

**2001 Pennsylvania Avenue
Press Release**

Media Contact

Louis Dreyfus Property Group
One Bryant Park
Floor 44
New York, New York
10036-6715

Telephone 212 490-2626
Fax 212 490-1060

Mary Anne Costello
MaryAnne.Costello@ldhc.us.com

Benenson Capital Partners And Louis Dreyfus Property Group Receive \$78.8 Million In Financing From ING For Prominent Washington, DC, Office Property

Benenson Capital Partners and Louis Dreyfus Property Group Use Permanent Financing for All-Cash Acquisition of 2001 Pennsylvania Avenue

Benenson Capital Partners, LLC, and Louis Dreyfus Property Group announce they have received \$78.8 million in permanent financing from ING Real Estate Finance for the acquisition of 2001 Pennsylvania Avenue, a Washington, DC, office tower. The Class-A building was acquired in an all-cash transaction from Prudential in July. The announcement was made by Richard Kessler, chief operating officer of Benenson Capital Partners.

"2001 Pennsylvania Avenue is a terrific property situated in one of the top sub-markets of Washington," said Mr. Kessler. "We are delighted to have acquired this property with our partner, and to now have attracted an excellent financing package from ING Real Estate Finance."

"We believe in the continued strength of the Washington office market, continued Jeffrey Sussman, president of Louis Dreyfus Property Group. "We are confident in the sustained success of this terrific asset."

2001 Pennsylvania Avenue is a fully leased, 11-story, 157,000-sq.ft. office tower in the heart of Washington. Major tenants include Madison Realty Partners, LLC, Morrison & Foerster, LLP, and Cassidy & Pinkard Colliers. The property, designed by architects Skidmore Owings & Merrill, features substantial parking and other tenant amenities.

"Providing permanent financing for such a highly regarded ownership and fundamentally strong property in a robust market was a no-brainer," noted David Mazujian, managing director of ING Real Estate Finance USA LLC.

About Louis Dreyfus Property Group

Louis Dreyfus Property Group has developed, acquired and managed first-class office buildings in North America and Europe for over 35 years. Active in the Washington real estate market since the early 1970's, it has developed and owns Station Place, the 1.6-million-square-foot development connected to Union Station that is the headquarters of the SEC, and 1101 New York Avenue. Louis Dreyfus Property Group also developed and owned the Four Seasons Hotel in Georgetown and 2001 K Street.
www.ldpg.us.com

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Louis Dreyfus Property Group
One Bryant Park Floor 44
New York, New York
10036-6715

T 202 490-2626
F 202 490-1060

Louis Dreyfus Property Group
1101 New York Avenue Floor 9
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889