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## **PRESS RELEASE**

Mainstreet Capital Partners has sold Crystal Corporate Center in Boca Raton for \$33,750,000. The 4-story, 124,000 square foot Class A office building was purchased for \$24 million in January 2006 from Gaedeke Landers, together with 2101 West Commercial Boulevard in Fort Lauderdale, in a joint venture with RFP Advisors. Major tenants at Crystal Corporate Center, which is 91% leased, include NASD with 17,421 sf and South Florida Financial – New England Financial (NEF) with 11,638 sf.

Commenting on the sale, Paul J. Kilgallon, President of Mainstreet Capital Partners, said: “Crystal Corporate Center was our first venture into the Boca Raton market. The sale characterizes Mainstreet’s focus for our investment partners, namely a significant return on investment. We continue to look at the Boca Raton market for future investments, as well as other markets throughout the southeast and southwest of the United States.”

In 2006 the company completed five acquisitions totaling more than \$230 million, including the 743,000 square foot Tampa City Center in Downtown Tampa for \$90 million.

Mainstreet Capital Partners was started by Paul J. Kilgallon in 1999. Mainstreet has completed over half a billion dollars in acquisitions in Phoenix, Arizona; Denver, Colorado; Charlotte, North Carolina; Charleston, South Carolina; Tampa, Florida; and Fort Lauderdale, Boca Raton and West Palm Beach in South Florida.

FOR FURTHER INFORMATION CONTACT:  
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