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**TITAN REAL ESTATE INVESTMENT GROUP AND CAPITAL EQUITY GROUP ACQUIRE 264-UNIT
MULTI-FAMILY PROPERTY – GLENWOOD VISTA APARTMENT HOMES IN STOCKBRIDGE,
GEORGIA**

Repositioning Planned for Property in Growing Atlanta Submarket

Greenville, SC [January 12th, 2007] – Titan Real Estate Investment Group, LLC, a private real estate investment firm, in partnership with Capital Equity Group, Inc. has acquired a 264-unit, 263,604-square-foot multi-family property located in Stockbridge, Georgia. The seller was McDonough Forest Properties, LP out of Atlanta, Georgia. The apartment community is located at 10 Glenwood Way Stockbridge, Ga a southern bedroom community of Atlanta. The property is currently 87% occupied.

The Stockbridge 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.

Glenwood Vista was developed in 2004 under the HUD 221 (d)(4) loan program and was subject to the restrictions of that program prior to the acquisition by Titan. Titan, working in conjunction with the Seller was able to develop a restructuring of the asset such that the program restrictions under the 221(d)(4) program were removed and no longer encumber the property.

"Glenwood is a beautiful new property in a rapidly developing area that is convenient to the Atlanta Area Metro" said David Broderick, Vice President of Asset Management for Titan. "We plan to make some minor upgrades, but for the most part we will focus on marketing and improving the operations of the property" continued Broderick.

Financing for the property was arranged through Westfield Funding Group of Los Angeles, California. Greg Arrell of Hughes & Arrell, LLP of Houston, Texas acted as counsel representing the interests of Titan and Capital Equity Group. Jay Rankin of Parker, Hudson, Rainer & Dobbbs, LLP of Atlanta, Georgia acted as local counsel. Jim Lomenick of First American Title Insurance Company in Atlanta served as escrow and closing agent for the transaction. Worthing Southeast Corporation 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 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.

