

FOR IMMEDIATE RELEASE

OCTOBER 27, 2006

**PRESS RELEASE**

Mainstreet Capital Partners has added to their portfolio with a two-building purchase in the Cypress Creek submarket of Fort Lauderdale, Florida, bringing Mainstreet's total acquisitions to 18 buildings in six years.

Park Center is a 5-story, 118,930 square foot Class A office building that is 97% leased. Cypress Plaza is a 3-story, 39,517 square foot Class B office building that is 60% leased. Major tenants are Citrix Systems, Morse Operations, Verizon, and Camp Dresser & McKee (CDM), engineers.

Park Center and Cypress Plaza are located in the Cypress Creek office market, which has more than 7.6 million square feet of space. It is the second largest submarket in Broward County after the Fort Lauderdale Central Business District, and accounts for almost 15% of space in the county. Within a short distance of I-95, Park Center and Cypress Plaza provide fast and easy access to the Fort Lauderdale International Airport and to Fort Lauderdale Executive Airport, both rapidly expanding facilities.

"South Florida's unique combination of high growth and significant barriers to entry make it an attractive investment choice," said Paul J. Kilgallon, President of Mainstreet Capital Partners.

This is a record year for Mainstreet who have just closed on their fifth acquisition in 2006. Seven new buildings were added to Mainstreet's investment portfolio through these five acquisitions. Mainstreet's purchases topped \$230 million in 2006.

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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