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FOR IMMEDIATE RELEASE

Two San Antonio Office/Warehouse Business Parks Sell

GMH Capital Partners represented the owners in the sale of two Office/Warehouse located in San Antonio, TX.

Newtown Square, Pa.—August 2nd, 2007—Today GMH Capital Partners announced that they represented Watch Omega Holdings, L.P. in the sale of a two business park portfolio comprising office/warehouse buildings located in San Antonio, TX. Both business parks are located in very close proximity to the San Antonio International Airport. Combined, they total 465,648 square feet of rentable area leased to 63 tenants with an overall occupancy rate of 98%.

Sentinel Business Center is a multi-tenant office/warehouse asset containing 328,412 square feet of net rentable area in six buildings on 18.5 acres. Sentinel was constructed in 1976 and was 99 percent occupied by 36 tenants at the time of sale.

Blossom Business Center is a multi-tenant office/warehouse asset totaling 137,236 square feet of net rentable area in two separate buildings on 9.3 acres. The Property was constructed in 1983 and was currently 96 percent leased to 27 tenants at the time of sale.

Bill Tourtellotte and Shawn Lubic of GMH Capital Partners arranged the sale on behalf of Watch Omega. According to GMH's Bill Tourtellotte, "There was an intense level of interest and competition with 13 offers. Our final marketing process yielded extraordinarily strong and unprecedented pricing levels. We have witnessed a continuing interest in our national offerings of everyday bread and butter office/warehouse

properties, especially in secondary markets. This is particularly the case with the private investment capital groups who are seeking stability, yet reasonable yields. Yields have decreased for this category over time, but there still is a favorable difference compared to the newer properties in the primary markets chased by the broader herd of investors.”

He added, “The Properties were purchased by a Los Angeles based national investor who already had some local holdings. The Seller was extremely pleased with the results from the sale process.”

About GMH Capital Partners

GMH Capital Partners is one of the fastest-growing providers of investment sales and asset management services in all real estate product types, including office, retail and industrial and multifamily. Headquartered in Newtown Square, Pa., GMH Capital Partners provides integrated investment and asset services to real estate investors, institutions, and developers in most primary and secondary markets across the United States. Major clients include GE Real Estate, Vornado Realty Trust, UBS Warburg, and Goldman Sachs.

For more information contact Bill Tourtellotte, Vice President of Investment Services for GMH Capital Partners at 609-707-1252 or visit www.GMHCP.com.

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