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FOR IMMEDIATE RELEASE

Student Housing Apartment Complex Sells for \$11.5 Million

GMH Capital Partners announces the sale of a 192-unit apartment property located in Savoy, Ill., near University of Illinois at Urbana-Champaign

NEWTOWN SQUARE, Pa.—July 10, 2008—GMH Capital Partners today announces the sale of University Fields, a 192-unit, ‘Class A’ apartment complex in Savoy, Ill. Landmark Residential, a Tampa, Fla.-based property management company, purchased University Fields for \$11,500,000. GMH Capital Partners team of Dave Forrest, Bill Tourtellotte, Randall Calvert and Tom Haak represented the seller, and were responsible for closing the transaction.

The property consists of 16 three-story apartment buildings and one single story leasing office/clubhouse. It includes 192 units with 588 beds, totaling 202,932 square feet of net rentable area. University Fields was completed in 2000 to house students at the University of Illinois at Urbana-Champaign. The community contains two-bedroom/two bathroom, three-bedroom/three-bathroom, and four-bedroom/four-bathroom apartments with an average unit size of 1,057 square feet.

“Situated on the southern perimeter of the University of Illinois’s Urbana-Champaign campus, University Fields represents a strong value-add opportunity for investors,” says Dave Forrest, Sr. Vice President of Investment Sales for GMH Capital Partners. “The buyer recognized the property’s significant upside potential, and immediately enhanced it by adding amenities such as flat panel TVs, upgraded furniture, and a remodeled clubhouse. With solid management and strategic positioning guiding University Fields, the property is poised to compete as a strong player in the Champaign marketplace.”

Other unit features include a swimming pool with sundeck and stereo system, over-sized hot tub, clubhouse with game room and pool table, tanning booth, patio or

balcony, fitness center, outdoor basketball and sand volleyball courts, computer center, and free resident parking. All units are pre-wired for cable and high-speed Internet access. Each unit contains a full-size washer and dryer, dishwasher, microwave oven, garbage disposal, ceiling fan with overhead lighting, and storage closet. Twenty-four hour emergency maintenance is also available to the entire community.

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 Dave Forrest, Senior Vice President of Investment Services for GMH Capital Partners at 610-355-8233 or visit www.GMHCP.com.

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