

MJ PARTNERS SELLS TWO VINTAGE DOWNTOWN CHICAGO OFFICE BUILDINGS FOR \$14.7 MILLION

Chicago (September 2006) - - MJ Partners Office Services Group announces the sale of two downtown Chicago office buildings; 20 East Jackson Boulevard and the Steger Building at 28 Jackson Boulevard in Chicago, Illinois. The properties were sold by Chicago-based Marc Realty to Barrington-based Montesano Capital Management for a combined price of \$14.7 million.

The two buildings total 143,278 square feet and are located immediately next to each other. 20 East Jackson Boulevard is a 16- story, 55,628 rentable square foot office building that is 100% occupied and 28 East Jackson Boulevard is a 19-story, 87,650 rentable square foot office building that is 91% occupied. Built in 1919 and 1911, the buildings are strategically located near the Federal courts district, financial district and Millennium Park. Tenants include DePaul University, John Marshall Law School, law firms and non-profit organizations.

"This sale signifies the emergence of the East Loop office sub-market. The recent redevelopment of Class B and C office buildings in the East Loop to alternative uses has helped strengthen the investment fundamentals for existing office assets," states Jeff Jacobson, principal with MJ Partners.

Mr. Jacobson and Marc Boorstein, principals with MJ Partners Office Services Group, represented Marc Realty in the sale of the assets.

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.