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### **Ratel Provides Private Equity Investment For Knoxville Retail Center**

Tiburon, Calif. – January 22, 2007 - Ratel Investments, a real estate private equity firm, today announced an equity investment in a 95,787 square-foot neighborhood retail center in Knoxville, Tennessee. Ratel is joint venturing the Market Place shopping complex with Dunhill Partners West, a commercial real estate investment company that specializes in rehabilitating under performing properties nationwide. This investment is anticipated to deliver immediate strong cash flow with additional upside following the implementation of a capital improvement and focused leasing program.

The Market Place shopping center is located in the Cedar Bluff neighborhood of Knoxville. Built in 1986 with additional phases of construction taking place through 1994, this Class A center is anchored by Marshalls and CompUSA, and shadow anchored by Home Depot, Kroger, Hobby Lobby and a Bank of America retail branch office.

#### **About Ratel Investments ([www.ratelinvestments.com](http://www.ratelinvestments.com))**

Ratel Investments is a real estate co-investment firm that acquires, improves and manages income producing real estate on behalf of high net worth individuals, family trusts and institutions. Ratel invests in real estate assets that range in price from \$5 to \$30 million. The firm purchases properties outright or in conjunction with strong venture partners. Ratel's real estate portfolio encompasses an equity interest in approximately twenty assets with a combined market value of approximately \$250,000,000.

#### **About Dunhill Partners West ([www.dunhillpartnerswest.com](http://www.dunhillpartnerswest.com))**

Dunhill Partners West is a San Francisco-based commercial real estate investment company that specializes in rehabilitating underperforming retail, multi-family and office properties nationwide. The company focuses on assets in secondary/tertiary markets with an average size of 100,000 to 500,000 square feet and a sale price of \$10 to \$30 million per asset. Once acquired, Dunhill maximizes the cash flow and terminal value of each asset by cutting costs, aggressively leasing and reinvesting in the property.

