

MONTHLY BRIEF APRIL 2010

BRIGHT REALTY NEWS

Bright Realty Continues to Perform

"In spite of a down market and widespread negative press, the first quarter of 2010 has been very promising for us," said Eric Stanley, Managing Director for Bright Realty.

"Activity picked up substantially right after the New Year and we have signed over \$3 million in new office and retail leases this quarter. We have also brokered over \$3.5 million in troubled asset disposition for area lenders," added Stanley. With buyers anxious about the recession and credit markets, deals may be taking longer to close but good deals are definitely out there for both tenants and landlords.

Buyers and tenants are doing their homework to carefully research locations that fit their strategic plans much more diligently than during the boom. Area wide, there is downward pressure on rents. Commercial real estate professionals must find creative ways to consummate transactions with finesse and diligence. Bright Realty continues to have success and expects even better results as the year progresses.

DONE DEALS

Castle Hills Village Shops

- **That's the Cake Bakery** – 5 Year Lease
- **Doors 4 Pets and People** – 5 Year Lease

MARKET NEWS

Dallasnews.com

Dallas-Fort Worth commercial foreclosure filings to \$1 billion

Commercial property foreclosure filings in the Dallas-Fort Worth area top \$1 billion for the upcoming April sales. That's much higher than commercial foreclosure posting totals in recent months. [MORE](#)

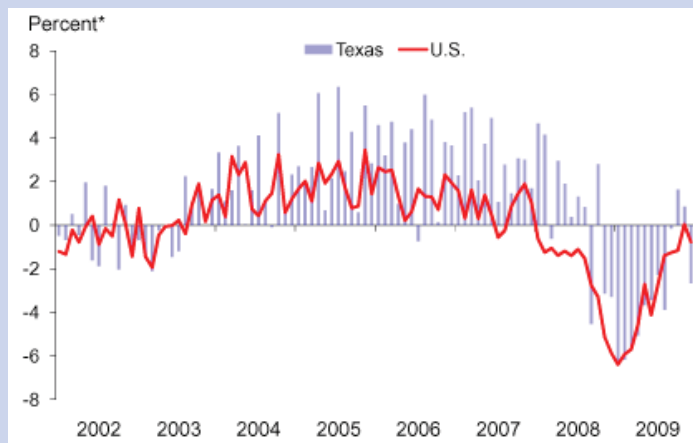
Dallas Business Journal

Dallas Fed: Worst of Texas' economic woes is over

A new report from the Federal Reserve Bank of Dallas' Southwest Economy publication suggests things may be recovering in the Lone Star state. [MORE](#)

Federal Reserve Bank of Dallas

Texas Job Growth Stabilizing



* Month/month; seasonally adjusted, annualized rate.

SOURCES: Bureau of Labor Statistics; seasonal and other adjustments by the Dallas Fed.

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PROPERTY OF THE MONTH



The Bright Building

4228 N. Central Expressway

Professional Class A office space available for lease.

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