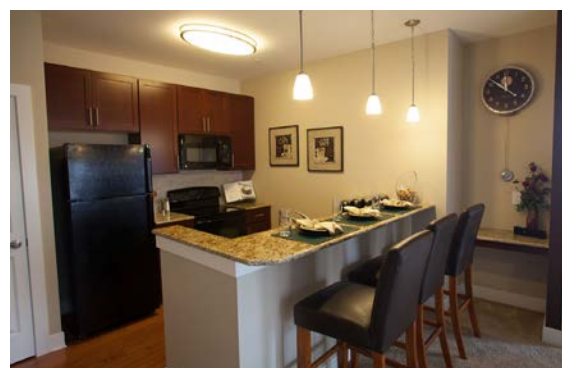


Madison New Britain, Chalfont, PA



Madison New Britain Opens in Chalfont, PA

In April 2013, Equus' newest multifamily development, Madison New Britain, opened and welcomed its first residents. The 232 unit apartment community is located in Chalfont, Pennsylvania and is the first new multifamily development to be opened in Central Bucks County in several years, offering luxury apartment living in a classic suburban setting.

Currently, there are approximately 150 apartment homes available in four two and three story buildings that have been completed as of the end of the quarter. Leasing activity has been brisk with more than 90 units leased or preleased and more than 50 residents who have moved into the community.

When complete in February 2014, Madison New Britain will total 12 two and three story buildings, offering expansive views of the Central Bucks and Montgomery County countryside. Every apartment home has been designed and appointed with features such as 9 foot ceiling heights, oversized windows, master bedroom suites, high efficiency sustainable features,

granite countertops and private balconies and patios.

Madison New Britain offers luxury one and two bedroom apartment units designed around a state-of-the-art clubhouse and amenities center. Resident amenities include the more than 5,000 square foot clubhouse with WiFi, cardio fitness club, billiards room, resort pool, cyber café and fully equipped outdoor and indoor kitchens with grilling areas and a sundeck.

Located in the heart of historic Bucks County with immediate access to Route 202, Madison New Britain combines the best of suburban living with convenient access to exciting shopping and retail opportunities. The community is adjacent to New Britain Village Square, a 143,000 square foot retail center anchored by Giant Food Stores, four restaurants and numerous other retailers and service providers. Downtown Doylestown, the Montgomery Mall, Route 309 and the new Route 202 Parkway are just minutes away.

The community is being developed through a joint venture comprised of an affiliate of Equus and an offshore investor. ■



HIGHLIGHTS InSIDE:

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Dispositions

1650 North Kraemer Boulevard

Anaheim, CA

Industrial | 122,600 SF | \$14,434,000

2 East 8th Street

Chicago, IL

Student Housing | 330 Units | \$58,500,000



1650 North Kraemer Boulevard,
Anaheim, CA

Equus Sells 1650 North Kraemer Boulevard in Anaheim, CA for \$14,344,000

1 650 N. Kraemer Boulevard, a 122,600 square foot industrial building in Anaheim, California, was sold to Duke Realty Corporation for \$14,344,000 or \$117 per square foot. At the time of the sale in April 2013, the building was 100 percent leased to PODS, the international storing and moving company.

“Due to a dearth of supply and strong demand for industrial product in Southern California, we were able to achieve premium pricing for this well located, institutional quality asset,” commented Gardner Ellner, acquisition manager at Equus who was responsible for overseeing the disposition.

The Seller was represented by Jeff Chiate and Rick Ellison at Cushman & Wakefield of California.

An affiliate of Equus acquired 1650 Kraemer Boulevard, along with the adjoining 1600 Kraemer Boulevard, in December 2006 when both properties were vacant. 1650 N. Kraemer was sold in 2010 to an owner/user. Equus' 2006 acquisition was made on behalf of BPG Investment Partnership Fund VII, L.P., a fully discretionary private equity fund with total equity commitments of \$550 million. ■



Winchester 81 Logistics Center,
Winchester, VA

Equus Nearing Completion on 450,000 SF McKesson Build-to-Suit in Virginia

BPG Development Company, L.P., Equus' development operating arm, is nearing completion on a 450,000 square foot distribution center which is being constructed as part of long-term build-to-suit lease transaction with McKesson Corporation, a leading healthcare services and information company. The distribution center is more than 80 percent complete and is expected to be occupied by McKesson during the third quarter 2013.

