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**TWO PHOENIX DISTRIBUTION FACILITIES SALE
SELLS TO CALIFORNIA INVESTOR**

Phoenix, Arizona (October 6, 2011) - BNSF Industrial Center, LLC (140,777 SF) & Freeport Industrial Center, LLC (103,400), wholly owned affiliates of Tratt Properties, LLC sold the two leased 244,177 total square foot buildings located within the Freeport Center & Santa Fe Center on Phoenix's West Side. The buyer was BC5 Buckeye, LLC. Bruce Tabb, Principal of the San Diego based firm purchased the facilities for \$13.2 million. The buyer was represented by Michael McFarland of Cardinal Industrial Real Estate Investments and the Seller was represented by NAI Horizon. "We developed both properties with a long term hold perspective and their tenancy coupled with the quality and state of the art designs were attractive to the purchaser. This sale will further our strategy and focus on larger scale properties and developments." Commented Jonathan Tratt, Principal of Tratt Properties, LLC. Freeport Industrial Center was 100% leased and BNSF Industrial Center 70% leased.