

PRESS RELEASE

Contact:

Courtney Clark
203-352-8905
courtney.clark@cbre.com

Carolyn Philipps
212-741-2977
carolyn.philipps@greatink.com

CBRE ARRANGES SALE OF HAMPSHIRE COUNTRY CLUB IN MAMARONECK, NY

Westport Capital Partners and New World Realty Advisors Team Up to Acquire a First-Class Country Club

Mamaroneck, NY – June 15, 2010 – CB Richard Ellis, Inc. has announced that a joint venture formed by affiliates of Westport Capital Partners LLC and New World Realty Advisors, LLC has closed on the purchase of the Hampshire Country Club, located at 1107 Cove Road in Mamaroneck, NY. The buyers are planning to reopen the facility. Situated on approximately 116 acres, the country club was fully redesigned and renovated in 2006 to include a beautifully appointed clubhouse, new golf and tennis pavilions, as well as upgraded dining and entertaining facilities. CB Richard Ellis was engaged by the Board of Directors of the Hampshire Country Club in January to conduct the sales process. A conditional contract between the parties was signed in April and approved by membership on May 11, 2010. The transaction closed June 7, 2010 with a final sale price of \$12.1 Million.

William V. Cuddy, Jr., executive vice president, and Budd Wiesenberg, vice president, of CBRE's Westchester office, handled negotiations on behalf of the ownership. "We worked diligently with the Board of Directors of Hampshire Country Club to secure the right buyer," said Mr. Wiesenberg. "We are pleased with the end product – a quality buyer with a clear vision."

Westport Capital Partners LLC and New World Realty Advisors, LLC are pleased to have acquired the Hampshire Country Club, an irreplaceable asset in a special location. "We are excited by the beauty and potential of this unique property and look forward to creating an enduring asset that will serve and strengthen the community for many years to come," commented Daniel Pfeffer, executive managing director, of New World Realty Advisors.

Organized in 1944, Hampshire Country Club operated as a private, member-owned country club in Westchester County. The property's 18-hole golf course was designed by Devereaux Emmet, and built in 1927. It was recently renovated extensively under the guidance of Stephen Kay. The property offers a driving range, chipping and putting greens, seven tennis courts, heated pool, children's playground, fitness facility and dining rooms. The site is conveniently accessible by I-95 and Metro-North's Larchmont and Mamaroneck train stations.

Westport Capital Partners LLC is a real estate-focused institutional investment management firm headquartered in Westport, CT with an office in El Segundo, California. The firm's global focus is on opportunistic and distressed investments. Westport's investors primarily consist of pension funds, endowments, charitable institutions and family offices.

New World Realty Advisors, LLC is a premier real estate advisory and investment firm with demonstrated expertise in real estate restructuring, development and finance, across all property types. Our team is comprised of highly accomplished professionals in the real estate, mortgage and CMBS markets, who have served and partnered with many of the largest institutional lenders, developers, owners and investors for more than twenty-five years through several economic cycles.

You can find this and other CBRE New York Tri-State Region Communications and Research information at www.cbre.com/nytristatemediamagnet

About CB Richard Ellis

CB Richard Ellis 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 2009 revenue). The Company has approximately 29,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CB Richard Ellis 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. CB Richard Ellis has been named a *BusinessWeek* 50 "best in class" company for three years in a row. Please visit our Web site at www.cbre.com.