The distribution center is situated on a 60-acre site owned by an affiliate of Equus and known as The Winchester 81 Logistics Center, located at Exit 323 of Interstate 81 in Winchester, Virginia.

McKesson's Medical-Surgical business unit will be housed in the new facility and will distribute medical and surgical supplies to physician offices, surgery centers, long-term care facilities and home care businesses in a regional service area that includes New Jersey, eastern Pennsylvania, Delaware,

Maryland, the District of Columbia, Virginia, eastern West Virginia, and northern North Carolina.

McKesson Corporation, currently ranked 14th on the FORTUNE 500, is a healthcare services and information technology company dedicated to making the business of healthcare run better.

Wulff Architects is the building architect and The Norwood Company is the general contractor for the development.

The Winchester 81 Logistics Center offers immediate access from Exit 323 of Interstate 81. The facility is highly visible from the interstate and is located within 20 miles of the Virginia Inland Port of Virginia. The tilt-up concrete building is 100% air conditioned and includes a clear-height of 32', 52 loading docks, 2 drive-in doors, an ESFR sprinkler system and a host of other modern logistic features. The building is also expandable to a total of 750,000 square feet. ■

Equus Sells Downtown Chicago Student Housing For \$58,500,000



2 East 8th Street,
Chicago, IL

2 East 8th Street, a 330 unit student housing facility in Chicago, Illinois was sold to a joint venture between Atlas Real Estate Partners, Marc Real Residential and Angelo, Gordon and Company for \$58,500,000. Located in the heart of Chicago's South Loop, the 28-story high rise facility is proximate to Columbia College, Roosevelt University and more than 20 other schools. It offers 882 beds and includes 20,000 square feet of first floor retail and a four-story parking garage. At the time of sale in April 2013, the facility was 96 percent leased.

"The stability provided by the recently executed master lease for 60 percent of the beds with Columbia College resulted in strong investor interest for this unique and well located urban student housing community," commented Greg Curci, vice president at Equus who was responsible for overseeing the disposition.

The Seller was represented by Chris Bancroft and Chris Epp of ARA Student Housing Group and Susan Lawson and Todd Stofflet of ARA Chicago.

An affiliate of Equus acquired 2 East 8th Street as part of a three property portfolio in 2003. The transaction was made on behalf of BPG Investment Partnership Fund VI, L.P., a \$384 private equity fund. In 2005, Equus completed the conversion of the property from a conventional high-rise apartment building to a student housing facility. ■

Equus would like to thank the following brokers and their firms for helping us lease 779,372 SF in the 2nd Quarter 2013:

▶ Aegis Property Group (PA)	Kim Harris and Jim Kinzig
▶ Avison Young (NC)	Howard Lee Clyburn
▶ Avison Young (VA)	Peter Berk and David Millard
▶ Ayers & Associates Realty (NC)	Ann T. Harrell-Ayers
▶ Bell Commercial (NC)	Brandon Fryar
▶ Bradford Allen Real Estate Services (IL)	Ben Azulay, Jeff Bernstein and Andrew DeMoss
▶ Cassidy Turley (IL)	Kevin Clifton and James Otto
▶ Cassidy Turley (IN)	Dave Moore and Mike Semler
▶ Cassidy Turley (MA)	Conor Barnes
▶ Cassidy Turley (MN)	Luke Allison and Mark Stevens
▶ CBRE (AZ)	Chris Hook
▶ CBRE (GA)	Kevin Best and David Nixon
▶ CBRE (MA)	Robert McGuire, Alison Powers, and Chris Tosti
▶ CBRE (MN)	Matt Oeschlager
▶ CBRE (PA)	Rija Beares, Scott Miller and Brian Smyth
▶ CNL (FL)	Brad Chrischilles
▶ Colliers International (CA)	Jim Beeger, Dion Campisi, Susan Gregory and Scott Soares
▶ Colliers International (FL)	Jeff Tolrud
▶ Colliers International (IL)	David Florent, Steve Kling, Francis Prock and Fred Regnery

(Continued on back)

Medimmune Signs 32,317 SF Lease at 25 W Watkins Mill Road in Gaithersburg, MD

MedImmune, LLC., a wholly owned subsidiary of AstraZeneca, executed a 32,317 square foot, seven year lease extension at 25 West Watkins Mill Road in Gaithersburg, Maryland. In February 2013, Equus acquired the building as part of a 282,523 square foot office and lab portfolio on behalf of its latest fund, BPG Investment Partnership IX, L.P.

