

MJ PARTNERS ARRANGES FINANCING AND \$48 MILLION SALE OF THE CLARK ADAMS OFFICE BUILDING IN DOWNTOWN CHICAGO

CHICAGO (July 2006) - - MJ Partners Office Services Group in conjunction with MJ Partners Capital Services announce the financing and sale of the Clark Adams Office Building at 105 W. Adams Street in Chicago, Illinois. The vintage 41-story 455,733 square foot building is located in Chicago's Central Loop. A mezzanine loan of \$2,250,000 was first arranged through MJ Partners Capital Services, which then allowed for a sale of the property to a partnership between Merchantile Capital Group, LLC and Crown Real Estate for \$48 million.

The Clark Adams was designed by Hubert and Daniel Burnham, Jr., sons of legendary Chicago architect Daniel Burnham, and opened in 1927 as Chicago's tallest all-brick building. The premier Class B office building features a strong and diverse tenant roster anchored by New York-based Club Quarters Hotel, Northwestern University, CRC Insurance Services, and the University of Chicago. The Clark Adams benefits from its location within Chicago's Central Loop office submarket, located across from Federal Plaza and near the financial district. "The Clark Adams received nearly \$14 million in capital improvements since 1999," states Dennis Nyren, director of MJ Partners Capital Services. Mr. Nyren arranged financing for the acquisition, and collaborated with principals Marc Boorstein and Jeff Jacobson in selling the property.

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.