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FOR IMMEDIATE RELEASE

## **GMH Capital Partners Wins GEMM Award for Apartment Excellence**

*Bella Vista at Hilltop wins California Apartment Association's award for Greater Excellence in Management and Maintenance*

**NEWTOWN SQUARE, Pa.—September 24, 2007**—GMH Capital Partners announced today that its Bella Vista at Hilltop property in Richmond, Calif., was awarded the 2007 Greater Excellence in Management and Maintenance (GEMM) Award in the category of *Repositioned Property of the Year*. This award, initiated by the California Apartment Association (CAA) Contra Costa Region, recognizes GMH Capital Partners' efforts to transform a neglected and underperforming property into one residents are proud to call "home."

GMH Capital Partners acquired Bella Vista in May 2005, invested \$8 million in a strategic repositioning program and continues to provide a professional level of management and maintenance. The repositioning program included a new clubhouse, state-of-the-art fitness center, business center, playground and major renovations to the indoor and outdoor swimming pools. The program also included the installation of new roofs, dual-pane windows, sliding doors, signage, access control system, lighting, landscaping and interior upgrades. The intangible portion of the repositioning plan involved building a cohesive management and maintenance program that maximized our level of customer service.

"This award honors our team's dedication and determination to improve the quality of life for our residents while enhancing the value of our asset," says Rand Ginsburg, Senior Vice President of Asset Services for GMH Capital Partners in Newtown

Square, Pa. “Bella Vista already had the fundamentals of a strong apartment community, but lacked a management team whose focus was on the needs of the residents. By upgrading property amenities and instilling a welcoming environment, we were able to transform Bella Vista into a Class A community.”

Residents and the community at large recognized GMH Capital Partners’ efforts to update and renovate Bella Vista at Hilltop. Pacific Gas & Electric awarded Bella Vista the largest rebate check ever issued for the installation of energy-efficient upgrades in all 1,008 units. This reduced energy costs for residents by approximately \$68 per year, and is one example of Bella Vista management’s community awareness efforts.

The California Apartment Association (CAA) is the largest statewide rental housing trade association in the country. CAA represents rental housing owners and managers who operate various sizes and types of residential rental property, from single family homes to large apartment complexes.

### **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 Rand Ginsburg, Senior Vice President of Asset Services for GMH Capital Partners at 610-355-8195 or visit [www.GMHCP.com](http://www.GMHCP.com).

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