

Walker & Dunlop Secures Financing for Office Building Acquisition – MedImmune Expanding

Bethesda, Maryland – May 7, 2009 – Walker & Dunlop secured a \$7,810,000 acquisition loan for 950 Wind River Lane located in Gaithersburg, Maryland – one of only a few successful office building acquisitions in Montgomery County this year. Working in concert with the seller of the property, the borrower, Broad Street Ventures, LLC, simultaneously executed a 10-year lease agreement with MedImmune, the Gaithersburg, Maryland-based biotechnology company. MedImmune will occupy the entire building.

The loan was structured with a 5-year term and a 25-year amortization. Walker & Dunlop was able to close the loan in less than 60 days and provide the borrower with customized flexibility in prepayment structure.

“We’re very proud of this transaction,” said Michael Jacoby, a Founding Principal and Chief Executive Officer of Broad Street Ventures. “In this unpredictable economic environment, lenders – especially those outside of our fairly stable marketplace – are understandably risk-averse. To ensure that the transaction that we were pursuing would be attractive to investors and lenders alike, we made a commitment to work with local companies that understood our market and its inherent strength. This approach allowed us to move very quickly and we were able to complete the transaction – from concept to closing – in under 60 days.”

Located in the heart of Montgomery County’s biotechnology corridor, 950 Wind River Lane is situated on 4.9 acres of land at the intersection of Quince Orchard Road and Great Seneca Highway in Gaithersburg, Maryland. Completed in 2002, the 50,000 square foot Class A office building also contains 185 parking spaces and is adjacent to MedImmune’s Gaithersburg headquarters.

Ted Hermes, senior vice president, Capital Markets (301/215-5529, thermes@walkerdunlop.com) led the Walker & Dunlop team.

About Walker & Dunlop

Walker & Dunlop, established in 1937, is a real estate finance company and one of the largest multifamily lenders in the United States. The Multifamily and FHA Finance groups of Walker & Dunlop are focused on lending to property owners, investors, and developers of multifamily properties across the country. As a Fannie Mae DUST™, Freddie Mac Program Plus® and HUD* lender, Walker & Dunlop lends on most major multifamily Asset classes including market-rate apartments, affordable apartments, manufactured housing developments, seniors housing, and student housing. The Capital Markets and Principal Investments groups of Walker & Dunlop provide a broad range of advisory, financing, and investment services to clients across the Mid-Atlantic region. The company's professionals work with owners of commercial real estate (office, retail, hospitality, multifamily, and industrial) to structure the most appropriate financing solutions for their property. In 2008, Walker & Dunlop originated more than \$2.8 billion in commercial real estate financing. The company services over \$12 billion of commercial

mortgages and asset manages over 1,200 properties across the country. Additional information on Walker & Dunlop can be found at www.walkerdunlop.com.

**Walker & Dunlop funds its HUD loans through Column Guaranteed.*

About Broad Street Ventures, LLC

Headquartered in Bethesda, Maryland, Broad Street Ventures, LLC and its wholly owned subsidiary, Broad Street Realty, LLC, is a market-leading commercial real estate services firm that delivers cost-effective solutions for office, industrial and retail clients throughout the Greater Washington DC/Baltimore area. The company has extensive experience in tenant representation, landlord representation, property acquisition and disposition, real estate development, project/construction management, finance, strategic consulting, property management and asset management. For more information, please visit: www.broadstreetllc.net.

About MedImmune, LLC

MedImmune, the worldwide biologics business for AstraZeneca PLC (LSE: AZN.L, NYSE: AZN), has approximately 3,100 employees worldwide and is headquartered in Gaithersburg, Maryland. With an advancing pipeline of promising candidates, MedImmune aims to be the next revolutionary force in biotechnology by delivering life-changing products, industry-leading performance, and a tireless commitment to improving patient health. For more information, visit MedImmune's website at: www.medimmune.com

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