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MayfieldGentry Realty Advisors Acquires Washington DC Office Building

Detroit, Mich. –April 30, 2008– MayfieldGentry Realty Advisors announced the purchase of 1522 K Street NW, an 81,094 square foot Class B office building in Washington, DC.

The eleven story building, constructed in 1964, has long appealed to small and mid size professional tenants as well as non profits, associations and others looking for a K Street address. The building is currently 89 percent leased to thirty tenants including Atelier Architects, the National Sleep Foundation and R.E. Bushnell & Law Firm. The building is three blocks from the White House and is adjacent to the newly remodeled 175-room St. Regis Washington, DC hotel.

Commenting on the purchase, Chauncey Mayfield, CEO of MayfieldGentry Realty Advisors, said, "This is a great asset in a quality location and a highly desirable market. We are happy to add this to our fund holdings and make it our first purchase in the DC market,"

"We plan to capitalize on its excellent location by upgrading key systems within the building and making the cosmetic improvements necessary to restore this asset to Class A status among small and mid size tenants in the DC market," he added.

Washington DC's central business district is one of the most stable in the nation, maintaining a vacancy rate below 12 percent over the past decade. The market has experienced minimal new construction and most of the current construction activity in the

market is limited to redevelopment of older, functionally obsolete buildings, many of which line K Street, which is the main commercial artery bisecting the city.

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MayfieldGentry Realty Advisors

Based in Detroit, Mich., MayfieldGentry Realty Advisors, LLC. is one of the fastest-growing real estate investment managers in the country. Founded in 2003, by Chauncey C. Mayfield, a 25-year veteran of the real estate industry, MayfieldGentry is ranked among the Top 100 investment advisors in the United States by Pensions & Investments Magazine and holds over \$900 million in assets under management. The company controls a national portfolio of commercial real estate assets in excess of 4 million square feet, including assets as diverse as the 513,000-square-foot AMEX Center campus in Phoenix, Ariz., the 301-unit River Place Luxury Apartments in Detroit, the 308,000-square-foot Dublin Town Square shopping center in Dublin, Calif., and the 168,000-square-foot Vista Industrial Park in Vista, Calif. MayfieldGentry's portfolio now includes the landmark 45-story, 941,354-square-foot One Detroit Center, located in the heart of Detroit, representing the tallest office building in the State of Michigan.

In 2006, MayfieldGentry formed the MGRA Genesis Value Fund, a \$150 million value-added fund to acquire a diversified portfolio of properties in specific markets nationwide. The initial close for the fund was in Dec 2007 with the typical investment transaction between \$15 million and \$20 million. Now with over 20 associates, MayfieldGentry takes a strategic hands-on approach to each property it acquires, deploying repositioning strategies, construction/development, leasing and other value-added disciplines as necessary, to build value for its investors.