



***October 21, 2003:
Endurance Buys Gloucester County Industrial Facility***

Endurance Real Estate Group has acquired a two building, 162,500 square-foot industrial facility located at 121 High Hill Road in Woolwich Township, NJ. The property is 100% leased to three tenants, Mitsui Machinery Distribution, Carolfi Casting, and Erdner Brothers. Endurance will manage the property.

"The property at 121 High Hill met all of our investment criteria. We were attracted to the quality of the building, its tenancy, and its location in the fastest growing township in New Jersey," said Endurance President, Benjamin Cohen, explaining why Endurance made an unsolicited bid for the property. "We're impressed with the work that Brian Knowles did as the property's leasing agent and grateful that he brought the deal to our attention." Mr. Knowles, who works with CB Richard Ellis, a global leader in commercial real estate, represented the seller in this transaction.

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 July 2002 by Mr. Cohen and Endurance CEO, William White. The industrial facility at 121 High Hill Road is their third transaction, bringing Endurance's portfolio to approximately 500,000 square feet. Endurance previously completed transactions in April, 2003, acquiring a four-building portfolio in the Penn Warner Industrial Park in Fairless Hills, Pennsylvania, and in July, 2003, acquiring a single-tenant building that is part of the Woodhaven Industrial Park in Bensalem, Pennsylvania.

For more information on Endurance Real Estate Group, please visit their web site at www.endurance-re.com. For further details, contact Benjamin Cohen or William White at (610) 664-8300 or FAX (610) 664-8500