

MJ PARTNERS NEGOTIATES THE SALE OF NET-LEASED McDONALD'S AND SELF STORAGE FACILITY IN LOS ANGELES, CALIFORNIA

Los Angeles (March 2006) - - MJ Partners Real Estate Services announces the sale of a retail and self storage complex at 2222-2224 North Figueroa Street in Los Angeles, California. The property contained a net-leased McDonald's fast food restaurant and a Storage USA (now Extra Space) self storage facility. The assets were sold as a package by San Diego-based Mariposa Investments SPE, LLC to Santa Monica-based William Warren Group for \$13,250,000.

These high profile infill properties are located on heavily traveled Figueroa Street near downtown Los Angeles. The property consists of a three-story 53,972 square foot Extra Space franchise facility and a leased fee interest to a McDonald's restaurant ground lease. The self storage facility contains 649 units and is 85% leased. The properties feature outstanding visibility to both Interstate 5 (Golden State Freeway) and State Route 110 (Pasadena Freeway) northeast of downtown Los Angeles. The densely populated neighborhood features a population of over 1 million within a five-mile radius.

"The Figueroa transaction attracted tremendous interest from both retail and self storage investors. The excellent visibility and emerging retail growth along the Figueroa corridor ensures a sound investment for the William Warren Group," states Marc Boorstein, principal with MJ Partners.

The marketing team of Marc Boorstein, Jeff Jacobson and David Kohn with MJ Partners and Scott Calcaterra with Terra Pacific Real Estate Services were the sole brokers in this transaction.

Chicago based-MJ Partners is a market leader in providing a complete range of commercial real estate brokerage services and financing. We are a relationship-based, technically-advanced team of sophisticated real estate professionals. For more information, visit the company website at www.mjpartners.com.