

FOR INFORMATION CONTACT:

Beth Devine, Marketing Manager, O'Neill Properties Group
610-491-4484

September 4, 2007

**WEALTHY BUYERS BUOY LUXURY MARKET
Carnegie Abbey Club Reports Summer Sales of over \$25,000,000**

NEWPORT County, RI --- The old adage, “If you have to ask how much it costs, you can’t afford it,” has always been true when it comes to country clubs, yachts and mansions; but what would it cost to buy into all three? At *The Carnegie Abbey Club* the answer is likely a few million dollars, but that isn’t stopping buyers who recognize the value of membership in an exclusive club and residential retreat unlike any other in the northeast, and they are buying despite well publicized problems in the housing market nationwide.

The Carnegie Abbey Club this summer celebrated the ‘first pour’ of its dramatic new 220-foot, 21-story residential tower, and during a summer that will be remembered for slumping real estate sales has completed over \$25,000,000 in sales transactions. The sales are a combination of Carnegie Abbey Tower condominiums, single-family homes and residential home sites. In just the past three months, the community has sold home sites ranging from \$1.3 million to \$2.3 million, as well as cottages and single family homes with prices ranging from \$2.2 million to \$5.59 million. Reservations have also boosted The Carnegie Tower to over 50% pre-sold. Construction on the Tower has reached the 10th floor as of this week and will be ready for occupancy in December, 2008.

The Carnegie Abbey Club boasts a Scottish Links style golf course, 21 single-family cottages, 34 large single family homes and home sites, plus 79 tower condominiums overlooking Narragansett Bay, a yacht club with 41 slips for 75+ foot boats, pools, tennis, a spa, and an equestrian center all in the same location, in Newport County – the country’s first and foremost summer playground for the rich. Home prices start at \$850,000 (for some Tower condominiums), but quickly reach into the millions for spacious 6,200 square foot single-family homes. Despite the price tag, buyers have been streaming into the community all summer, and sales have been incredibly strong.

Carnegie Abbey Club Reaches Over \$30,000,000 in Sales
Page 2 of 2

“This market is least affected by soft real estate values, or the tighter lending practices that are resulting from the sub-prime mortgage failures,” said developer J. Brian O’Neill. “Buyers here are purchasing a lifestyle for themselves and their families. The reality is that *The Carnegie Abbey Club* is a fantastic opportunity in this price range.”

For buyers who have the money, *The Carnegie Abbey Club* is a bargain and that is exactly what developer O’Neill Properties Group is banking on, though there is absolutely nothing bargain-basement about this lavish, world-class retreat that has drawn buyers from New York, Boston, Florida, California and Europe.

The success of well-heeled new golf venues in New England like *Black Rock*, in Hingham, and the new TPC course in Norton speak to the demand for more private country club memberships, and to the desire for the lifestyle for which golf is an accoutrement. But at Carnegie Abbey, the golf course (a Donald Steele, Scottish links style course that is attracting PGA Tour members) is just one anchor of a dream community the likes of which haven’t been seen since Andrew Carnegie roamed these shores in the flesh.

“Interest in this community has been very strong,” said O’Neill of the activity this summer. “These buyers are very discretionary. They are looking for a special place to enjoy and socialize and spend time with their families. Carnegie Abbey Club is that very special place, and buyers seem to understand this is a very good value. A good value is a good value in any market.”

- more -

ABOUT O'NEILL PROPERTIES GROUP

O'Neill Properties is a leading national real estate investment and development company headquartered in King of Prussia, Pa which is developing a portfolio which it currently values at over \$2 billion. The company focuses on development of luxury multifamily residences, plus Class 'A' office and retail space in the Northeast through the recycling and renovation of surplus brownfield industrial and military real estate. O'Neill Properties has completed development of over 13 million square feet of office space and 700 apartments. Currently, O' Neill has over 2 million square feet of mixed-use and residential developments under construction and development plans for an additional 4.5 million square feet of office and retail space. Notable projects in the O'Neill portfolio are the The Carnegie Abbey Club and The Carnegie Tower in Newport County, R.I., Uptown Worthington in Chester County, Pa.; the rejuvenation of Conshohocken, Pa., with the creation of the Millennium Class 'A' office buildings and Riverwalk multifamily residential homes; and Corinthian luxury condominiums in Philadelphia, Pa.