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TITAN REAL ESTATE INVESTMENT GROUP AND CAPITAL EQUITY GROUP ACQUIRE 184-UNIT MULTI-FAMILY PROPERTY – PALMETTO PLACE APARTMENTS IN FORT MILL, SOUTH CAROLINA

Renovation and Repositioning Planned for Property with Excellent Location

Greenville, SC [May 17, 2007] – Titan Real Estate Investment Group, LLC, a private real estate investment firm, in partnership with Capital Equity Group, Inc. has acquired a 184-unit , 177,874-square-foot multi-family property located in Fort Mill, South Carolina. The seller was Carter-Haston out of Nashville, Tennessee. The apartment complex is located on Palmetto Place Drive adjacent to major retail establishments and a vast array of employment centers. The property is currently 95% occupied.

The Fort Mill 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.

"Our renovation plans for Palmetto Place include adding an amenity package that we feel will be unique for an asset of this size in Fort Mill", said David Broderick, Director of Asset Management of Titan. "With the renovation of the facilities we will also re-brand the asset to cater to the expanding office community surrounding the Property" continued Broderick.

Financing for the property was arranged through Bear Stearns 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. Worthing Companies 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.