



FOR IMMEDIATE RELEASE

ElmTree Net Lease Fund II Closes on acquisition of two South Carolina Properties totaling \$6.9 Million

ST. LOUIS, Mo., (Dec. 9, 2013)- ElmTree Net Lease Fund II is pleased to announce the acquisition of a 16,000- square-foot office building in North Charleston, S.C., and a 42,000-square-foot office building in Columbia, S.C. ElmTree acquired the properties for \$6,926,000, and URS Corporation will occupy both buildings under a 10-year lease.

The North Charleston office building is a Class A structure, offering quality finishes and exceptional market presence. The one-acre property is located in the heart of Riverview Corporate Park, a 6.5-acre master planned development in Charleston County, just miles away from the Ashley River. The property offers easy access to I-526 and I-26 and is conveniently located near the Charleston International Airport.

The two-story Columbia property features steel frame construction, masonry veneer, an exquisite atrium lobby, meticulously maintained landscaping, and 160 surface parking spaces. The building is located on a 4.5-acre site in the SCRA Carolina Research Park in northeast Columbia, adjacent to Northwoods Golf Club. The property is conveniently located near Columbia's Central Business District, the State Capital, University of South Carolina and the Columbia Metropolitan airport and offers quick access to I-77, I-20, and I-26. Previously, the facility served as headquarters for B.P. Barber & Associates, Inc.

About URS Corporation

URS Corporation is a leading provider of engineering, construction and technical services for public agencies and private sector companies around the world. The company offers a full range of program management; planning, design and engineering; systems engineering and technical assistance; construction and construction management; operations and maintenance; information technology; and decommissioning and closure services. URS provides services for federal, oil and gas, infrastructure, power, and industrial projects and programs. For more information, visit www.urscorp.com.

About ElmTree Funds, LLC

ElmTree Net Lease Fund II, LLC is a real estate private equity fund sponsored by ElmTree Funds, LLC. ElmTree Funds, LLC is a private equity investment firm based in St. Louis, with offices and affiliates in Charlotte, Boston, and New York, that seeks opportunities in the commercial sale leaseback and net lease real estate markets. www.elmtreefunds.com.

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