



**LEM CAPITAL CLOSES \$8.9 MILLION JOINT VENTURE TRANSACTION  
IN ORLANDO, FLORIDA**

November 13, 2012 – Philadelphia, PA

LEM Capital, L.P. (“LEM”), a real estate fund manager with more than \$500 million of invested and committed capital under management, has made an \$8.9 million joint venture investment for the acquisition of Highpoint Club Apartments, a 348 unit townhouse style apartment complex located in the Waterford Lakes neighborhood of the University/East Orange submarket in Orlando, Florida.

Highpoint Club features a mix of one and two bedroom units in a condominium style layout, with a wide range of onsite amenities, including a swimming pool and a fitness center. The sponsor’s business plan includes both interior and exterior renovations to the property and improvements to the property’s clubhouse and amenities. A repeat LEM client, LEM’s operating partner in the transaction is an experienced sponsor with a portfolio of over fifteen properties representing nearly 4,000 units.

“Our operating partner’s business plan capitalizes on the property’s unique townhome style layout, with a value add plan intended to enhance the property’s profile and appeal in the market,” said Jay Eisner, a founding partner at LEM. “Once again, we are pleased to support our partner’s growth strategy by investing in well-positioned assets with strong upside potential.”

**ABOUT LEM CAPITAL**

LEM Capital manages a series of private equity funds with over \$500 million of capital commitments under management. Since 2002, LEM Capital has provided structured debt and equity solutions for real estate owners, including joint venture equity, senior equity, preferred equity, mezzanine loans and subordinate financing.

To discuss specific transactions or for more information about LEM, contact:

**Jay Eisner**  
**Partner**  
215.972.3322  
eisner@lemcapital.com

**Herb Miller**  
**Partner**  
215.972.3323  
miller@lemcapital.com

**David Lazarus**  
**Principal**  
215.825.9213  
lazarus@lemcapital.com

**Please visit our website: [www.lemcapital.com](http://www.lemcapital.com)**