



INSITES

ONE OF THE NATION'S LEADING REAL ESTATE FUND MANAGERS

First Quarter
2010



1000 Floral Vale Drive, Yardley, PA

PUBLICIS TOUCHPOINT SYSTEMS, INC. LEASES 55,800 SF AT 1000 FLORAL VALE

Publicis Touchpoint Solutions, Inc. (Publicis) has executed a 55,800 square foot, long-term lease at 1000 Floral Vale Boulevard, a 87,000 square foot, four-story office building located less than one mile from the Newtown/Yardley exit of Interstate 95 in Lower Makefield Township, Bucks County, Pennsylvania. This is the first lease transaction executed at 1000 Floral Vale since the building was completed during the fourth quarter of 2009.

"We are pleased to have completed this transaction with Publicis," commented Stephen M. Spaeder, senior vice president of BPG who along with Joseph

Felici, asset manager, oversaw the April 2010 transaction on behalf of the landlord. "We are proud to welcome such a high caliber company to our new LEED Gold certified office building in suburban Philadelphia."

Publicis Touchpoint Solutions, Inc., is part of Publicis Healthcare Communications Group (PHCG) which provides healthcare communications services in Italy, Japan, Spain, the United States, France, England, Canada, and Australia. PHCG offers consumer and professional advertising, branding, digital offerings, managed care, medical affairs, medical education, peer

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BPG SELLS PIERRE LACLEDE IN ST. LOUIS, MO

During the quarter, BPG sold Pierre Laclede, a 580,000 square foot landmark office complex located in the St. Louis suburb of Clayton, Missouri, to KBS Realty Advisors for \$74,250,000. The seller was represented in the transaction by Michael Hanrahan and Paul Hilton of Colliers Turley Martin and Tucker.

BPG acquired the office complex in September, 2006 on behalf of BPG Investment Partnership VII, L.P., one of the firm's discretionary private equity funds. BPG made numerous capital improvements to Pierre Laclede over its holding period which enabled the firm to increase occupancy from the 91% level at acquisition to 96% at the time of the sale.

"We had completed our investment plan of increasing net operating income and it was

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TALLGRASS CORPORATE CENTER EARNS ENERGY STAR RATING

Tallgrass Corporate Center, a 548,000 square foot, Class A office center in Bolingbrook, Illinois, has earned the U.S. Environmental Protection Agency's (EPA) prestigious Energy Star rating. Energy Star is the national symbol for superior energy efficiency and environmental protection. By earning this designation, Tallgrass Corporate Center joins the ranks of the top 25 percent of commercial and industrial properties in the country for energy performance.



Tallgrass Corporate Center, Bolingbrook, IL

BPG worked closely with Colliers B & K Real Estate Management Services, the property management firm for the center, to improve the sustainability and energy performance of Tallgrass Corporate Center by installing an energy management system, adding motion and photo cell sensors to all interior lighting, implementing green cleaning and recycling practices, and improving the site's landscaping to allow for self-site irrigation and the utilization of native species plants.



Energy Star was introduced by the EPA in 1992 as a voluntary, market-based partnership to reduce greenhouse gas emissions through energy efficiency. Today, the Energy Star label can be found on more than 50 different kinds of products, new homes, and commercial and industrial buildings. Products and buildings that have earned the Energy Star designation prevent greenhouse gas emissions by meeting strict energy-efficiency specifications set by the government. Commercial buildings that earn the Energy Star use an average of 40 percent less energy than typical buildings and also release 35 percent less carbon dioxide into the atmosphere. ■

PIERRE LACLEDE

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time for us to sell and deploy the sale proceeds for other purposes in our portfolio" reported Joseph I. Neverauskas, senior vice president of BPG who oversaw the acquisition, operations and resale of the complex. "It is a testament of the quality of both the Pierre Laclede office complex and the Clayton submarket that even in this currently difficult capital market environment we were able to successfully sell the property. We wish KBS well with this very good investment property."

Pierre Laclede occupies nearly an entire city block at the west corner of Hanley Road, Forsyth Boulevard and Maryland Avenue in Clayton. The property is

directly accessible from U.S. Highways 40 and 64, convenient to MetroLink light rail, and 10 minutes from Lambert International Airport. It is within walking distance of both the St. Louis County Courthouse and Government Center with a million square feet of office space, several hotels, including the Ritz-Carlton, and more than 50 restaurants and shops.

