

P R E S S R E L E A S E

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CBRE/New England Multi-Housing Group Sells Shawsheen Place at Tewksbury

245-unit apartment community sold for \$46,750,000

BOSTON (Aug. 8, 2013) — CBRE/New England's Capital Markets team today announced the sale of Shawsheen Place at Tewksbury, a 245-unit apartment community located in Tewksbury, Massachusetts. GRE Tewksbury Property LLC, a joint venture between Guggenheim Real Estate and The Dolben Company, sold the asset to DSF IV Tewksbury Owner LLC, an affiliate of The DSF Group, for \$46,750,000.

CBRE/New England's multi-housing experts Simon Butler, Executive Vice President/Partner, and Biria St. John, Executive Vice President/Partner, exclusively represented the seller and procured the buyer.

"We are pleased to have facilitated this transaction on behalf of the seller. Shawsheen Place at Tewksbury represents an outstanding opportunity for The DSF Group to execute their value-add strategy and marked a successful investment for our client," noted CBRE/NE's Butler.

Shawsheen Place at Tewksbury consists of one five-story elevatored apartment building built in 1990, six three-story elevatored apartment buildings built in 2000, as well as one clubhouse, 10 stand-alone carports, and a maintenance building. The unit mix is

comprised of 36 one-bedroom apartments (15%), 203 two-bedroom apartments (83%) and six three-bedroom apartments (2%) with an average unit size of 1,020 SF.

Community amenities include a clubhouse featuring a great room with fireplace, kitchen, TV, billiards room, business center with computers and printers, fitness center with cardio and nautilus equipment, indoor heated pool with hot tub and stadium seating movie theater as well as a children's playground, tennis court, and common laundry rooms on each floor of the Tower Building.

About Guggenheim Real Estate

Guggenheim Real Estate is an SEC-registered advisor that enables institutional and high net worth clients to pursue an actively managed commercial real estate investment strategy. Founded in 2001, Guggenheim Real Estate was inspired by a common vision to bring real estate investment to the same level of sophistication enjoyed by other asset classes. Guggenheim Real Estate invests across a wide spectrum of the real estate market, including: Direct Real Estate Investments, REIT Securities, Private Funds, Secondary Market Fund and Partnership Units, Preferred Equity and Mezzanine Debt Financing and Commercial Mortgage-Backed Securities (CMBS). For more information visit: <http://guggenheimpartners.com/realestate>

About The Dolben Company

With offices in Massachusetts and Maryland and more than 12,000 residential units throughout the New England and Mid-Atlantic regions, The Dolben Company, Inc. is built on a deep heritage of performance and stewardship. Since 1929, four generations of the Dolben family have upheld a proud tradition of unparalleled success and profitability, fulfilling the property and investment needs for a wide array of businesses, financial institutions, organizations and private investors. For more information on The Dolben Company, visit www.dolben.com.

About DSF

Since 2000, the DSF Group has invested more than \$2.0 billion in 5 million square feet and has quietly become one of the most successful private real estate investment firms in the country. With offices in Boston and Washington DC, three decades of experience and a track record unrivalled in the industry, the DSF Group offers investors and communities the unique combination of expertise, vision and hands-on involvement, in both converting and redeveloping existing properties and in developing new properties from the ground up. Among numerous other industry recognitions, DSF Group was selected by the National Association of Home Builders (NAHB) as the 2011 Multifamily Development Firm of the Year. For more information, visit www.thedsfgroup.com.

About CBRE/New England

CB Richard Ellis – N.E. Partners, LP, a joint venture with CBRE Group, Inc. has offices in Massachusetts, Connecticut, Rhode Island, Maine and New Hampshire. Please visit our website at www.cbre-ne.com. CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms

of 2012 revenue). The company has approximately 37,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CBRE offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting.

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