"Gaithersburg will serve as one of three global research and development centers for MedImmune and AstraZeneca," said Brian Fitzgerald, senior vice president of Equus who is in charge of the Washington, D.C. region. "We are thrilled that they have elected to extend their commitment to our Suburban Washington DC Office/Lab portfolio which is strategically located at a future interchange along I-270 at Watkins Mill Road, which has recently been funded and is slated to open in 2016."

The landlord was represented in the lease negotiations by Bernard M. McCarthy of Jones Lang LaSalle. MedImmune, LLC was represented by Peter Briskman of Jones Lang LaSalle.

The Gaithersburg office and lab portfolio is located in close proximity to I-270, near the southern entrance to the Watkins Mill Town Center, a 200-acre, mixed-use development which will include 4.5 million square feet of Class A office, hotel, restaurants, retail and residential product. ■

(Continued from page 3)

Equus would like to thank the following brokers and their firms for helping us lease 779,372 SF in the 2nd Quarter 2013:

▶ Colliers International (MA)	Jeffrey Gates
▶ Colliers International (NC)	James Bouloukos
▶ Cresa Partners (GA)	Bo Keatley and David Rubenstein
▶ Cresa Partners (IN)	Dave Black and Jim Teskey
▶ Cresa Partners (MA)	David Ross
▶ Cushman & Wakefield (AZ)	Pat Devine, Greg Mayer and Jerry Noble
▶ Cushman & Wakefield (FL)	Paula Buffa, Jim Moler and Bob Retherford
▶ Cushman & Wakefield (GA)	Allison Bittel and Travis Jackson
▶ Cushman & Wakefield (MA)	Matt Adams and Rory Walsh
▶ Cushman & Wakefield/NorthMarq (MN)	Jason Butterfield and Gordie Hampson
▶ Dillon Commercial Real Estate Services (NC)	Brian Donnelly
▶ Dilweg Commercial, Inc. (NC)	David Urben
▶ Donohoe (VA)	Chuck Matincheck
▶ DTZ (IL)	Jonathan Seeley
▶ Fischer & Co/Whiteside Industrial (NC)	Chris Robinson
▶ Flaherty & Collins (IN)	Jim Crossin
▶ Gallaway (CA)	Russell Gallaway
▶ Golden Bear Realty (FL)	John Cerreta
▶ Grubb & Ellis (FL)	Dana Canto and Jim Sebesta
▶ Grubb & Ellis (GA)	Justen Cimino and Tom Miller
▶ Interstate Commercial Real Estate (PA)	Vernon Hill III
▶ Jacob Real Estate Services (FL)	Kathy Jacob
▶ Jones Lang LaSalle (IL)	Sean Reynolds
▶ Jones Lang LaSalle (IN)	John Robinson and Abby Cooper Zito
▶ Jones Lang LaSalle (MA)	Kelly Lockberg and Patrick Nugent
▶ Jones Lang LaSalle (VA)	Pete Briskman and Bernie McCarthy
▶ Metro Commercial (NJ)	Michael Gorman
▶ NA Brannen Goddard (GA)	David Beak and Stephen Pond
▶ NAI Hunneman (MA)	Bonnie Doorakian
▶ NAI Merin Hunter Codman (FL)	Lesley Sheinberg and Jason Sundook
▶ Newmark Grubb Knight and Frank (PA)	Reid Blynn
▶ Pointline (FL)	Brian Ritchie
▶ Stream Realty Partners (GA)	Simon Arpiarian, Matt DiLeo, Ben Hautt, Nicolai Schwarzkopf and Wendy Tomich
▶ Suntide Commercial Realty, Inc. (MN)	Denise Curry
▶ Triangle Real Estate Group (NC)	Mark J. Howe
▶ William Leonard & Company (GA)	Bill Leonard

Equus Capital Partners, Ltd. is one of the nation's leading private equity real estate fund managers. Equus' portfolio consists of over 24 million square feet of office, retail, student housing, and industrial properties and nearly 18,000 apartment units in more than 70 communities located throughout the United States.

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