Pierre Laclede consists of a 16-story office building, a 23-story office building and below grade structured parking for more than 1,300 cars. On-site amenities include a café and catering service, an on-site concierge and retail operators. The property also is home to the city's foremost private dining offering, the St. Louis Club. ■



Pierre LaCledé, St. Louis, MO

94,118 SF LEASED AT 605 TERRITORIAL DRIVE LOCATED IN THE CHICAGO I-55 CORRIDOR

During the first quarter, Jet Lithocolor, Inc. (Jet) executed a lease for 94,118 square feet at 605 Territorial Drive, a 182,400 square foot warehouse/manufacturing facility located within Remington Lakes Corporate Center in Bolingbrook, Illinois. Jet is relocating to 605 Territorial Drive in order to satisfy a need for increased space and to have full temperature control over its space.

“We are pleased to announce that Jet Lithocolor has joined our tenant roster, commented Brian Dovalovsky, asset manager for BPG who is responsible for the operations and asset management of the property. “We welcome Jet’s growth in the I-55 corridor at 605 Territorial Drive and hope that this is the beginning of a long term relationship.”

Jet Lithocolor is a market leader in providing graphic communication and marketing solutions that enhance brand and revenue growth strategies. Jet engineers, manufactures and delivers the best in



605 Territorial Drive, Bolingbrook, IL



Aerial View of 605 Territorial Drive, Chicago, IL

end-to-end solutions for gift, loyalty, membership, insurance and other card programs. Additionally, the company’s diversity provides their clients with innovative services such as integrated marketing, commercial print, daily fulfillment, ongoing personalized programs, and online services.

Jason West, senior director of Cushman & Wakefield of Illinois, Inc., represented Jet in the

lease negotiations. The landlord was represented in the negotiations by CB Richard Ellis’ Traci Buckingham, first vice president, and Grant Glattly, associate, the exclusive leasing agents for the property.

Originally constructed as a Tellabs facility, 605 Territorial Drive was built to specifications preferred by today’s tenants. The state-of-the-art facility features 30’ ceiling heights, an ESFR sprinkler system, full climate control and six inch, steel-reinforced, laser-leveled concrete floors. It has 28 docks with 130’ minimum truck court depths and 49’ x 40’ bays.

BPG acquired 605 Territorial Drive and 1000 Remington Boulevard (Tallgrass Corporate Center) from Tellabs in 2004 on behalf of BPG Investment Partnership VI, L.P., a \$384 million private equity fund sponsored by BPG. ■

New Hires

MADISON APARTMENT GROUP L.P.

MICHAEL QUINN – WILLAUER
Property Accountant

BPG CLOSES FIFTH OWNER USER SALE SINCE JANUARY 2009

User buyers continue to fill the transaction gap created by the 2008/2009 capital market freeze. The latest evidence of this trend is BPG's \$11.2 million sale of 1600 North Kraemer Boulevard in Anaheim, California to Advantage Mailing, Inc. The 12 year old printing and mailing company acquired the 154,225 square foot building so that it could consolidate its business operations from three separate locations in Orange County. The transaction represents the fifth owner user sale that BPG has completed since January 2009. The other sales ranged in size from 43,900 SF to 140,000 SF and included office and warehouse space and land entitled for future development.

Advantage chose to acquire 1600 North Kraemer because the property represented an opportunity for the company to upgrade their corporate image, easily consolidate operations and maintain a location that was accessible to all of Southern California. The property is located in close proximity to the interchange of US Highways 91 and 57, within minutes of the California Freeway System, the port of Long Beach and the Los Angeles and Orange County Airports.

The printing and mailing company was founded as a private mailbox store. Since that time, Advantage has grown into a single stop shop for clients seeking smart solutions for direct mail and print campaigns. The company was represented by Steven Brackman and Shaun Kearney of Ashwill Associates in the sale negotiations. Robert Butchenhart, BPG Asset Manager, was assisted by Ian Britton, Ben Seybold, and Rick McGeagh of CB Richard Ellis.



*1600 North Kraemer Boulevard
Anaheim, CA*

Financing was arranged through Bank of America who provided Advantage with a Small Business Administration 504 loan.

In January 2007, BPG acquired 1600 North Kraemer Boulevard and the adjacent 1650 North Kraemer Boulevard, a 122,600 square foot distribution facility. The purchase was made on behalf of BPG Investment Partnership VII, L.P., a fully discretionary private equity fund with total equity commitments of \$550 million. Both facilities were 100% vacant at the time of acquisition. In October 2007, BPG leased all of 1650 North Kraemer Boulevard to PODS Enterprise, Inc.

