

For Immediate Release

**Capital Equity Group, Inc. announces acquisition of  
The Plaza At San Jacinto Park**

**Cleveland, Ohio, February 21, 2005** -- Capital Equity Group, Inc., a privately owned firm involved in real estate investment banking, acquisition, and asset management announced the acquisition by one of its affiliates of The Plaza at San Jacinto Park, a 132-unit garden apartment community in La Porte, Texas. The property was acquired on February 17, 2005 for a purchase price of \$8,825,000.

The Plaza at San Jacinto Park is a Class A multifamily property developed in 1999 on 5.5 acres and consists of approximately 116,964 rentable square feet. It is located approximately 15 miles southeast of Houston in the western portion of La Porte, Texas, roughly 1.5 miles east of Beltway 8 (Houston's outer loop).

In announcing the acquisition, Capital Equity Group President, Mark G. Tiefel said, "This is a property we acquired from a lender's portfolio. The Plaza at San Jacinto Park has strong curb appeal and an attractive amenity package for our residents. In addition, the southeast corridor of metropolitan Houston has demonstrated solid job and population growth."

Capital Equity Group, Inc. is headquartered in Cleveland, Ohio and to date has participated in the acquisition of properties throughout the United States with an aggregate value in excess of \$350,000,000.

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