

PRESS RELEASE**FOR IMMEDIATE RELEASE****PINNACLE REAL ESTATE PARTNERS, LLC ANNOUNCES THE FORMATION OF PINNACLE REAL ESTATE FUND I, LLC, A \$30.0 MILLION INVESTMENT FUND FOCUSED ON UNDER PERFORMING, INCOME ORIENTED REAL ESTATE ASSETS.**

Atlanta, Georgia – January 10, 2005 – Pinnacle Real Estate Partners, LLC (“Pinnacle”) announces the formation of a \$30.0 million investment fund, Pinnacle Real Estate Fund I, LLC (the “Fund”) to acquire a diversified portfolio of commercial real estate assets located within a 125-mile radius of Atlanta, Georgia.

Pinnacle is an Atlanta, Georgia based real estate management and investment firm focusing on acquiring industrial, office and retail assets. The principals of Pinnacle bring over seventy-five years of real estate experience and have consummated over USD \$500.0 million in real estate investments predominately in Atlanta and the Southeast region.

“The real estate market in the metro-Atlanta region continues to offer excellent investment opportunities for investors seeking above-average risk-adjusted returns,” stated Rajen Sheth, co-founding Managing Director of Pinnacle. “Firms that can offer hands-on, efficient and sophisticated management expertise to non-institutional grade assets will benefit from the investments in income-producing real estate” continued Mr. Sheth.

Pinnacle invests equity capital on behalf of the Fund, which is composed primarily of private, high net worth investors. According to Rajesh Shah, co-founding Managing Director of Pinnacle, “Our investors are seeking the unique characteristics that private investment in real estate offers; we are able to distribute a quarterly dividend consistent with public REIT’s while also offering the tax advantages and appreciation real estate offers.”

Dr. Bharat Shah, Dr. Jagdish Sheth, Rajesh Shah and Rajen Sheth founded pinnacle Real Estate Partners in 2004. This team represents a deeply qualified group with a long history of experience in investing across a variety of real estate categories. Dr. Shah & Dr. Sheth’s primary role is to lead the Board of Advisors and help guide investment decisions made by the Fund.

The Fund recently acquired its first asset, a well positioned neighborhood retail shopping center at 2850 Holcomb Bridge Road in Alpharetta, GA. Pinnacle expects to acquire between 4-8 additional assets in the Fund over the next 12 months.

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