ORCHARD
PARTNERS

ORCHARD PARTNERS COMPLETES FOUR INDUSTRIAL ACQUISITIONS – SEEKS TO PICK UP PACE THROUGH BALANCE OF 2011

August 1, 2011 – Over the last five months, Orchard Partners has helped to acquire four industrial properties totaling almost 1.5 million square feet of space in three major distribution markets on the West Coast.

Most recently, on July 28, 2011, Orchard Partners completed its seventh industrial acquisition with **Morgan Stanley Real Estate Investing** since its partnership began in 2006. Huntwood Logistics Center is a warehouse complex containing 323,254 square feet of space situated on 14.9 acres of land located at 31353 Huntwood Avenue in Hayward, California. Orchard Partners was represented by Jeff Starkovich and Jay Hagglund of Cassidy Turley/BT Commercial. Cassidy Turley will retain leasing responsibility for the project – one of the largest single warehouse buildings for lease in the I-880 Industrial Corridor of the East Bay.

In addition to Huntwood Logistics Center, Orchard Partners completed three other industrial acquisitions since March. "In total, these four industrial acquisitions highlight our understanding of three major industrial markets on the West Coast. Each of these acquisitions was made with institutional capital partners who understand the inflection point of asset pricing today relative to replacement cost, and we are confident that these infill industrial properties will perform well over time," stated Tyler W. Higgins, Managing Partner of Orchard Partners. "We continue to look for more industrial acquisitions in the Bay Area, Seattle and Southern California."

On July 27, 2011, Orchard Partners on behalf of its separate account, **The James Campbell Company**, acquired Dowe Industrial Center, a warehouse building containing 191,989 square feet of space situated upon 7.32 acres of land located at 33300 Dowe Avenue in Union City, California. The property is 100% leased to Southern Wine & Spirits through 2013. Orchard Partners made the deal off-market and on a direct basis. This

transaction marks the first property acquired by Orchard Partners on behalf of The James Campbell Company - a large Hawaiian real estate company with holdings throughout the United States.

On April 15, 2011, Orchard Partners helped **DCT Industrial Trust** acquire a warehouse building containing 72,281 square feet of space situated on 3.12 acres of land located 8190 Byron Road in Whittier, California – the Mid-Counties submarket of Los Angeles County. The property was 100% leased at closing. The listing brokers representing the seller and buyer were Rick McGeagh and Jeff Stephens of CB Richard Ellis.

On March 14, 2011, Orchard Partners completed the acquisition of Auburn Logistics Center with **Morgan Stanley Real Estate Investing**, marking the partnership's third investment in the Seattle area. Auburn Logistics Center is a two-building warehouse complex containing 885,263 square feet of space situated on 45.55 acres of land located in Auburn, Washington. The listing brokers were Brett Hartzell and Matt O'Brien CB Richard Ellis. Matt O'Brien of CB Richard Ellis retains leasing responsibility for the project, which includes the largest single warehouse building available for lease in the Pacific Northwest.

Founded in 2007, Orchard Partners is a real estate investment and development firm headquartered in the San Francisco Bay Area. The Company focuses on core and value-add investment opportunities, and specializes in office and industrial properties throughout the Western United States. Since its inception, Orchard Partners has been involved with more than of $500 million worth of property transactions on the West Coast. For additional information about Orchard Partners, please visit our website www.orchardpartners.com.

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