



HIGH STREET EQUITY ADVISORS INVESTS \$70.5 MILLION IN PENNSYLVANIA REAL ESTATE MARKET

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BOSTON – High Street Equity Advisors, LLC, a Boston-based real estate investment firm, announced today the acquisition of 18 light industrial and R&D Flex buildings in Pennsylvania, totaling 963,795 square feet. The newly purchased buildings represent a \$70.5 million investment and are grouped into two portfolios, Bucks County and Lehigh Valley. This acquisition increases the firm's Pennsylvania investments to 26 properties and a total of 1.4 million square feet.

The Bucks County portfolio consists of 12 Class B+ light industrial/R&D Flex buildings totaling 649,634 square feet located at 2000, 2005, 2010, 2200, 2260-2270 and 3000 Cabot Boulevard, Langhorne, Pa., 180 Wheeler Court, 835 Wheeler Way, Langhorne, Pa., 2512, 2515 and 2540 Metropolitan Drive, Trevoise, Pa. and 4667 Somerton Way, Trevoise, Pa. The assets have been institutionally owned and maintained for more than 10 years. The Bucks County portfolio is 93 percent occupied by 43 tenants and was purchased for \$50.4 million.

High Street Equity Advisors purchased the Lehigh Valley portfolio for \$20.1 million. The six Class B+ light industrial buildings include 964, 966 and 999 Postal Road and 7331, 7350 and 7377 William Avenue in Allentown, Pa. The Lehigh Valley portfolio totals 314,161 square feet and has 17 tenants with a 94 percent occupancy rate.

The buildings from both portfolios were constructed between 1974 and 1989 and are either concrete block and brick construction or metal construction with standing seam metal roofs.

High Street's existing Pennsylvania investment portfolio includes properties in Philadelphia, Harrisburg, Bethlehem, Valley Forge and Pittston.

Utilizing its proprietary Nine Point Investment Model©, a disciplined underwriting approach, High Street carefully assesses the capital markets impact on real estate and judges each market based on three factors: supply, demand and vacancy rates. The firm also studies rates of growth in each of these factors to detect market trends, such as an increase in demand for distribution space. Through this investment strategy, the firm seeks to provide value added returns for its clients.

About High Street Equity Advisors, LLC

High Street Equity Advisors, a real estate investment company, is a leader in providing individuals and institutions with institutional grade real estate investments. High Street focuses on investments that produce current distributions and a risk adjusted overall investment yield over a limited holding period. Headquartered in Boston with offices in Pennsylvania and Florida, High Street was founded in 2003 by real estate industry veterans with more than 150 years of collective experience.