



NEWS RELEASE

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CAPSTONE ADVISORS ACQUIRES 122 RESIDENTIAL LOTS **IN MENIFEE, CALIFORNIA**

CARLSBAD, Calif. – Capstone Advisors, a Southern California based real estate services, investment and development company, has purchased 122 entitled residential lots in the City of Menifee, Riverside County, Calif. Capstone Advisors completed the transaction with a regional lender to acquire the REO property which consists of 34 acres known as Eagle Crest.

Eagle Crest is located in north Menifee near the intersection of Ethanac Road and Wheat Street and is entitled for 122 single family detached lots with a minimum size of 6,000 square feet and a 3.5 acre neighborhood park. The investment represents Capstone Advisors' seventh recent land purchase in the southwest Riverside County market and its third in the Menifee area. The acquisition price was not disclosed.

"We saw an opportunity to acquire a well located entitled project in the Menifee market at an appealing price. We believe that the city of Menifee is a very attractive place to live and that this will be a highly desirable project when the Southern California housing market rebounds," said Justin Bert, Senior Vice President of Capstone Advisors. "This transaction is in line with our strategic plan of acquiring well located residential assets at significant discounts to their peak values. We expect to make many similar investments in the near future."

Capstone Advisors was founded as a diversified real estate investment and advisory firm. In addition to investing, the company is currently providing third party asset management and receivership services to a variety of banks, investors and private lenders. The company has served as advisor, capital provider, asset manager, operating partner, and developer for some of the world's largest financial institutions. From 1998 to 2005, the Company primarily served as a capital provider to residential real estate developers, building itself into one of the most recognized and respected residential equity investors in the western United States. Capstone's seasoned management team, by itself or through its development partners, has entitled, built, developed or sold over 30,000 residential lots and homes.

The company's competitive advantages include exposure to an extensive network of banks and other financial institutions, public and private developers/homebuilders and residential land brokers, as well as a deep knowledge of the entitlement, development and homebuilding industry. Since inception, Capstone Advisors has invested over \$400 million of equity in 100 residential projects.

Capstone Advisors is headquartered in Carlsbad, CA at 1545 Faraday Avenue. The phone number is 760-804-6900. The company's web address is www.capstoneadvisors.com.

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