



***July 10, 2003:
Endurance Buys Bensalem Industrial Facility***

Endurance Real Estate Group has acquired an 85,602 square-foot industrial facility located at 510 Station Avenue, part of the Woodhaven Industrial Park in Bensalem, Pennsylvania. The building is 100% leased to a single tenant, Spirit Delivery & Distribution Services, Inc. Endurance will manage the property.

"This was a transaction that suited our investment criteria, we partnered with private investors, and we had the pleasure of working with Frank Roddy," said Endurance CEO, Bill White. Frank Roddy is President of Roddy, Inc., which markets, manages, and develops commercial real estate in eastern Pennsylvania and southern New Jersey. Mr. Roddy served as exclusive agent in this transaction on behalf of the seller, Joseph Di'Egidio, Sr. of The Di'Egidio Builders, Inc.

Endurance Real Estate Group, LLC is a commercial real estate investment firm located in Bala Cynwyd, PA. Endurance focuses on high-income and valued-added office and industrial properties in the Philadelphia MSA. The company was founded in August 2002 by Mr. Cohen and Mr. White. The industrial facility at 510 Station Avenue is their second transaction and the fifth building in their 325,000 square foot portfolio. They completed their first deal in April, 2003, acquiring a four-building portfolio in the Penn Warner Industrial Park, in Fairless Hills, Pennsylvania.