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For Immediate Release



1960 Old Cuthbert Road



1970 Old Cuthbert Road

September 7, 2006 - Maguire & Partners Property Group located in Bala Cynwyd, Pennsylvania announced today that it has acquired the two building industrial portfolio located at 1960-1970 Old Cuthbert Road (the "Property") in Cherry Hill, New Jersey. The Property contains 90,000 rentable square feet and was acquired for \$3,900,000.

1960-1970 Old Cuthbert Road is strategically located in Cherry Hill within minutes of Interchange 4 of the New Jersey Turnpike and the Route 73 and 70 Interchanges of I-295. Due to the area's excellent transportation network and access to major roadways, it is an extremely attractive market for flex/warehouse space. Vacancy rates along Old Cuthbert Road have rarely reached as high as 8%. The Property is currently 100% leased to eight tenants ranging in size from 7,500 to 22,500 square feet.

According to Gabe Spector of Maguire & Partners, "this property is well situated for service oriented tenants serving the substantial office market in the southern New Jersey area. We were drawn to the Property due to its long standing ability to attract and retain smaller tenants. Many of the buildings in the area are oriented towards single tenancy while these buildings serve a niche for smaller tenants."

Maguire & Partners Property Group is a full service real estate ownership and development firm formed in 2002 by Dan Maguire, Jim Watson and Gabe Spector. Maguire & Partners will handle the management and leasing of the Property. Financing was provided by Sovereign Bank while equity was provided by individual investors.

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