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AMC DELANCEY GROUP, INC.

**COLLIERS LANARD & AXILBUND SECURED AS NEW BROKERAGE COMPANY
FOR I-295 INDUSTRIAL CENTER IN GLOUCESTER COUNTY, NJ**

***Unique Industrial Condo Park Great Opportunity for
Small/Medium-Sized Businesses and Commercial Real Estate Investors***

PHILADELPHIA, PA (JULY XX, 2006) – Philadelphia-based AMC Delancey Group and its local operating partner, Endurance Real Estate Group, LLC of Bala Cynwyd, Pennsylvania, have announced the hiring of Colliers Lanard & Axilbund (L&A) as the new brokerage company for the I-295 Industrial Center, a 315,000-square-foot complex of upgraded, industrial condominium units in Deptford & Westville, New Jersey.

Spearheading the leasing and sales of I-295 industrial condos for Colliers L&A, one of the oldest full-service commercial real estate providers in the tri-state area, will be Marc Isdaner, senior vice president, of the New Jersey industrial division; and Matthew Guers, sales associate, industrial division. Together, Isdaner and Guers have over 25 years experience in commercial and industrial property leasing and sale/acquisition in Southern New Jersey.

“When searching for a brokerage partner for the I-295 Industrial Center, we wanted a company that had extensive Southern New Jersey experience, as well as one that understood the unique condo units available at I-295,” said Benjamin Cohen, president of Endurance Real Estate Group . “We truly believe that Colliers L&A industrial team’s extensive experience in commercial and industrial properties will make a tremendous difference in selling and leasing the condos.”

“Industrial condominiums are uncommon in the South Jersey area, but the I-295 Industrial Center is a great real estate opportunity for small to medium businesses, as well as commercial investors,” stated Isdaner. “Ideal for owner-users or as rental property, these condominium units particularly benefit small businesses seeking to own their real estate at a reduced cost to renting, and investors looking for long-term stable returns and the growing 1031 exchange market.”

Andrew Kleeman, VP of Asset Management for AMC Delancey added, “We conducted market research and found there was a strong market demand for industrial condominiums throughout southern New Jersey, especially from small business owners who understood the economic advantages of owning versus renting. The ownership advantage of industrial condominiums are very simple: the cost of occupancy is lower than renting, while still providing the buyer a real

estate investment opportunity to own and build equity. The park is operated with a professionally-managed condominium association, which also makes the space easier to rent for the investor landlord.”

At I-295, the condo association covers the common elements such as landscaping, snowplowing, fire alarm panel monitoring, sprinkler system inspection and maintenance, parking lot preservation and even insurance to the common elements and structures. Condo association fees, which each unit owner pays based on their ownership percentage, funds these costs, making it a hassle-free form of ownership at virtually the same cost as the owner doing the maintenance themselves.

Constructed in the 1970s and the late 1980s, I-295 Industrial Center is an 88 percent-occupied warehouse/ flex property consisting of 14 buildings, ranging in size from 10-70,000 square feet, totaling 315,000 square feet. Available individual condominium units for sale or lease within the I-295 Industrial Center range in size from 5,000 to 20,000 square feet. Units are fully equipped with sprinklers and feature tailgate loading, drive-in bays, reserved parking spaces, clear ceiling heights of 16' to 23' and separate utilities.

I-295 Industrial Center is located adjacent to Interstate I-295; exit 25 Delsea Drive in Westville and Deptford Borough in Gloucester County. The center is five minutes from the Walt Whitman and Ben Franklin Bridges and Exit 3 of the NJ Turnpike.

For more information or to arrange a tour, contact Marc R. Isdaner at (215) 928-7566 or Matthew A. Guers at (215) 928-7514.

About Endurance Real Estate Group

Endurance Real Estate Group, LLC was co-founded by Benjamin Cohen and William White in 2002. The company is located in Bala Cynwyd, Pennsylvania and concentrates its investment and development activities in Philadelphia and the Mid-Atlantic area. Endurance looks to acquire both high-income and value-added office and industrial properties in the \$5-\$100 million range with our high net-worth and institutional equity partners. For more information on Endurance please visit their web-site at www.endurance-re.com

About AMC Delancey Group

Founded by Kenneth P. Balin in 1992, AMC Delancey Group, Inc. is a leading real estate investment and development firm that aligns interests and co-invests with a growing number of real estate operating partners throughout the United States. Headquartered in Philadelphia,

Pennsylvania, the Company's programmatic approach focuses first on the quality of potential operating partners, next on their investment strategies, and then on the specific properties proposed for acquisition. The Company's current investment programs include hotel, office, retail, multi-family, condominium, mixed use, and land development. AMC Delancey plans to expand these and future investment programs throughout the United States, with both existing and new operating partners, with investments targeted over the next several years in excess of one billion dollars. For more information on AMC Delancey Group, visit www.amcdelancey.com.

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