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**TITAN REAL ESTATE GROUP ADDS NORTH GEORGIA PROPERTY TO ITS
APARTMENT HOLDINGS**

Atlanta – (June 22nd, 2006) – Titan Real Estate Investment Group LLC along with partner Wafra Investment Advisory Group, Inc. has purchased the 268-unit Dawson Forest Apartments from Dawson 400 Associates, L.P. The transaction was marketed by CB Richard Ellis' (CBRE) Atlanta Multi-Housing Group. Dawson Forest Apartment was developed in 1999 and is located in Dawsonville, Georgia. The property includes 23 acres with a pool, exercise room, laundry facility, clubhouse and tennis courts.

"We continue to see the Atlanta market building momentum on its revenue growth due to more jobs and a continuing population increase. We have been very pleased with the performance of our other apartment community in the metro area and anticipate buying more real estate in the near future" stated Jeff Tabor, Partner of Titan Real Estate Group.

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.

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