



BH Properties Acquires Two Industrial Properties in Morrow, Georgia

Significant Deal Expands Company's Acquisition Strategy in the Region

Morrow, GA – October 23, 2007 – BH Properties LLC, a privately held, national commercial real estate investment firm specializing in value-added opportunities, has just announced its \$7.95 million acquisition of two warehouse/distribution properties totaling 363,182 square feet in Morrow, Georgia, just 10 miles south of Atlanta. The first property, a 203,850-square-foot distribution center, is located at 1260 Southern Road. The second, a 159,332-square-foot property comprising warehouse and flex space, is located at 1235 Commerce Road.

The buildings are currently 17% occupied by tenants including Capitol Color, United Factor Warehouse and Autograph Signs. “At a combined occupancy of only 17%, these value add industrial properties offer the potential for advantageous repositioning and retenanting that BH Properties looks for,” said BH Properties President Steve Gozini. “These assets also represent a tremendous opportunity to invest in and reinvigorate this community and the local economy,” he continued.

A. Scott Henry, CCIM, Regional Acquisitions Director with BH Properties in Dallas, negotiated the deal on behalf of BH Properties. Brian Budnick of CBRE in Atlanta represented the seller, Crow Holdings of Dallas.

“One of the key considerations of the seller’s broker was the prospective buyer’s ability to close on properties like these two, given the lack of cash flow and the current shifts in the financing markets,” said Henry. “BH Properties delivered as promised and I’m looking forward to our next deal,” said Brian Budnick of CBRE.

This latest acquisition supports BH Properties’ successful, aggressive acquisition strategy, which focuses on under-performing properties in select secondary and tertiary markets with optimal growth potential.

About BH Properties

BH Properties is a privately held, national commercial real estate investment firm focused on acquiring value-added retail, office and industrial properties throughout the United States. Since 1997 the company has had an aggressive acquisition strategy, focusing on under-performing properties and select secondary markets with optimal growth potential. BH Properties’ current portfolio comprises more than 6 million square feet valued at \$450 million, and is slated for expansion to \$600 million in value by the end of 2008. Based in Los Angeles, BH Properties also has offices in Dallas, Denver, Salt Lake City and Atlanta.