ORCHARD
PARTNERS

ORCHARD PARTNERS MAKES ITS FOURTH INDUSTRIAL ACQUISITION IN 2012

550,000 Square Feet; First Purchase in Mid West

June 15, 2012 – Following its recent acquisition of a warehouse building in Franklin Park, Illinois, Bay Area based Orchard Partners continues its pursuit of industrial properties. Last year, Orchard Partners acquired ten warehouse properties totaling 3.3 million square feet of space on the West Coast, making it one of the most active buyers of industrial properties in the United States. Year to date, Orchard has completed four industrial acquisitions exceeding 550,000 square feet of industrial space - its most recent purchase in Chicago marking its first industrial buy in the Mid West.

"Each of these industrial acquisitions highlights our understanding of the major industrial markets. Historically, our focus has been to acquire industrial proeprties on the West Coast, but beginning late last year, we initiated coverage nationally for the James Campbell Company. The four industrial acquisitions made this year demonstrate our continued investment focus of buying functional properties with infill locations at significant discounts to replacement cost," stated Tyler W. Higgins, Managing Partner of Orchard Partners. "We have a couple more industrial deals in escrow, and continue to search for more industrial opportunities in the Bay Area, Seattle, Southern California, as well as Chicago, Minneapolis, and select markets on the East Coast."

On June 15, 2012, Orchard Partners completed its fourth industrial acquisition with the **James Campbell Company** since it began its investment advisory relationship in 2011. Life Fitness Distribution Center is a building warehouse complex containing 206,400 square feet of space situated on 8.86 acres of land. The property is located in the O'Hare industrial submarket at 10600 W. Belmont Avenue in Franklin Park, Illinois. The building remains entirely leased to its original tenant, Life Fitness (aka Brunswick Corporation; NYSE: BC), on a long term basis. The listing brokers of the transaction were the late Jeff Kahan, and Jeff Devine and Steve Disse of Colliers International.

May 10, 2012 –Orchard Partners completed its tenth industrial acquisition with **Morgan Stanley Real Estate Investing** since its partnership began in 2006. 234 Distribution Center is a warehouse building containing 178,400 square feet of space situated on 15.3 acres of land located at 6838 S. 234th Street in Kent, Washington. The property was purchased subject to a short term leaseback by Labeling Services Inc. Orchard Partners made the deal with the owner's broker Don Pickens of Westec, Ltd, and through its brokers Brett Hartzell and Matt O'Brien of CBRE – both of whom will represent ownership to lease the property following closing.

On March 22, 2012, Orchard Partners completed its ninth industrial acquisition with **Morgan Stanley Real Estate Investing** since its partnership began in 2006. Skylab Distribution Center is a two building warehouse complex containing 305,778 square feet of space situated on 14.4 acres of land. The property is located in the McDonnell Center Business Park at 5800 and 5900 Skylab Road in Huntington Beach, California. The buildings, constructed in 1998 and 1999, are 100% leased. The deal was made off-market with broker Clyde Stauff of Colliers International.

January 6, 2012 –Orchard Partners completed its eigth industrial acquisition with **Morgan Stanley Real Estate Investing** since its partnership began in 2006. Creekside Distribution Center is a warehouse building containing 135,300 square feet of space situated on 7.29 acres of land located at 18805 80th Place S., in Kent, Washington. The property was built by Panattoni Development in 2007, and is a state of the art distribution facility with 30 foot ceiling clear height and ESFR sprinkler system. The property is leased for less than two years to Pioneer Services. Orchard Partners made the deal off-market, through brokers Dave Baumer and Brian Bruininks of The Andover Company – both of whom will represent ownership following closing.

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 United States. Since its inception, Orchard Partners has been involved with more than of $900 million worth of property transactions. For additional information about Orchard Partners, please visit our website www.orchardpartners.com.

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