

PRESS RELEASE



Morris, Smith & Feyh Announces Loan Origination

Columbus, Ohio (June 22, 2011) - Morris, Smith & Feyh, Incorporated, a Columbus based mortgage banker, recently placed a \$12,825,000 mortgage loan on Erie Commons shopping center with one of its correspondent lenders. The 237,327 SF center is located directly across from Great Lakes Mall in Mentor (Cleveland), Ohio. Tenants include Giant Eagle, Jo-Ann Fabrics, Chuck E Cheese, Burlington Coat Factory, Famous Footwear and local favorite Petitti Garden Center.

The transaction was originated by Chad B. Kiner of MS&F's Columbus, Ohio office on behalf of Joe Padanilam, member of Optimus One LLC, a commercial real estate company headquartered in Aurora, Ohio. Joe Padanilam, Jeffrey M. Morris and Chad B. Kiner of MS&F together formed Optimus Erie Commons LLC which procured private equity to complete the acquisition of the shopping center.

About Us: Morris, Smith & Feyh, Incorporated

MS&F is a leading full service commercial real estate mortgage banking firm based in Columbus, Ohio with offices located in Cleveland, Ohio. Since 1984, MS&F has financed over \$3.5 billion of commercial real estate loans in every region of the continental United States. Time after time, Borrowers and Lenders have repeatedly chosen MS&F to represent them because of their confidence and trust in the real estate finance expertise of the firm. The company's solid reputation is built on a proven track record.

About Optimus One LLC

Optimus One LLC specializes in acquiring, managing, leasing and maximizing value in retail investments. The investment opportunities focus on grocery/community anchored centers that offer stability through high visibility on the in-place income stream and growth potential with emphasis on necessity based tenancy that will perform in all economic cycles. Including Erie Commons, Optimus One LLC has completed the acquisition of two high quality grocery anchored assets totaling \$25 million. Optimus One LLC will strive to be "Best in Class" by establishing and rigorously following high standards in all aspects of the business including: sourcing, underwriting, execution, asset management and value creation.

