

FOR IMMEDIATE RELEASE

Contact:

Tamar Lubow
Mainstreet Capital Partners
(954) 764 8380

PRESS RELEASE

Fort Lauderdale, Fla., September 28, 2006 – Mainstreet Capital Partners announced today that it purchased **Tampa City Center** in Tampa, Florida with CarVal Investors.

Tampa City Center is a Class A building with 743,201 rentable square feet, and is 85 percent leased. Major tenants include Verizon, Bank of St. Petersburg, Holland & Knight, Gray Harris & Robinson PA, MacFarlane Ferguson, Williams Schifino, and Merrill Lynch. The prestigious University Club occupies the 38th floor.

“Tampa is a thriving market and I am delighted that Mainstreet once again has a presence there, particularly in the Central Business District,” said Paul J. Kilgallon, president of Mainstreet Capital Partners. “Tampa City Center is an excellent building and represents a significant investment in the Tampa market.”

Tampa City Center is the 15th acquisition to join Mainstreet’s portfolio, and the second acquisition for Mainstreet in Tampa. In 2002, Mainstreet bought the two-building, 171,000 square foot Westlake Corporate Center in Westshore. When Mainstreet sold these office buildings, land was retained for future development.

The recently upgraded 38-story Tampa City Center office building is in the heart of downtown Tampa. It provides panoramic water views of the city and the surrounding area, yet is only minutes from the central court houses. It features a stepped design ranging up from low-rise, to lower mid-rise, through the mid-rise floors, and ultimately the high-rise floors. They are accessible from the second floor by 17 dedicated elevators. Two glass-paneled escalators, with a wide granite stairway between, connect the second

floor to the entry lobby. The entry lobby features granite floors and walls, and polished stainless steel revolving doors which provide entry from the outside courtyard with its rich landscaping, fountains and relaxation areas with tables and chairs. Amenities include on-site banking, concierge services, and walkways connecting the building to shops, restaurants, and the adjacent Hyatt Hotel.

Occupying a city block in Tampa's Central Business District, Tampa City Center is bounded by Jackson Street to the north, Florida Avenue to the east, Washington Street to the south, and Franklin Street to the west. Its frontage is on Jackson Street and Florida Avenue. Covered parking is provided in the attached Fort Brooke parking garage, which is owned and managed by the City of Tampa. At the time of its construction in 1981, Tampa City Center was the tallest building in Florida, and remained the tallest building in Tampa until 1986. In 1991, it became the first Florida skyscraper to install a "building-wide" recycling system.

About Mainstreet Capital Partners

Mainstreet Capital Partners' head office is in Fort Lauderdale, Florida with regional offices in Charlotte, North Carolina and Phoenix, Arizona.

About CarVal Investors

CarVal Investors is a global leader in opportunistic value investing, including real estate, loan portfolios and corporate securities. Founded in 1987, CarVal Investors – formerly Cargill Value Investment - has acquired more than \$15 billion in assets in 2,500 transactions. The firm has been a first mover or early entrant across the globe, having invested in 35 countries. Today, CarVal Investors manages over \$8 billion in assets. More information is available at www.carvalinvestors.com.

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