

for immediate release

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Trillium Investment Fund V targets Retail Centers

Hopewell, New Jersey.... Trillium Realty Advisors LLC of Hopewell, New Jersey has announced the formation of Trillium Investment Fund V. The fund is targeting the acquisition of existing retail strip centers in central New Jersey and eastern Pennsylvania.

"There has been tremendous enthusiasm from our investor clients," said Paul McArthur, President of Trillium. "They see the opportunity for creating value, and are eager for us to execute this strategic plan."

From the Buyer's perspective, the plan is to acquire ten properties in the target market over the next eighteen months and then increase value by renovating and re-positioning the properties, aggressively managing the properties and ultimately refinancing the portfolio.

From the Seller's perspective, the fund will pay top prices, all cash, no real estate commissions and will move quickly to closing. This will result in the lowest possible transaction costs for the Seller and the highest possible proceeds of sale to the Seller.

"We like the low risk profile of these retail strip centers," said McArthur. They are generally multi-tenanted by sole proprietor businesses. Business owners work very hard to be successful and that lowers the risk of tenants moving out.

Small retail strip centers usually have eight to twelve small services businesses such as deli, beauty salon, pizza, bagel, restaurants, banks, bakeries etc. They provide a convenient and well located service to local residents and passersby.

"We have sent out our first purchase agreement and hope to close in 30 days," said Mark Bennison, EVP of Trillium. "We have an aggressive schedule and are actively seeking additional opportunities to acquire retail strip centers. We deal principal to principal. Sellers like that."



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