

FOR IMMEDIATE RELEASE

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**Capital Realty Investors Sells 216,000 Square-Foot Industrial
Auto Hub in Tampa to Weingarten Realty for \$8.9 Million
--Tampa Ranked Among Top Industrial Markets in Nation --**

Tampa, Fla. -- Capital Realty Investors, LLC, a commercial real estate investment firm, today announced that it has sold the Hopewell Industrial Center, a 216,000 square-foot industrial building in Tampa, to Weingarten Realty Investors for \$8.9 million. Weingarten Realty Investors is one of the largest real estate investment trusts listed on the New York Stock Exchange (NYSE: WRI). Capital Realty Investors purchased the building three years ago for \$6 million and turned it around from a poorly positioned distribution center to becoming a prominent industrial auto hub that is now 100% leased. The building's tenants now include American Tire and Parts Depot, a major U.S. distributor of aftermarket parts, and LKQ Corporation (NASDAQ: LKQ), the largest nationwide supplier of recycled Original Equipment Manufactured automotive parts, among other tenants. The sale marks Capital Realty Investors continued success at taking undervalued, low-occupancy commercial properties and yielding high occupancies and values on such properties.

"We took a B-building, spruced it up, and repositioned it in the market for a winning formula," said Ben Wacksman, President of Tampa-based Capital Realty Investors, LLC. "Capital Realty Investors recognized significant returns for our expertise, while Weingarten Realty Investors benefits from a great income-producing asset in one of the nation's fastest growing metropolitan areas. It's a win-win for both sides."

Hopewell Industrial Center is located at 1201 Old Hopewell Road in the East Tampa industrial zone. The property is situated at the heart of the city's transportation network at the intersection of 301 and State Road 60, roads that lead directly to Tampa's main interstate arteries, I-4, I-75 and the Port of Tampa, the largest Port in the state of Florida. The building, which was built in 1972, features dock-high loading and ceiling heights of 22 feet. Among the improvements that Capital Realty Investors made to the building was adding a state-of-the-art fire suppression that features a much higher threshold of performance than typical for industrial buildings. The system offers maximum protection to auto materials and helped turn Hopewell Industrial Center into an auto hub.

Tampa is ranked as one of the top-twenty industrial markets in the nation with substantial import/export business fueling demand in port cities according to Marcus & Millichap research¹. Central Florida is noted as one of four regions of the country where revenue growth for industrial properties is expected to exceed other regions, based in part on limited construction compared to job and employment growth. In addition, the research notes that, "REITs continue to focus on quality properties offering stable returns." The report further states that in some Southeast metro areas, out-of-state buyers currently account for the majority of all industrial sales. The purchaser of Hopewell, Weingarten Realty, is based in Texas.

Added Wacksman, "Our expertise is recognizing undervalued properties and maximizing their value through entrepreneurial management and leasing. We've had great success with that formula and plan to do the same thing with our pipeline of new purchases."

Just two weeks ago, Capital Realty Investors closed on the purchase of a 68,000 square-foot, Class-A office building in Tampa, Grand Oak Plaza at Hidden River. Grand Oak Plaza sits within a premier 513-acre corporate park that includes 300 acres of preserve areas. Capital Realty Investors expects to take the property, currently vacant, to at least 50% occupancy by the first quarter of 2007. The building was purchased for \$8.6 million and is flanked on one side by I-75, one of Tampa's main thoroughfares, and on the other side by the University of South Florida which is a major source of qualified employees and business resources.

Capital Realty Investors LLC, 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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¹ Marcus & Millichap: Industrial Research Report Mid-Year Update July 2006