

NEWS RELEASE

FOR IMMEDIATE RELEASE
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Follman and Reinberg Acquire Two Office Buildings totaling 275,000 SF

ST. LOUIS, MO – Burt Follman, executive managing director of Clayton-based Solon Gershman, Inc., an ONCOR International Affiliate and Ben Reinberg, president of Chicago-based Alliance Equities, LLC have purchased 2 Class A Office Buildings in the St. Louis area. Located in the West Port/ I-270 submarket of Metropolitan St. Louis, these 2 buildings containing a total of 275,000 SF of prime office space are 87% leased. Park 270 I, a 5 story office building located at 1807 Park 270 Drive was constructed in 1984. Park 270 II, a 6 story office building located just north of the first building at 1801 Park 270 Drive, was constructed in 1987. Major tenants include: The Doe Run Resource Company, Xtra Lease Inc., American Family Mutual Insurance, JP Morgan, Penta Engineering Corp., and Sprint Communications, LP.

National City Bank was the lender in the transaction which closed Oct. 1, 2007. The purchase price was \$32,850,000.00. Several million dollars in upgrades and improvements are planned. Plans on using United States government approved "ENERGY STAR" products and Eco-Friendly "green" improvements is another way Follman & Reinberg will enhance the office environment at Park 270.

Solon Gershman, Inc. an ONCOR International Affiliate will be the Management Firm of both buildings. Marcia Finch and Tom Caskanett of Solon Gershman, Inc are the leasing agents. Asking lease rates are \$21.00 per square foot.

Burt Follman and Ben Reinberg are continuing to look for other investment opportunities, not limiting themselves to the St. Louis area. One possibility includes developing an additional single user building on Park 270's 16 acre site.

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