

## FORT XIV

**Chase Operations Center**  
Springfield, MO  
268,413 Total SF  
Single-Tenant  
3-Story Office Bldg.



## FOR IMMEDIATE RELEASE

### **FORT PROPERTIES, INC. ACQUIRES LARGEST CALL CENTER BUILDING IN SPRINGFIELD, MISSOURI; FORT PROPERTIES PURCHASES MORE THAN \$150 MILLION IN COMMERCIAL REAL ESTATE IN 12 MONTHS**

LOS ANGELES, [July 16, 2008] — Los Angeles-based **FORT Properties, Inc.** has acquired the Chase Operations Center, the largest call center in Springfield, Missouri. With the close of this acquisition, FORT Properties has purchased more than \$150 million worth of commercial real estate in the last 12 months — one of the most challenging times for financing and acquiring commercial real estate in recent memory.

“While much of the commercial real estate industry has been reeling from the credit crisis and current economic environment, FORT Properties has been aggressively pursuing those opportunities that complement our model and offer superior performance for our investors,” says FORT Properties President and CEO **Duke Runnels**.

The Chase Operations Center is a 268,413-square-foot, three-story Class A building. JPMorgan Chase Bank N.A. is the sole tenant in the building with a lease expiring in August 2027. The building serves as JPMorgan Chase Bank’s largest US customer service call center and is configured to allow an additional 35,500 square feet of on-site future development to expand the facility.

“The Chase Operations Center is an outstanding acquisition for FORT Properties,” explains FORT Properties Vice President of Real Estate [Robert Alter](#). “This building is highly recognized in the region and houses a ‘AA’ investment-rated tenant who has committed to a long-term lease. Equally important, the building was acquired at a fraction of its replacement cost, which can be attributed to current conditions in the marketplace.”

**FORT Properties, Inc.** is one of the nation’s leading sponsors of tenant-in-common investments and 1031 exchanges. Founded in 2004, FORT Properties targets Class “A” properties that offer reliable and consistent returns. The company purchases office and industrial properties in high growth and emerging areas that are generally in the \$10 million to \$75 million range. For more information on FORT Properties, visit [www.fortproperties.com/acquis\\_criteria.cfm](http://www.fortproperties.com/acquis_criteria.cfm).

## THE DEAL

### Chase Operations Center

Address:	303 East Republic Road Springfield, Missouri
Buyer:	FORT Properties, Inc. Robert Alter, FORT Properties
Properties Representative:	Vice President of Real Estate
Seller:	Brookfield Real Estate Opportunity Group
Seller Representative:	Jones Lang LaSalle Americas
Managing Director:	John Alvarado, Jack Crews, & Evan Stone
Vice President:	Seth Barne
Financing:	First National Bank of St. Louis, represented by Senior Vice President Gene Calcaterra