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FOR IMMEDIATE RELEASE

Birmingham, Alabama Office Portfolio Sells for \$28.5 Million

GMH Capital Partners represented the owners in the sale of three office assets located in Birmingham, Ala.

Newtown Square, Pa.—October 10, 2006—Today GMH Capital Partners announced that they represented ITW Mortgage Investments III in the sale of Beacon Ridge Tower, and ITW Mortgage Investments IV in the sale of the Concourse 100 & 800.

Beacon Ridge Tower, a nine-story, 153,017 square-foot office building built in 1983, sold for \$11 million, or \$71.89 per square foot. The occupancy at sale date was approximately 82 percent. Concourse 100 & 800, consisting of two adjacent yet distinct buildings along Concourse Parkway, and containing 171,454 square feet, sold for \$17.5 million, or \$102.07 per square foot. The occupancy at sale date was approximately 88 percent.

The properties were purchased by a Florida-based national investor who has a current focus in the southeastern United States. Bill Tourtellotte and Shawn Lubic of GMH Capital Partners arranged the sale on behalf of ITW Mortgage Investments III and IV.

“There was a substantial amount of interest in these assets because they were well



Beacon Ridge Tower

located and institutionally maintained, and

had a good amount of upside available at

Beacon, while Concourse 100 & 800

provided a steady cash flow stream,”

stated Bill Tourtellotte, Vice President of

Investment Services for GMH Capital

Partners. “We had a nice mix of regional

and national investors competing for these properties during the marketing process.”

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 610-355-8097, or visit www.GMHCP.com.

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