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San Diego – Interwest Capital has acquired a performing note secured by the 150,000 square foot Amador Ridge Shopping Center. The property is a multi-tenant community retail center in Amador, CA built in 2006. It is part of a 300 acre master planned community that the borrowing entity has assembled and has been entitling since 1992.

The note was purchased from a national commercial bank who acquired the loan through a loss share agreement with the FDIC. The loan had an unpaid principal balance of about \$27.5M. The property, which was 85% occupied at the time that Interwest purchased the note, is anchored by Safeway under a long term lease and has Petco and Staples as it's two junior anchors. It is anticipated that this loan will continue to make P&I payments post acquisition, as agreed, for the duration of the loan term.

Interwest's acquisition of Amador Ridge Shopping Center follows its purchase of three other loans secured by multi-family properties over the last 6 weeks. In Wisconsin, as reported on GlobeSt.com, the company acquired the loan on the 108-unit multi-family complex in Milwaukee called the Grand Wisconsin Apartments at 720 N. Old World Third Street, that was 82% occupied at the time of closing.

In Texas, as reported on GlobeSt.com, the company acquired the 240-unit seniors complex in Denton called the Bridgemoor at Denton at 2801 Spencer Road, that was 35% occupied at the time of closing.

In Las Vegas, as reported on GlobeSt.com, Interwest acquired the loan on a 300-unit seniors complex called Carefree Willows at 3250 Town Center Drive, in partnership with New York City based Angelo Gordon & Co.