



NEWS RELEASE

FOR IMMEDIATE RELEASE

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V3 Realty Engaged by Student Insurance to Manage Relocation from Dallas to Plano, Texas



WOODRIDGE, Ill --- August 5, 2003 --- V3 Realty Company is pleased to announce the successful relocation of Student Insurance's headquarters and administration offices from Dallas to Plano, Texas.

V3 Realty teamed with a local brokerage company to develop a comprehensive market analysis and select viable alternatives for consideration. V3 then initiated a competitive bid process with selected property owners utilizing the creditworthiness, leverage and size of the client. After considerable negotiation conducted under the direction of V3, the most desirable building was selected offering the most aggressive terms and conditions. A long-term 63,300 square foot lease was consummated in less than three weeks. In addition to flexible expansion and renewal options, an aggressive schedule was agreed upon in order to meet Student Insurance's critical move-in date, along with a significant over-standard tenant improvement allowance provided by the landlord. V3 Realty also negotiated an existing lease buy-out of over \$1,300,000 and conditions for governmental incentives from Plano.

To obtain more information on V3 Realty Company, LLC or this property, please contact John Moysey at 630.729.6194, or visit the company website at www.v3realty.com.

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