

For Immediate Release

**Capital Equity Group, Inc. announces acquisition of
An Office Building in Stafford, Texas**

Cleveland, Ohio, June 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 an office building located in Stafford, Texas, approximately thirteen miles southeast of downtown Houston. The property was acquired on June 21, 2005 for a purchase price of \$8,900,000.

The property consists of an office building with 90,990 square feet of space and is triple net leased to Input/Output, Inc. (IO, NYSE). Input/ Output is a global leader in seismic acquisition imaging technology for land, marine, and transition exploration and production. As of March 18, 2005, the company had a market capitalization of approximately \$500,000,000.

In announcing, Capital Equity Group President, Mark G. Tiefel said, "This acquisition provides us the opportunity to own a building that is triple net leased to a strong tenant and is located in Fort Bend County which is one of the fastest growing counties in the United States."

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.

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