



November 13, 2006

**CAPITAL REALTY INVESTORS SELLS INDUSTRIAL PROPERTY; BUYS OFFICE PROPERTY.**

TAMPA, FLA. - Capital Realty Investors has sold the Hopewell Industrial Center, a 216,000-square-foot industrial building, located at 1201 Old Hopewell Rd. in the East Tampa industrial zone, to Weingarten Realty Investors for \$8.9 million. Built in 1972, the building's tenants now include American Tire and Parts Depot and LKQ Corp.

In addition, Capital Realty Investors has purchased a 68,000-square-foot Class A office building, located at 8900 Grand Oak in the Hidden River Corporate Park in Tampa, for \$8.6 million. The property, renamed Grand Oak Plaza at Hidden River Corporate Park, is situated on 6.5 acres at the entrance of the corporate park. The three-story building, built in 1994, is flanked by Interstate 75 and the University of South Florida.