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TITAN REAL ESTATE INVESTMENT GROUP AND CAPITAL EQUITY GROUP ACQUIRE 172-UNIT MULTI-FAMILY PROPERTY – ORCHARD PARK APARTMENTS IN GREENVILLE, SOUTH CAROLINA

Renovation and Repositioning Planned for Property with Excellent Location

Greenville, SC [September 14, 2006] – Titan Real Estate Investment Group, LLC, a private real estate investment firm, in partnership with Capital Equity Group, Inc. has acquired a 172-unit , 143,708-square-foot multi-family property located in Greenville, South Carolina. The seller was Orchard Park Associates Joint Venture out of Pasadena, California. The apartment complex is located on Orchard Park Drive adjacent to the Patewood Medical Complex and Haywood Mall. The property is currently 98% occupied.

The Greenville multi-family market has rebounded from the lackluster performance associated with the economic downturn that began in 2000. The market's overall occupancy has improved and properties are starting to see an improvement in effective rent growth.

According to the listing broker Jay Sumner, First Vice President of CB Richard Ellis , "Replacement costs for multi-family properties have escalated to the point where older, well-located assets such as Orchard Park have intrinsic value when properly renovated. With construction costs at an all time high and the improved

economics of the Greenville apartment market, Titan is well situated to take advantage of the employment growth in this sub-market.”

“Our renovation plans for Orchard Park includes adding an amenity package that we feel will be unique for an asset of this size in Greenville”, said David Broderick, Director of Asset Management of Titan. ”

Financing for the property was arranged through Nomura Credit & Capital, Inc by Greg Pappas and Matt Kafka, of (HFF) Holliday Fenoglio Fowler, L.P. Greg Arrell of Hughes & Arrell, LLP of Houston, Texas acted as counsel representing the interests of Titan and Capital Equity Group. Jim Lomenick of First American Title Insurance Company in Atlanta served as escrow and closing agent for the transaction. RAM Partners, LLC from Columbia, South Carolina 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 it's commercial division is based in Los Angeles, California. Additional information can be found at www.treig.com.

About Capital Equity Group, Inc.

Capital Equity Group, Inc..(CEG) is a private real estate investment firm headquartered in Cleveland, Ohio. The firm is involved in all aspects of real estate ownership including acquisition analysis, capital formation, property management, and disposition. The company's philosophy is that careful acquisition underwriting combined with focused property management offers the best opportunity for superior investment returns.

CEG typically provides opportunities for ownership in the same institutional quality real estate as owned by pension funds and insurance companies. The company offers ownership in these properties through a variety of investment vehicles. Some of those investment types include: Tenant in Common Ownership, Delaware Statutory Trusts, Real Estate Investment Trusts, and Limited Liability Companies. The company and its principals have been involved in the ownership of multi-family properties in markets throughout the United States, commercial office buildings in the western United States, grocery/drug-anchored shopping centers in the western United States, self-storage facilities in the northeast, assisted living facilities in the western United States, and low-income housing properties in the Midwest. Additional information about the company can be found at www.capitalequitygroup.com.