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FOR IMMEDIATE RELEASE

## **Two Oklahoma City Office/Warehouse Buildings Sell**

*GMH Capital Partners represented the owner in the sale of two Office/Warehouse buildings located in Oklahoma City, Ok.*

Newtown Square, Pa.—September 5, 2007—Today GMH Capital Partners announced that it represented Fair Oak LLC in the sale of the Greenfield Service Center located in Oklahoma City, OK to Forester Properties, a California based private investment group. The Property contained 75,843 square feet of net rentable area in two buildings and was 69% occupied at the time of sale.

Bill Tourtellotte and Shawn Lubic of GMH Capital Partners arranged the sale on behalf of Fair Oak. Greenfield Service Center was purchased by Forester Properties of Los Angeles, California. The purchase price was equal to \$3,800,000 or \$50.10 per square foot.

According to GMH's Bill Tourtellotte, despite the relatively small deal size, they witnessed an intense level of competition. There were 14 offers and several high quality finalists were in the mix. There was representation from regional and national players. Previously, the property had been owned by an institution, but by itself this property is far better suited for a smaller entrepreneurial player. There is a substantial opportunity for upside through lease up of vacant space and rent growth as well as through various capital enhancements. The buyer, Forester Properties is a new entrant to this local market, but has shown in many other markets that it can efficiently achieve these goals.

### **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](http://www.GMHCP.com).

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