

FOR IMMEDIATE RELEASE

Contact:
Jeff Tabor
Titan Real Estate Investment Group, LLC
864 242 0000

**TITAN REAL ESTATE INVESTMENT GROUP AND CYPRESS REAL ESTATE ADVISORS ACQUIRE
180-UNIT MULTI-FAMILY PROPERTY – PLANTATION CROSSING APARTMENTS IN MARIETTA,
GEORGIA**

Repositioning Planned for Property in Growing Atlanta Submarket

Greenville, SC [June 2nd, 2008] – Titan Real Estate Investment Group, LLC, a private real estate investment firm, in partnership with Cypress Real Estate Advisors, has acquired a 180-unit, 263,604-square-foot multi-family property located in Stockbridge, Georgia. The seller was AIMCO out of Denver, Colorado. The apartment community is located at 2703 Delk Road, Marietta, GA . The property is currently 93% occupied.

The Marietta multi-family market has a restricted supply pipeline due to a lack of land available for apartment zoning. The property is well located in relation to the employment centers of the North West corner of I-75/I-285 and is less than a five minute commute to a wealth of employment possibilities.

“Plantation is a property with great potential in an area that is convenient to the Atlanta Metro Area” said David Broderick, Vice President of Asset Management for Titan. “We plan to make significant amenity upgrades, and will also focus on marketing and improving the operations of the property” continued Broderick.

Financing for the property was arranged through Fannie Mae. CBRE - Melody acted as counsel representing the interests of Titan and Cypress Advisors. Fidelity National Title Insurance Company served as the escrow and closing agent for the transaction. Ram Partners from Atlanta, Georgia has been selected to manage the apartment community.

About Titan Real Estate Investment Group

Titan Real Estate Investment Group is a commercial real estate investment firm focused on the acquisition of stable and value-added office, multifamily, retail and industrial properties throughout the United States. Titan's carefully cultivated network of relationships with investors, sellers and brokers has enabled the managing partners to acquire more than 4 million square feet of commercial buildings and 17,000 multifamily units valued at \$1.7 billion. Titan seeks capital appreciation by acquiring, developing, redeveloping and managing diverse assets. The firm is nimble, enabling it to operate in all geographic regions and with any property type. Titan has a consistent track record of producing risk-adjusted returns and efficiently completing large, complex transactions. The firm's multifamily division is based in Greenville,

South Carolina and its commercial division is based in Los Angeles, California. Additional information can be found at www.treig.com.

About Cypress Real Estate Advisors

Cypress has successfully invested and developed across a wide spectrum of real estate product types, including large scale residential communities, high density mixed use developments, multi-family, senior living and hospitality. However, underlying all of its investments, Cypress maintains a conservative and disciplined investment approach based on the following:

- Geographic focus on markets with positive long-term growth dynamics
- Creation of transaction flow or opportunities in non-competitive situations
- Ability to execute strategies through existing Cypress management or strong local relationships
- Use of risk-mitigating capital structures

Cypress continues to provide superior risk-adjusted returns to its investors while maintaining high standards of integrity, service and accountability to its partners, customers, tenants and residents. Additional information can be found at www.cypress-advisors.com.