

The Davis Companies

For Immediate Release

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The Davis Companies and Arthur Goldner & Associates Create Joint Venture in Acquisition of The Crossings

Oak Brook, IL - July 20, 2010 - The Davis Companies, in a joint venture with Arthur Goldner & Associates, is pleased to announce the acquisition of The Crossings, located at 1420 and 1520 Kensington Road in Oak Brook, IL. The 17-acre property features twin, Class A, three-story office buildings consisting of 303,510 square feet. In addition to the highly appointed grounds and institutional quality interior finishes, the buildings are designed with three-story atrium lobbies, interior landscaping, fountains, an on site day care facility , full service sundry shop and on-site café and fitness center. Situated just south of Interstate 88 and Jorie Blvd, near the McDonald's campus and the Oak Brook Center Mall, the buildings offer tenants a handsome campus setting, hassle free access to amenities and executive housing, and quality office space at an attractive value. The Crossings is presently 66 % leased.

The new ownership, DIV Oak Brook LLC, is a joint venture between The Davis Companies, a Boston-based private real estate investment firm, and Arthur Goldner & Associates, a fully integrated real estate operating company with headquarters in Northbrook, ILL. Having initially acquired the discounted first mortgage loan on the property from CW Capital in January 2010, the new ownership has recapitalized the asset since taking title in May, making available ample funds for tenant improvements, leasing commissions and significant base building improvements. Additionally, the ownership has established an on-site property management office, which will continue to be headed up by Debi Turner, a 14 year management professional who has been managing The Crossings for the last four years.

“With deep tenant relationships and seasoned property management skills, Debi is a key member of our team as we reposition The Crossings to become the recognized choice for quality, value and service,” said Arthur Goldner, president of Arthur Goldner & Associates, which is now providing the management services for the property.

“The Crossings already benefits from a strong location and high quality construction, so our ‘value add’ is to complete and in fact go beyond the improvements commenced by the prior ownership, to provide a very hands on management team and to be highly responsive to the leasing market. With an attractive basis we are in the fortunate position to be able to make a significant investment in the asset while at the same time delivering highly competitive, cost efficient solutions to tenants,” says Jonathan Davis, CEO of The Davis Companies. *“We are excited to become part of the Chicago business community and are equally delighted with our new partners at Arthur Goldner & Associates, a deeply experienced, client focused service company.”*

As part of its efforts to reposition The Crossings DIV Oak Brook has selected NAI Hiffman to provide Landlord leasing services.

“With over a 105,000 square feet available, our near term goal is to assist in efforts to polish up the asset, convert the available suites into ‘market ready’ spaces and to effectively communicate our message to the tenant community that we are the best value alternative in Oak Brook. We have an above average window line and a flexible floor plate, making us a strong candidate for tenants ranging in size from 5,000 to 46,000 square feet. We also have highway visible exterior signage on Roue 83, with its 65,000 cars per day traffic count, to offer larger tenants. The new owners are well capitalized, nimble, creative and ready to make an impact. We have all the tools we need to be successful.” said Daniel O’Neill, Executive Vice President of NAI Hiffman. The NAI Hiffman team also includes Jim Adler, and Garrett Schultz.

The Davis Companies (www.thedaviscomapnies.com), a real estate investment, development and management firm based in Boston, Massachusetts, was founded in 1976. On behalf of their clients, they have invested in approximately 100 properties representing over \$2 billion in gross asset value, and have acquired approximately \$200 million of commercial loans and real estate securities. Today, The Davis Companies, together with its affiliates, owns and manages a real estate portfolio of 5 million square feet and is an active investor in real estate equity, debt, and fixed-income real estate securities.

Arthur Goldner & Associates, Inc. (www.agarealestate.com) with headquarters in Northbrook, Illinois, is a full-service commercial real estate firm specializing in the acquisition and management of office, retail, industrial and multi-family residential properties. Founded in 1977, the firm has completed more than 100 real estate acquisitions of commercial investment properties. Its current portfolio consists of more than 2.5 million square feet of office and retail properties and 2,000 multi-family residential properties located throughout the greater Chicago area, Wisconsin, Minnesota, Indiana, Ohio and Kentucky.

NAI Hiffman (www.hiffman.com) is the Chicago area representative for NAI Global, the world’s largest managed network of real estate service providers, comprising 5,000 brokers in 325 offices serving over 50 countries throughout the world. NAI Hiffman’s professionals represent clients in all aspects of commercial real estate and currently manage a 53+ million SF portfolio of over 250 commercial properties throughout metropolitan Chicago and Northwest Indiana.