team exclusively advising iStar on the sale. Dividend Capital Total Realty Trust, Inc. purchased the portfolio for approximately \$1.35 billion.

Working on behalf of Dividend Capital, executive managing director John Fowler and directors Janet Krolman and Greg LaBine of HFF Boston arranged approximately \$750 million of senior secured acquisition financing through a combination of fixed and floating-rate facilities.

“We believe that this is the largest real estate transaction completed this year,” said Cashdan. “Both iStar and Dividend Capital worked cooperatively to execute a large, complicated transaction in a timely manner. We are honored to have served as financial advisor on this transaction and to have achieved the objectives of both the buyer and seller.”

“We are pleased to have assisted Dividend Capital in arranging a creative financing solution for the transaction,” said Fowler. “The parties worked diligently to complete the financing transaction on attractive terms in a narrow time frame.”

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HFF (NYSE: HF) operates out of 17 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF offers clients a fully integrated national capital markets platform including debt placement, investment sales, advisory services, structured finance, private equity, loan sales and commercial loan servicing. www.hfflp.com.

HFF Securities L.P. is a registered broker-dealer with the SEC and a member of FINRA.

Holliday Fenoglio Fowler, L.P., and HFF Securities L.P. are acting by and through Holliday GP Corp., a real estate broker licensed with the California Department of Real Estate, License Number 01385740.

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