

FOR IMMEDIATE RELEASE

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Real Estate Strategies Corporation Sells Former HQ for Dutch Pharma Company

WEST ORANGE, N.J. (September 21, 2005): Andrew B. Zezas, SIOR, President of Real Estate Strategies Corporation announced today that Organon USA, Inc., a long time client of Real Estate Strategies Corporation and a business unit of the Pharma division of Akzo Nobel, NV based in The Netherlands, sold a portion of the Company's former headquarters and pharmaceutical manufacturing facility in West Orange, New Jersey to a private investor group lead by Prism Capital Partners. The portion of the property that Organon sold included three of its former headquarters buildings totaling approximately 60,000 square feet on 5 acres. 14.5 acres, including a 50,000 square foot office building and a 175,000 square foot former manufacturing building remain available for sale.

"Organon's West Orange facility operated as the company's US headquarters since coming to West Orange in 1960," said Andrew B. Zezas, SIOR. Mr. Zezas continued: "As Organon's US business grew, the company expanded and purchased more property in West Orange, including the three building parcel that was recently sold. As a result of the West Orange manufacturing facility closure, Organon relocated certain positions to its Roseland, NJ campus and deemed the property surplus."

Matthew D. Kirby, Strategic Planning and Profitability Advisor and Vice President at Real Estate Strategies Corporation stated: "In light of the Company's history and relationship with West Orange, Organon sought a quality buyer for its properties. Real Estate Strategies Corporation conducted an extensive campaign to select a buyer for the headquarters portion of the property, one who would understand its value, both to Organon and to the community, and whose objectives were in line with both. We were very pleased when Organon selected Prism Capital Partners to purchase that portion of the property."

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Michael T. Kahrer, Vice President, Human Resources & Business Services at Organon said: “Our long standing relationship with Real Estate Strategies Corporation has proven to be a very positive experience for Organon, and we look forward to future successes they will create for us in the sale of our remaining 14.5 acres in West Orange.”

Additional information about the remaining 14 acres for sale at Organon’s West Orange facility can be obtained at: www.realstratproperties.com.

Real Estate Strategies Corporation is a New Jersey based advisory firm that helps companies create and execute business driven real estate solutions. RealStrat’s advisory, acquisition, and disposition services promote intelligent business decision making, while achieving the operational and financial objectives of public, private, and foreign companies, not-for-profit organizations, and the executives who lead them. Real Estate Strategies Corporation can be reached at 908-245-5999, or online at: www.realstrat.com.

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