



FOR IMMEDIATE RELEASE

JER Partners Announces Full Payoff of Mezzanine Loan

July 22, 2010 McLean, VA — JER Partners (“JER”), a private commercial real estate investment management company, announced today that the firm has received a full payoff of the outstanding principal of a \$35.7 million mezzanine loan originally purchased by JER Partners from a distressed seller in 2008. The mezzanine loan was collateralized by a diversified portfolio of 63 triple-net leased skilled nursing facilities portfolio across 18 different operators and 19 states, with 1.9x lease to debt service coverage at closing.

“This is an excellent example of JER Partners’ ability to leverage our extensive healthcare experience to create value for our investors,” commented Frank Small, a Managing Director at JER Partners and head of the firm’s healthcare real estate investment group. “Based on our deep understanding of the underlying collateral, we were able to capitalize on a distressed seller’s need for liquidity while underwriting the loan at an attractive basis with strong coverage.”

JER Partners (JER) is a fully integrated private real estate investment management company with more than 29 years of experience in sourcing, underwriting and managing a broad spectrum of real estate equity investments and debt products in the U.S. and Europe. Together with its financial and operating partners, JER has purchased and managed approximately 15,000 assets totaling \$28 billion. The firm also invests in CMBS, mezzanine financing and other structured debt products. For more information, visit www.jer.com.

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