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Emory Hill Announces \$28million Sale

NEW CASTLE, DE, September 2008 – Emory Hill Real Estate Services, Inc. announced today the sale of an industrial facility located at 200 Birch Creek Road in Bridgeport, New Jersey. The 597,000 square foot facility came with an approved 175,000 square foot expansion.

The building, located on 75 acres in Gloucester County, is currently leased by Beckton Dickenson, a global medical technology company and one of the nation's top credited companies. They have occupied the building since its construction by Emory Hill and Company, Emory Hill's construction division, in 1991.

The property was sold for \$28,550,000 to Cornerstone Real Estate Advisors, LLC of Connecticut. Stephen Gould of Cornerstone and Carmen J. Facciolo, Jr., President of Emory Hill Real Estate Services, Inc., steered the deal to conclusion for the mutual benefit of both the buyer and seller.

“The fact that this deal was able to close with assumption of debt in place and leverage at approximately 50% of the purchase price indicates that well structured transactions are still able to be closed in this market,” said Chris Galligan, Emory Hill's Chief Financial Officer. “Considering that this deal closed at about the same time as historic lows occurred in the stock and bond markets and during a time of historic challenges facing commercial and residential real estate lenders is indicative that significant strength in this class of commercial real estate remains.”

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About the Emory Hill Companies

The Emory Hill Companies, with more than 100 employees, offer comprehensive commercial and industrial real estate services including brokerage, construction, development, property management, and maintenance. Complete information is available at: www.emoryhill.com or by contacting Jennifer Lane Banning, Marketing Director by phone at (302) 221-7245 or by email at jenniferbanning@emoryhill.com.