

Press Contact:

Katie Miller
Associate Vice President
Gregory FCA
27 W. Athens Ave.
Ardmore, Pa. 19003
E-mail: Katie@GregoryFCA.com
610-642-8253 ext. 126

FOR IMMEDIATE RELEASE

Home Depot Lumber Distribution Warehouse Sells for \$13.3 million

*GMH Capital Partners represented the owner in the sale of a
Distribution Warehouse located in, South Brunswick, NJ.*

NEWTOWN SQUARE, Pa.—April 1, 2008—GMH Capital Partners represented Long Ridge Industrial Portfolio, L.P. today in the \$13.3 million sale of the Home Depot Distribution Warehouse in South Brunswick, along the Exit 8A submarket of the New Jersey Turnpike.

The property consists of 212,335 square feet of net rentable area in one building and was 100 percent occupied by Home Depot at the time of sale. Home Depot has occupied the warehouse for 15 years, running a lumber and heavy materials logistics operation there that serves regional stores. The facility is rail-served by three spurs and conducive to heavy distribution.

“Despite the challenging current capital market conditions, we were able to generate a very intense level of competition with 16 offers from a broad range of local, regional and national buyers,” says GMH’s Bill Tourtellotte, who arranged the sale on behalf of Long Ridge Industrial Portfolio L.P. “Interestingly, while higher pricing levels were indicated from our marketing process, this buyer was selected because of their capabilities for a streamlined and highly reliable time-sensitive execution. This was critical for the seller in this instance, and Cobalt did a fabulous job of living up to the expectation. The top buyers in the mix understood and fully embraced the unique nature of this facility and its value to heavy materials users in a highly accessible market area“.

Home Depot Distribution Warehouse was purchased by Cobalt Capital Partners L.P., a Dallas area based owner/operator. The purchase price was equal to \$13,300,000 or \$62.64 per square foot.

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 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, Senior Vice President of Investment Services for GMH Capital Partners at 610-355-8097 or visit www.GMHCP.com.

###