Recently, BPG completed \$1.3 million in improvements to 1600 North Kraemer including a new roof, new lobby conference rooms and restrooms and upgrades to the office area and fire life safety system. Exterior improvements were also completed such as the



*Lobby, 1600 North Kraemer Boulevard
Anaheim, CA*

installation of new landscaping, signage and lighting. In April 2009, BPG finalized the subdivision of the property, which facilitated the sale.

Advantage is just one of a growing number of companies that are choosing to acquire rather than lease commercial space. Based on U.S. commercial property sales volumes tracked by Real Capital Analytics, 2009 users/buyer transactions as a percentage of all commercial real estate transactions tripled since 2007 after consistently comprising over the prior five years just three to six percent of annual investment in commercial real estate. ■



Joseph G. Nahas, Jr.
Vice President of Institutional Marketing
and Investor Relations

NAHAS NAMED HEAD OF INSTITUTIONAL MARKETING AND INVESTOR RELATIONS

Joseph G. Nahas, Jr. has been named Vice President of Institutional Marketing and Investor Relations. In this role, Mr. Nahas will be responsible for institutional capital raising and serve as BPG's primary point of contact for its over 100 institutional investor/partners. Mr. Nahas is replacing Holly Reynolds who has been in this role for six years and is relocating with her family.

"With his over 27 years of commercial real estate experience which includes eleven years with BPG, Joe is a perfect fit for this important position within our firm," said Daniel M. DiLella, President and CEO of BPG.

Mr. Nahas will be transitioning from his role as Vice President of Dispositions, where he oversaw all

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FLORAL VALE LEASE

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to peer events, pharma personnel, public relations, relationship marketing, sales training, and telesales services. The company was founded in 2003 and is headquartered in New York, NY. Publicis Healthcare Communications Group, Inc. operates as a subsidiary of Publicis Groupe SA with 2009 revenues in excess of 4.5 billion Euros.

Three subsidiaries of PHCG, including Arista, Publicis Selling Solution and Saatchi & Saatchi Healthcare Innovations, will be relocating to 1000 Floral Vale from other suburban locations in Pennsylvania and New Jersey. Occupancy will be in two phases with more than 37,000 square feet beginning in July 2010 and the total 55,800 square feet to be occupied within the next 12 months.

Gordon Ogden of Byrnam Wood, LLC and Doug Newbert of SSH Real Estate represented Publicis in the lease negotiations. The landlord was represented by James Kinzig and Kim Harris of Aegis Property Group, the building's exclusive leasing agents.

Located with prominent visibility along Interstate 95,



Aerial View, 1000 Floral Vale Boulevard, Yardley, PA

1000 Floral Vale Boulevard is the 10th building BPG has developed in Lower Makefield Township since 1999. The building is situated adjacent to BPG's Lower Makefield Corporate Center, South Campus, a four building, 375,000 square foot office center and is a ¼ mile from the North Campus, a six building 375,000 square foot office center. Lower Makefield Corporate Center also includes an on-site professionally operated fitness center, deli and a Hampton Inn & Suites. The firm's property management company, BPG Management Company, L.P., is headquartered in the South Campus and will provide management services for 1000 Floral Vale.

1000 Floral Vale is the latest BPG building to receive LEED certification since the firm made its commitment to designing and constructing all new ground up commercial developments in accordance with sustainability standards and practices recommended by LEED and the USGBC in 2007. ■



