

FOR IMMEDIATE RELEASE

February 27, 2006

Contact: Anne Kazel-Wilcox

Gold Coast Communications

(561) 741-1010

akazel@goldcoastcommunications.com

**Premier Office Building Along Riverwalk at Jupiter Yacht Club is Sold
-- Tenants Can "Sail to Work" with Deluxe Waterfront Location --**

Jupiter, Fla. -- Capital Realty Investors, LLC of Tampa, Florida, has purchased Riverwalk Center Office Building ("Riverwalk Center") at Jupiter Yacht Club, a premier waterfront community situated on US 1 and the Intracoastal in Jupiter, Florida. The firm purchased the luxury, 35,000 square-foot office building from WCI Communities, Inc., one of the nation's largest homebuilders. Capital Realty Investors, which invests in commercial properties throughout Florida, completed the \$8.8 million purchase in just eight days from contract to closing on an all cash basis. The purchase marks the firm's first foray into Palm Beach County, with additional purchases in the county expected in the near future.

"We acquired the Riverwalk Center because it is the number one property in one of the strongest growth markets in Florida," said Ben Wacksman, President of Capital Realty Investors, LLC. "The direct waterfront location is nearly impossible to recreate."

Riverwalk Center offers the most elegant office setting in Jupiter with the Tuscan-inspired building colored in elegant sunset hues and featuring arched windows, wrought iron, and private terraces overlooking the water and mangrove preserves. Inside the building boasts a club-like atmosphere with tray ceilings, chandeliers, rich wood tones and floor-to-ceiling views on select floors. The building sits along Jupiter's Riverwalk, with promenade benches outside its doors, a covered pedestrian dock for tenants to enjoy a lunchtime stroll, and an exclusive marina next door from which tenants can even sail or motor to work.

Riverwalk Center Office Building was developed in 2003 as the first portion of commercial properties at Jupiter Yacht Club. The mixed use project is comprised of five luxury high-rise residential apartments, a future 5-star hotel, the 70-slip yacht marina, the office building and the soon to open Shoppes at Jupiter Yacht Club featuring restaurants and other conveniences. All the buildings are on the Intracoastal Waterway just south of Indiantown Road on US 1. The total project is valued at over \$250 million and is near the start of the miles-long planned Riverwalk, a site of coveted future development. .

Neil Merin, Chairman of NAI/Merin Hunter Codman, Inc. arranged the sale to Capital Realty Investors. According to Merin, "The attractiveness of the building is evidenced by the price and speed of this sale."

NAI/Merin Hunter Codman, Inc. has been retained by Capital Realty Investors to provide management services and as the exclusive leasing agent for the building.

Space is available beginning in increments of 1,300 square feet up to 10,000 square feet.

NAI/Merin Hunter Codman, Inc. is a commercial real estate firm providing leasing, management, sales and development services for office, retail and industrial properties. The firm is headquartered in West Palm Beach, Florida and is ranked as one of the 10 largest commercial real estate companies in South Florida.

Capital Realty Investors L.L.C. is a leading commercial real estate investment 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.

###