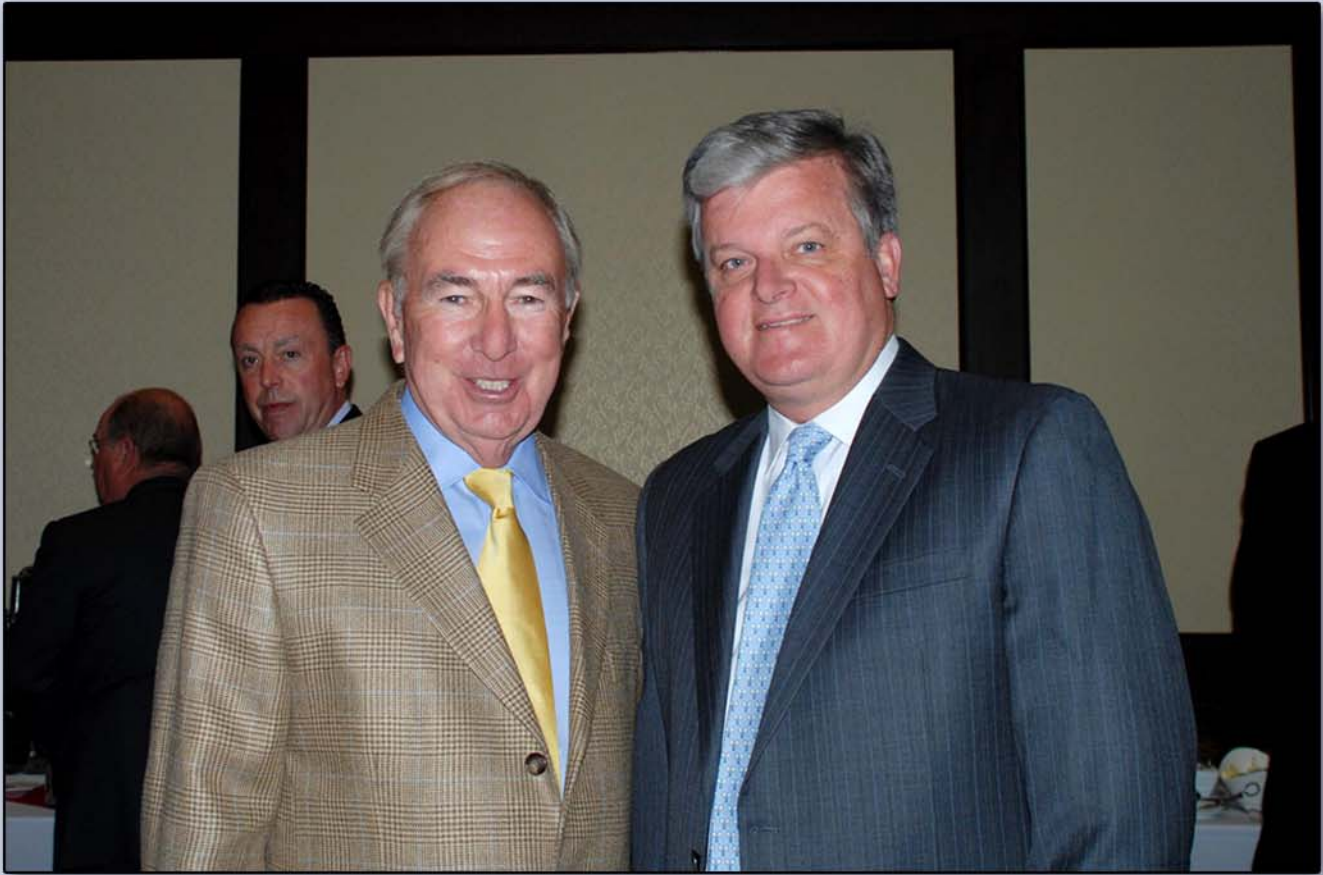


HOULIHAN-PARNES BUSINESS BREAKFAST



May 11, 2010- Houlihan-Parnes Realtors, together with its affiliates Q10|New York Realty Advisors, GHP Office Realty and Metro Property Group, held a business breakfast on Wednesday, April 21st at the Renaissance Westchester Hotel in White Plains. The roster of invited guests included many valued clients, owners and investors, attorneys, title company representatives, and other professionals involved in the commercial real estate business.

James J. Houlihan, principal of Houlihan-Parnes, spoke about the challenges faced by all real estate professionals during the past 2 years and how he and his colleagues have been encouraged by the recent positive news they are hearing from many sectors of the business. Many lenders that have been virtually inactive since mid-2008 have re-entered the market and are financing stabilized properties, including apartment buildings, shopping centers, office buildings, etc.

Jeanne Cronin, Michael O'Neill, Steve McCulloch, Ed Graf and Jerry Houlihan, all experienced mortgage brokers at Houlihan-Parnes Realtors and Q10|NY Realty Advisors, discussed deals they have recently closed and deals that are currently under commitment. They pointed out they have been successful in securing non-recourse loans at attractive fixed rates in amounts, up to 75% of the appraised value. A lively discussion with the attendees followed the presentations.

Houlihan-Parnes Realtors, LLC is a multi-faceted real estate investment company headquartered in White Plains, N.Y. Its companies and affiliates are engaged in the acquisition and ownership of all types of commercial real estate investment property in the continental United States. Its various companies and affiliates specialize in commercial mortgage finance, investment sales, property management, leasing, mortgage servicing and consulting. For more information, please contact James J. Houlihan at (914) 694-6070, ext. 324 or by e-mail at: jjh@houlihanparnes.com.