Exterior Facing I-95, 1000 Floral Vale Boulevard, Yardley, PA

97,000 SF LEASED AT 7000 CENTRAL PARK IN ATLANTA, GA

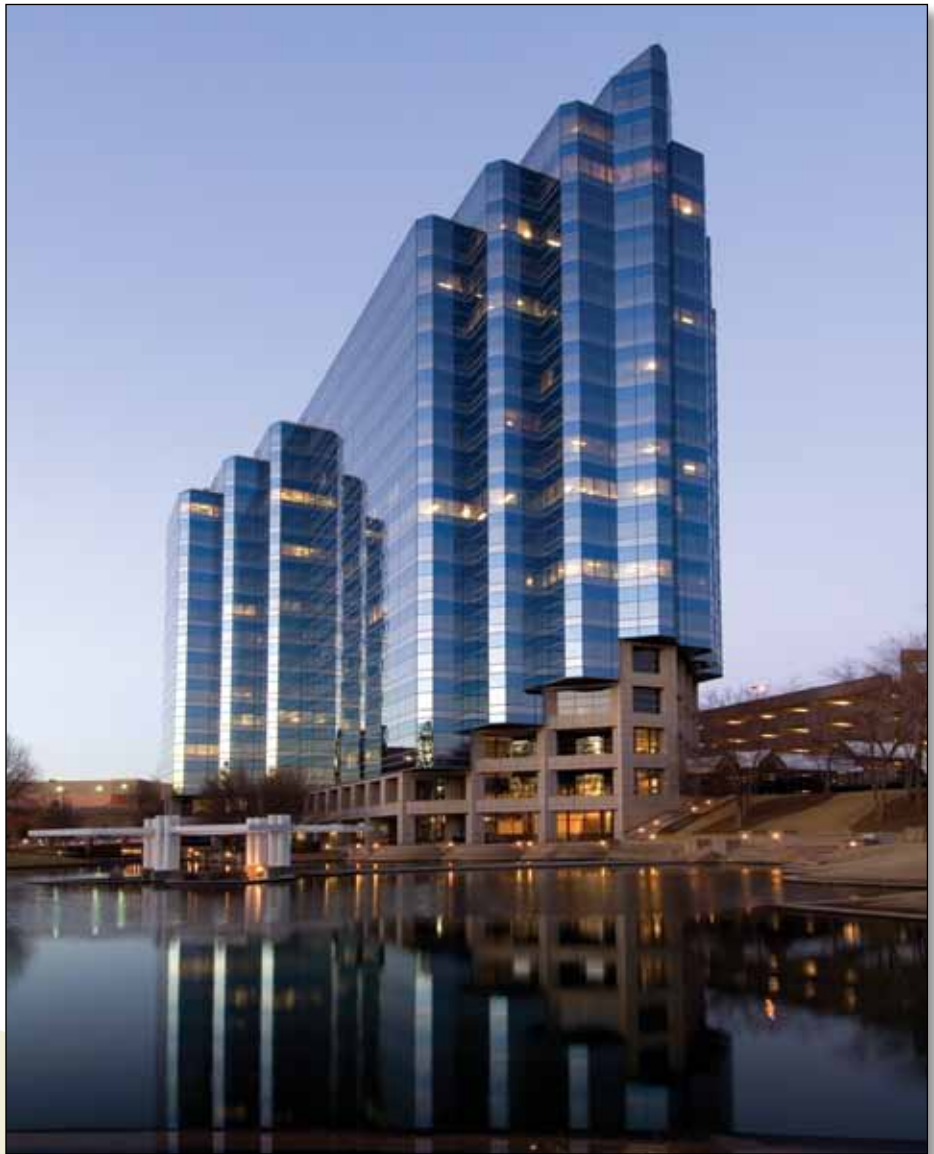
In the past six months, more than 97,000 square feet have been leased at 7000 Central Park, a 415,324 square foot Class A office building in Atlanta, Georgia. A total of nine transactions were completed since the beginning of the fourth quarter 2009 with five of the transactions, representing more than 76,000 square feet, being signed in 2010. Occupancy at the building is now 80%.

“We are pleased with the increasing velocity at 7000 Central Park,” commented Peter Shatz, asset manager of BPG who is responsible for overseeing the asset management of the property. “We believe that the completion of these new and renewal lease transactions are a direct result of our on-going commitment in providing the highest quality office space with exceptional services and value to our tenants.”

Lease renewals totaled 66,800 square feet and included 18,000 square feet with Knowledge Development Centers, 12,700 square feet with Hartrampf and 33,000 square feet with Wells Fargo.

New lease transactions ranged in size from 1,900 square feet to close to 10,000 square feet and were completed with such tenants including Oppenheimer, Merritt Hawkins, Sandy Springs Chamber of Commerce, Obenschain & Chandler and Live Person.

The landlord was represented in lease negotiations by Tom Miller and Justin Cimino of Grubb & Ellis.



7000 Central Park, Atlanta, GA

7000 Central is an 18-story office building located at the interchange of GA 400 and Interstate 285 in the heart of the Central Perimeter submarket. The property is two blocks from public transportation and is in close proximity to Perimeter Mall, Atlanta's largest and most upscale retail complex. The building's on-site amenities include a café, sundries shop, fitness center, a car service and abundant structured parking

with covered walkways. The site features a private lake with fountains, a seating plaza and gazebo.

Since acquiring the property in 2007 on behalf of BPG Investment Partnership VII, L.P., BPG has completed more than \$1.7 million in improvements including the renovation of the main entrance lobby and upgrades to common corridors and the on-site conference center and café services. ■

of the real estate sales activity for BPG. Prior to joining BPG in 1999, Mr. Nahas was the Chief Operating Officer for Atlantic American Properties Inc., a private REIT formed from the acquisition of the majority of Bell Atlantic Properties Inc.'s investment holdings, where for seven years he was responsible for acquisitions, dispositions and day to day operations of those firms.

