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TITAN REAL ESTATE INVESTMENT GROUP, INC. REACHES 1,000,000 SF  
IN BAKERSFIELD, CA WITH THE LATEST ACQUISITION OF  
BAKERSFIELD COLD & DRY STORAGE FACILITY

Los Angeles [February 15, 2007] – Titan Real Estate Investment Group, Inc. a private real estate firm, announced the \$11 million acquisition of the 360,000 square foot Bakersfield Cold & Dry Storage facility located at 6001 Snow Avenue in Bakersfield, California. The acquisition marks a considerable milestone for Titan, by bringing the total number of commercial square footage the firm owns in the city of Bakersfield market to 1 million square feet.

The seller, Bakersfield Cold & Dry Storage, entered into a 5- year leaseback agreement with Titan at closing. The industrial complex totaling 360,000 rentable square feet is situated on Highway 99 and 5 miles northwest of downtown Bakersfield. The acquisition of this property by Titan Real Estate Investment Group, Inc. adds to the company's growing portfolio. Approximately half the properties in Titan's portfolio are sale -leaseback transactions to below investment grade tenants.

The acquisition also includes 10.5 acres of land which Titan plans to develop into a state of the art warehousing facility. Titan's Managing Partner Kevin Kaseff stated, "Titan continues to be bullish about the growth we're seeing throughout the San Joaquin Valley."

Steve Haupt of Colliers-Tingey International represented both buyer and seller.

## 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 4.8 million square feet of commercial buildings and 17,000 multi-family units valued at \$1.8 billion. Titan seeks capital appreciation by acquiring, developing 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 on Titan may be found at <http://www.treig.com>.

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