

For Immediate Release

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Baceline Investments Acquires University Commons for Company's Distressed Property Initiative

Retail center is second South Bend, Ind. acquisition for Denver-based company in a month

DENVER (Jan. 21, 2010) – Baceline Investments, LLC, a Denver-based real estate investment company with holdings in the Midwest, Rocky Mountain and Southwestern regions of the U.S., announced it has purchased University Commons, a 99,980-square-foot, multi-tenant retail center in South Bend, Ind. Per the seller's request, terms of the agreement are confidential.

University Commons becomes the second South Bend acquisition for Baceline in the past month. Two weeks ago, the company purchased Western Avenue Plaza, an 88,018-square-foot, grocery-anchored property. Both properties were in foreclosure and purchased from the same lender.

"University Commons is another well-located, opportunistic property that has suffering from neglected ownership," said David Puchi, principal of Baceline Investments. "The ability to secure the property with an all-cash strategy at a low price is very compelling for us. We've used this model very successfully in the past and will now employ an aggressive renovation and revitalization of the retail center as the economy rebuilds."

Baceline's Distressed Property Initiative, launched last year, is designed to acquire valuable commercial properties or loans that are suffering from the credit crunch and financial market instability. Coupled with the traditional approach of buying income real estate without debt, the unleveraged purchase strategy allows the company to acquire properties at low prices, and then invest significantly into redevelopment.

Focusing on secondary markets in the country's mid section, Baceline then executes a repositioning program designed to maximize investor value upon the sale of the property. This approach builds off the company's track record and gives the company a unique competitive niche in the marketplace.

"South Bend is a vibrant area anchored by Notre Dame and two regional health care centers," Puchi said following the Western Avenue Plaza acquisition. "The local economy is driven by education and healthcare, making it a solid business community that can withstand general economic adversity."

Baceline Investments, LLC is a Denver-based private real estate investment management company that purchases properties in the heart of America. The company's successful commercial real estate investment model focuses on financial alignment through its income and distressed investment

opportunities. Baceline Investments specializes in investing in neighborhood retail and industrial properties across the Rocky Mountain, Southwestern and Midwestern regions of the United States. The company's Sustainable Initiatives Program promotes sustainability and profitability in real estate investment through the development of "green standards" for the acquisition, operation and improvement of its real estate assets. For more information, visit www.bacelineinvestments.com to learn more about its "conservative roots and competitive market results" approach.

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