

FOR IMMEDIATE RELEASE

August 30, 2007

PRESS RELEASE

Mainstreet Capital Partners has purchased almost half a million SF of Class "A" office buildings as its first entry into the Atlanta, Georgia office market. The acquisition is a joint venture with RFP Advisors. They have acquired two Class "A" office buildings known as RiverEdge Place at 2000 RiverEdge Parkway, and 2100 RiverEdge Parkway in the New Northside/Powers Ferry micromarket, within the Northwest Submarket.

RiverEdge Place is a 233,323 SF, 10 story office building with two additional garden level floors that was constructed in 1983. Major tenants include Principal Life Insurance Co., Level 5 LLC, and Lowe Engineers. It is 68% leased. 2100 RiverEdge Parkway is a 265,279 SF, 12 story office building constructed in 1985. Major tenants include IntercontinentalExchange, THW Design, Ronald Blue & Co. and Marriott. It is 89% leased. Both properties are located within the prestigious RiverEdge development that provide sweeping views across the Chattahoochee River, Chattahoochee Forest and Atlanta skyline.

Prior Mainstreet Capital Partners and RFP Advisors joint venture partnerships are in the South Florida market. Broker for the Atlanta asset seller was Will Yowell of CB Richard Ellis.

Paul J. Kilgallon, President of Mainstreet Capital Partners, said: "Atlanta has always been an attractive market, and this acquisition at a significant discount to replacement cost brings two prime buildings to our portfolio. It's exciting to be expanding into such a solid market, and we look forward to acquiring additional office buildings in the future."

Fort Lauderdale-based Mainstreet Capital Partners was started by Paul J. Kilgallon in 1999. Mainstreet has completed more than \$768 million dollars of acquisitions totaling 5.15 million SF in Phoenix, Arizona; Denver, Colorado; Charlotte, North Carolina; Charleston, South Carolina; Tampa, Florida; Fort Lauderdale, Boca Raton and West Palm Beach in South Florida; and Atlanta, Georgia.

FOR FURTHER INFORMATION CONTACT:

Tamar Lubow, Vice President, Mainstreet Capital Partners, (954) 717.9066