Prior to that Mr. Nahas held various positions at Radnor Corporation, Sun Company's real estate subsidiary, including acquisition, development and sales roles. He began his career at Helmsley Greenfield Inc. and also worked at Strouse, Greenberg Financial Corporation and Provident Mutual Life Insurance Company.

Mr. Nahas is a licensed real estate broker in Pennsylvania and New Jersey. He holds an M.B.A. in Real Estate Finance and a B.B.A. in Economics from Temple University.

Currently, he is a member of the Counselors of Real Estate (CRE) serving as the 2010 Chair of the Education Committee and a member of its Executive Committee.

Mr. Nahas actively participates in numerous civic and charitable organizations. Presently, he serves on the Board of Trustees for Gwynedd Mercy High School and the Board of Directors for Blessed Sarnelli House.

BPG WOULD LIKE TO THANK THE FOLLOWING BROKERS AND THEIR FIRMS FOR HELPING US LEASE 856,565 SQUARE FEET IN 1ST QUARTER 2010:

Addison Commercial (FL)	Duke Addison
Aegis Property Group (PA)	Kim Harris and Jim Kinzig
Beacon Commercial (PA)	Taylor Young
Binswanger (PA)	Paul French
Byrnam Wood, LLC (NY)	Gordon Ogden
Cassidy Turley (CA)	Paul Melnyk
Cassidy Turley (VA)	Todd Brinkman and Spencer Stouffer
CB Richard Ellis (AZ)	Kevin Callahan, Pat Devine, Nate Goldfarb, Greg Mayer and Jerry Noble
CB Richard Ellis (FL)	Joe Ayers, Steve O'Hara and Peter Ramsey
CB Richard Ellis (MA)	Andy Majewski, Matt Siciliano and Rob Walles
CB Richard Ellis (MN)	Traci Buckingham and Grant Glattly
CB Richard Ellis (TX)	Blake Purnell
CB Richard Ellis (VA)	John DiCamillo, Dan Falls, Jeff Roman and Meghan Walters
Colliers International (CA)	Jim Beeger, Dion Campisi, David Gray, Susan Gregory, Paul McManus, Kevin Moul and Katherine Rendler
Commercial Property Professionals (GA)	William Wood
Cushman & Wakefield (CA)	Teresa Wolfe
Cushman & Wakefield (IL)	Jason West
Cushman & Wakefield (MA)	Matt Adams, Kevin Hanna, Rich Ruggiero, Torin Taylor and Rory Walsh
Cushman & Wakefield (MN)	Jason Butterfield, Gordon Hampshire and Kevin Krupierz
Drucker and Falk (NC)	Branham Stovall
Equitable Real Estate Solutions (MA)	Mark Carangelo
Grubb & Ellis (VA)	Warren Mayberry
GVA Thompson, Hennesey & Partners (MA)	Connor Barnes
Insight Property Group (NC)	Daniel Allen and Jason Fink

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Jones Lang LaSalle (CA)	Wade Clark
Jones Lang LaSalle (GA)	Rob Metcalf
Jones Lang LaSalle (MA)	Matt Giffune, Ben Heller and Patrick Nugent
Jones Lang LaSalle (NJ)	Todd Elfand and Blanch Horst
Jones Lang LaSalle (VA)	Joe Judge and Brian McMullen
Kiley and Associates (NC)	Laura Kiley
NAI Brannen Goddard (GA)	David Beak and Stephen Pond
NAI Carolantic Realty (NC)	Jake Plotkin and Bryant Stoneham
NAI Keystone Commercial and Industrial, LLC (PA)	John Buccino and Bryan Cole
NAI Merin Hunter Codman (FL)	Lesley Sheinberg and Jason Sundook
Richards, Barry, Joyce & Partners (MA)	Thomas Ashe and John Lashar
R.W. Holmes Realty & Company, Inc. (MA)	Craig Johnston
SSH Real Estate (PA)	Doug Newbert
ST French, Inc. (GA)	Scott French
Taylor & Mathis (FL)	Emily Ingerick and Angela Odell
Transwestern (GA)	Ann Cameron
TriPrisma Real Estate Services (GA)	Victor Woosung Choi
UGL Equis (PA)	Peter Strickler
The Worth Company (NC)	Bruce B. Worth



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BPG PROPERTIES, LTD. is one of the nation's leading private equity real estate fund managers. BPG's portfolio consists of over 25 million square feet of office, retail, student housing, and industrial properties and more than 24,000 apartment units in more than 100 communities located throughout the United States.

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RALEIGH | ATLANTA | BOSTON

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