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**Class-A Office Building Trades Hands in Tampa, One of Nation's  
Fastest Growing Metropolitan Areas  
-- \$8.6 Million Sale Takes Place in Premier Corporate Park in Tampa's  
Strongest Office Sub-Market --**

Tampa, Fla. -- Capital Realty Investors, LLC, a commercial real estate investment firm, today announced that it has purchased a 68,000 square-foot, Class-A office building in Tampa. The three-story building, which was purchased for \$8.6 million, is situated in the prestigious Hidden River Corporate Park, a 513-acre award winning campus recognized as the premier corporate park in Tampa. Tampa is one of the fastest growing metropolitan areas in the nation with strong employment growth driving a robust office market. Office properties in the city are experiencing rapid absorption, especially in the northern section of Tampa in which the property, situated at 8900 Grand Oak at Hidden River Corporate Park, is located. The area is popular for its vicinity to high-end housing and easy access to the downtown business center and the airport.

"We continue to look throughout Florida for the best office investments, but our own backyard in Tampa remains a market with some of the prime opportunities," said Ben Wacksman, President of Tampa-based Capital Realty Investors, LLC. Capital Realty Investors purchased the property for \$126 per square foot, while according to Marcus & Millichap, the median Tampa office property traded hands at approximately \$141 per square foot over the last year.

8900 Grand Oak is located at the entrance to the Hidden River Corporate Park which is flanked on one side by I-75, one of Tampa's main thoroughfares, and on the other side by Fletcher Ave., the north border of the University of South Florida which is a major source of qualified employees and business resources. Hidden River Corporate Park has 300 acres set aside as conservation areas, and the scenic Hillsborough River winds its way along the north side of the park. 8900 Grand Oak is situated on 6.5 acres within that park and optimizes its setting with an on-site garden and patio area with water features, and a scenic pedestrian bridge leading to a pond and preserve areas. Large cypress and grandfather oak trees further add to the tranquil setting.

Added Wackman, "8900 Grand Oak provides a unique refuge for a corporate office setting. The property has a preserve setting while at the same time offering the most modern conveniences and easy access to Tampa's business hubs."

The 8900 Grand Oak building features a glass façade supported by steel and concrete. The building was originally completed in 1994 and was designed by Heery International Architects of Atlanta. The building has a richly appointed atrium within the entrance, and interior features include a uniquely crafted wood dome ceiling, Italian slate flooring, rich wood paneling, and relaxation seating areas overlooking the gardens through the three-story reflective glass.

Most recently, 8900 Grand Oak was a headquarters of Washington Mutual Finance, with the company having moved out in 2005. The building is currently vacant, though with its prime location within the prestigious park and in a burgeoning office sub-market, the building is now expected to lease up quickly. Marcus & Millichap notes that office vacancy in North Tampa remains the lowest of any sub-market in Tampa, standing at 5.8%<sup>1</sup>. In comparison, the popular Westshore office market shows vacancies at 6.7%, while downtown St. Pete is 11.4% and downtown Tampa is at 16.7 %.

Capital Realty Investors has already received strong interest by prospective tenants for 8900 Grand Oak with lease announcements forthcoming shortly. Neighboring tenants within Hidden River Corporate Park include Bausch & Lomb, Bear Stearns & Company, and Walt Disney Attractions among others, and the setting is just one interchange away from the burgeoning "New Tampa" market.

Capital Realty Investors owns another Class-A office property in North Tampa, Palm Lake at Tampa Palms, an 86,000 square-foot building which it purchased in 2004 and is now 100% occupied with a waiting list.

Capital Realty Investors LLC, [www.crillc.com](http://www.crillc.com), is a leading commercial real estate investment firm focused on strategic investments throughout the state of Florida. The firm owns over one million square feet of properties including office, industrial, retail and resort properties in Florida. Capital Realty Investors, based in Tampa, is led by former Hillsborough County Commissioner Ben Wacksman.

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<sup>1</sup> As of August 2006.