



THE CIRRUS GROUP
Press Release

The Cirrus Group closes \$5,000,000 construction loan for the development of the Willow Creek Medical Office Building in Palestine, Texas



DALLAS, Texas, August 19, 2009 – The Cirrus Group, LLC (“Cirrus” or the “Company”) announced that it has closed a \$5,000,000 construction loan for the development of a surgery center anchored medical office building. The loan will facilitate the construction of a 28,000 square foot medical office building that will feature a 2 operating room and 2 procedure room ambulatory surgery center, as well as multiple physician offices. The facility will be located on Willow Creek Parkway near Loop 256 in Palestine, TX. The operator of the surgery center will be Medical Consulting Group, LLC based out of Springfield, MO.

The purpose of the surgery center will be to deliver quality out-patient care to the residents of Palestine and the surrounding East Texas region. “This will be the first multi-specialty surgery center in or around the Palestine area and will provide patients who are typically accustomed to traveling to Tyler or Dallas for healthcare services a local, state-of-the-art alternative,” said Brian White, Development Manager with Cirrus. “My father, J. Don Jackson, Sr. M.D. and I are very pleased to offer this type of facility and service to our community. We could not have done this without overwhelming support from the entire city leadership, patients, colleagues, and The Cirrus Group - in particular,” said J. Don Jackson, Jr. M.D., founder of the surgery center.

The project has received great support during the development stage from the residents of Palestine. “We are pleased and excited that The Cirrus Group and their investment partners will be constructing the Willow Creek Medical Office Building in Palestine. This new facility will benefit the citizens of Palestine and is an example of the team work with the City of Palestine and the Palestine Economic Development Corp. working together to make this project happen,” said Bob Herrington, Mayor of Palestine.

Construction is anticipated to take seven (7) months. The architecture firm that designed the facility is Bryant Burton Kupcunas Architects, Inc, and the general contractor is Hill & Wilkinson, Ltd.

The loan was sourced, structured and closed in-house by Cirrus on behalf of the borrower, an affiliate of the Company. The construction lender is Southwest Securities, FSB and the loan was originated by Pat Norman, Regional President, out of Southwest’s Fort Worth office. “We are very excited to have the opportunity to begin a borrowing relationship with Southwest on such an exciting project,” said Chris Godfrey, Cirrus’ Director of Finance.

About The Cirrus Group

The Cirrus Group is one of the largest healthcare real estate development and investment firms in the country and evaluates projects in all markets. Cirrus’ corporate headquarters is located in Dallas, TX, with offices in Phoenix, Cleveland and Houston. For more information, visit the Company’s website at www.thecirrusgroup.com.

Source: The Cirrus Group, LLC

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