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For immediate release

**NAI Austin offers accelerated marketing program to help owners
and financial institutions dispose of troubled real estate assets**

AUSTIN, TX – (*February 23, 2009*) – NAI Austin announced it is participating in the Commercial Property PowerSale™, an Accelerated Marketing Program created by NAI Global to help property owners and financial institutions dispose of troubled real estate needs.

NAI Global is the premier managed network of commercial real estate firms and one of the largest real estate services providers worldwide. NAI Austin is the exclusive NAI member firm in Austin and the surrounding area.

“Given the current uncertain conditions of the commercial real estate market created by the global economic slowdown and frozen credit markets, NAI Austin’s Accelerated Marketing Program gives clients yet another option for disposing of commercial real estate while retaining control of the terms and conditions of the sale,” said Sherry Naquin Sanchez, Director of Operations for NAI Austin.

“Delinquencies are on the rise, and with an estimated \$400 billion dollars of commercial real estate loans coming due in 2009, we believe there is an urgent need for nontraditional marketing approaches,” said Jeffrey M. Finn, President and CEO of NAI Global. “The days of buyers standing in line for each new offering ended abruptly with the credit crisis in 2008. With limited access to new capital, more and more property owners are faced with a difficult situation – what to do with their troubled assets as loans come due in a depressed economy and with a distressed debt market. Our Accelerated Marketing Program gives clients the opportunity to sell their assets quickly, reducing their holding costs and securing true market value for the property.”

The Commercial Property PowerSale™ employs a variety of accelerated marketing techniques that have proven effective in previous economic cycles when traditional sales channels are gridlocked. Property owners will have the option to offer their properties for sale via a series of live online auctions, sealed bids, or a unique combination of the two formats. Properties in the Commercial Property PowerSale™ benefit from an aggressive marketing campaign that includes focused print, broadcast and electronic advertising, and a direct-to-buyer outreach to more than 175,000 active buyers. Sellers are assured a shortened sales process and a date-certain sale schedule. The three program options – Auction Marketing, Sealed-Bid, and Sealed-Bid Plus™ – set up a competitive bidding environment that creates urgency, forcing buyers to act immediately.

“The Accelerated Marketing Program is designed to meet the demands of our clients – property owners and financial institutions – with troubled assets, as well as sellers with healthy properties

Individual member of

who are having trouble finding a buyer in today's market," said Finn. "Together with our longtime partner, Higgenbotham Auctioneers International, we have successfully completed more than \$2.3 billion in sales through accelerated marketing programs. We are able to leverage our knowledge and relationships with the most active buyers at any given time to help our clients achieve the best possible value for their asset, despite the current economic climate."

The program is open to both private and institutional owners and will include the sale of both commercial real estate equity and loans. Sellers may submit an individual asset or an entire portfolio, and property types will include everything from office, industrial, retail, hospitality, and multi-family properties, to residential subdivisions and land for development. Both performing and non-performing commercial real estate loans may also be offered for sale. The NAI team will evaluate each property and guide sellers through the program process, helping them to choose the sales vehicle that best suits their needs.

Property owners and financial institutions interested in learning more about the Commercial Property PowerSale™ should visit www.naiglobal.com/amp or contact NAI Austin.

NAI Austin is one of Austin's most experienced commercial real estate firms and the Austin area representative for NAI Global™, the industry's largest global network of real estate service-providers, comprising 5,000 brokers in 325 offices serving more than 55 countries worldwide. For more information on NAI Austin, please visit www.naiaustin.com.

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