

**CORPORATE PARTNERS CAPITAL GROUP
INVESTMENT TEAM PERFORMANCE**

	Location	Property Type	# Properties	Purchase Price	Purchase Date
CBRE Corporate Partners, LLC (a)					
<u>Limited Brands Portfolio:</u>					
Galyan's National Distribution Center	Plainfield, IN	Industrial	1	\$6,839,623	08/31/99
Galyan's Stores	GA, KS, IL, MN, VA	Retail	5	52,222,137	08/31/99
			<u>6</u>	<u>\$59,061,760</u>	
<u>Sierra Health Services Portfolio:</u>					
Sierra Corporate HQ	Las Vegas, NV	Office	1	\$9,217,190	08/31/99
Sierra Administrative Tower	Las Vegas, NV	Office	1	41,500,363	08/31/99
Sierra Medical Office Buildings	Las Vegas, NV	Medical Office	9	64,282,447	08/31/99
			<u>11</u>	<u>\$115,000,000</u>	
Summary - CBRE Corporate Partners, LLC			<u>17</u>	<u>\$174,061,760</u>	
CPCG Fund I, LLC (b)					
<u>Factory 2-U Stores, Inc.:</u>					
National Distribution Center	San Diego, CA	Industrial	1	\$26,675,000	07/01/03
<u>CSK Auto/O'Reilly's Automotive Portfolio:</u>					
Checker Auto Parts Stores	AZ, CO, NM, TX, UT, WY	Retail	22	\$22,490,510	09/26/03
Kragen Auto Parts Stores	CA	Retail	2	2,065,058	09/26/03
Schuck's Auto Supply Stores	ID	Retail	2	1,495,247	09/26/03
O'Reilly's Automotive Stores	TX	Retail	4	3,825,200	09/26/03
			<u>30</u>	<u>\$29,876,015</u>	
<u>Rite Aid Corporation Portfolio:</u>					
Rite Aid Corporation Drug Stores	9 States	Retail	21	\$55,000,000	10/01/04
<u>PF Chang's China Bistro, Inc. Portfolio:</u>					
PF Chang's China Bistro Restaurants	AL, NV, TX	Retail	3	\$12,500,000	03/15/05
<u>K-MAC Enterprises, Inc. Portfolio:</u>					
Taco Bell/KFC/ and Dual Format Restaurants	AK, MO, OK, TX	Retail	87	\$97,772,789	12/22/05
<u>Goldco Inc. Portfolio:</u>					
Burger King Restaurants	AL, FL	Retail	20	\$24,859,498	08/18/06
<u>The Pep Boys - Manny, Moe & Jack Portfolio:</u>					
Pep Boys Retail/Service Stores	11 States	Retail	23	\$74,338,107	04/10/08
<u>Rite Aid Corporation Portfolio:</u>					
Rite Aid Corporation Drug Stores	9 States	Retail	36	\$102,290,000	05/13/08
Summary - CPCG Fund I, LLC			<u>221</u>	<u>\$423,311,409</u>	
Investors 1031, LLC (c):					
EDS/Franklin Covey Warehouse Buildings	Salt Lake City, UT	Industrial	2	\$15,246,649	08/17/01
Circuit City Regional Distribution Center	Groveland, FL	Industrial	1	19,500,000	08/22/01
Walgreen's Drug Store	Ft. Worth, TX	Retail	1	3,387,113	10/12/01
Kohl's Department Store	Lake Zurich, IL	Retail	1	9,258,983	11/30/01
Lowe's Home Improvement Store	Cincinnati, OH	Retail	1	14,272,073	12/18/01
Summary - Investors 1031, LLC			<u>6</u>	<u>\$61,664,818</u>	
Other					
Safeco Insurance Regional HQ (Duluth, GA)	Atlanta, GA	Office	1	\$22,200,000	12/15/99
Dell Corporate Offices (Las Cimas II & III)	Austin, TX	Office	2	63,900,000	07/19/02
Brown Bros. Harriman Admin. HQ (50 Milk Street)	Boston, MA	Office	1	109,500,000	12/15/02
Schuck's Auto Supply Store	Camas, WA	Retail	1	1,272,470	03/25/04
Summary - Other			<u>5</u>	<u>\$196,872,470</u>	
TOTALS			<u>249</u>	<u>\$855,910,457</u>	

(a) The investment team of the Managing Member of CBRE Corporate Partners, LLC consisted exclusively of the CPCG Principals.

(b) CPCG is the Managing Member of CPCG Fund I, LLC.

(c) The investment team, as Managing Member of CBRE Corporate Partners, LLC, acquired, financed and warehoused the Investors 1031, LLC "seeded" portfolio that was later structured as a tenant-in-common fund and sold mostly to 1031 investors.