

PRESS RELEASE

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PINNACLE REAL ESTATE PARTNERS, LLC ANNOUNCES ITS FOURTH ACQUISITION IN PINNACLE REAL ESTATE FUND I, LLC, A \$30.0 MILLION INVESTMENT FUND FOCUSED ON UNDER PERFORMING, INCOME ORIENTED REAL ESTATE ASSETS.

Atlanta, Georgia – August 21, 2006 – Pinnacle Real Estate Partners, LLC (“Pinnacle”) is pleased to announce the acquisition of its fourth asset in Pinnacle Real Estate Fund I, LLC. Pinnacle acquired the Peachtree Commons retail shopping center, a 44,380 sq.ft. center located at 225 & 245 Peachtree Industrial Blvd., Sugar Hill, Georgia on May 23rd, 2006.

Pinnacle placed the asset under contract on December 18th, 2005 as part of a settlement to a voluntary receivership action in the State Court of Georgia. While not ideal, the closing of this asset was extended for approximately six months as a result of numerous Court petitions and a Federal Court lawsuit brought by a member to the receivership. Co-founder and Managing Director, Rajesh Shah states “we are very excited to complete this acquisition and continue to demonstrate to our financial stakeholders our ability to source accretive acquisition opportunities and remain steadfast though out the closing process, regardless of the obstacles that are presented to us.”

Peachtree Commons was constructed in 2005 and features an upscale stone and brick façade. Peachtree Commons tenants include Gold’s Gym, Art of Touch – a Day Spa and Salon, Tandem Staffing, Super Suppers, a Karate Studio and a Sports Medicine/Chiropractor group.

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.

To date, the Fund has acquired Holcomb Shoppes in Alpharetta, GA, Brookhaven Village in Brookhaven, Atlanta, GA and Emerald Office Park in Sandy Springs, GA. Pinnacle continues to seek acquisition opportunities in the Atlanta region. Pinnacle is seeking to acquire 2-4 additional assets in the Fund this year.

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