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**TITAN REAL ESTATE INVESTMENT GROUP RESTRUCTURES  
MULTI-TENANT OFFICE BUILDING IN HAYWARD, CALIFORNIA**

**Los Angeles [June 30, 2006]** – An investment group led by Titan Real Estate Investment Group, a private real estate firm, acquired the controlling interest in Southland Office Center. Titan’s buyout of the original investors secured its 100% interest in the property for \$17 million.

The six-story office building totaling 130,387 rentable square feet is located at 24301 Southland Drive in Hayward, California and is adjacent to the Southland Regional Mall. The nearly full occupancy is due to extensive property upgrades and an abundance of amenities nearby.

The acquisition of this property by Titan makes for another impressive addition to the company’s growing national portfolio. “Having increased the occupancy from 70% to the current 95%, we remain very bullish on the East County leasing prospects”, says Kevin Kaseff, Managing Partner of Titan.

Both Buyer and Seller were represented by Barry Cohn of NAI/BT Commercial.

**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 large and versatile 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 commercial division is based in Los Angeles, California and its multifamily division is based in Greenville, South Carolina. Additional information can be found at [www.treig.com](http://www.treig.com).

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