

For Immediate Release

Capital Equity Group, Inc. announces disposition of Southland Office Center

Cleveland, Ohio, June 30, 2006 -- Capital Equity Group, Inc., a privately owned firm involved in real estate investment banking, acquisition, and asset management announced the sale by one of its affiliates of Southland Office Center in Hayward, California. The property was sold on June 30, 2006 for a sales price of \$17,250,000.00.

Southland Office Center is a six story, 130,307 square foot, Class B office building situated in the East Bay office market in the greater San Francisco Bay area.

Sales proceeds equaled an approximate 25% return on investors' original investment. The share of sales of proceeds combined with quarterly distributions made during ownership of the property equates to approximately a 31% return on the investment in a little over two years.

In announcing the sale, Capital Equity Group President, Mark G. Tiefel said, "While we believe that the Bay area's growth bodes well for the long term, we accomplished our goals of upgrading the property in less than two years and elected to capture the increased value for our investors."

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 \$450,000,000.

* * *

For more information about Capital Equity Group contact:

Mark G. Tiefel
Capital Equity Group, Inc.
17124 North Brook Trail
Chagrin Falls, Ohio 44023

Telephone: 800-937-6600
Facsimile: 440-543-8263