

NEWS RELEASE

CAPSTONE ADVISORS SECURES ASSET MANAGEMENT ASSIGNMENT FOR 1,500-LOT MASTER-PLANNED COMMUNITY IN RIVERSIDE COUNTY

CARLSBAD, Calif., January 2010 – Capstone Advisors, a leading institutional advisor and asset management company, is pleased to announce the company's most recent asset management assignment, which involves a 1,500-plus lot community in Riverside County for an institutional real estate lender. The project is a to-be-built master-planned community that will include a large assisted living component and a nine-hole golf course.

"We are pleased to be chosen to manage another exciting project in one of our core markets," said Alex Zikakis, Capstone Advisors' president. "Our substantial experience in this market and with this asset type enhances our ability to provide our clients with trusted and reliable performance-based solutions."

The asset management engagement will include:

- Value Engineering, including analyzing the current development plan and entitlements for potential modifications to maximize the property's marketability and value.
- Asset Management, including preserving and perfecting existing entitlements and approvals, as well as performing day-to-day oversight responsibilities of the project.
- Site Maintenance and Preservation, including ensuring SWPPP compliance, securing the site and maintaining adequate insurance.

Capstone Advisors has been an advisor and asset manager for lenders, investors, builders and land developers since 1998 and has managed more than \$5 billion of real estate. Capstone Advisors serves as advisor, fiduciary, capital provider, asset manager, operating partner and developer for some of the world's largest financial institutions. From 1998 to 2005, Capstone Advisors actively 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 Advisors' seasoned management team, by itself or through its development partners, has entitled, built, developed and sold over 30,000 residential lots and homes.

Capstone Advisors' competitive advantage includes extensive knowledge of land entitlement, development and homebuilding. Capstone Advisors has an extensive network of real estate service providers and consultants, as well as public and private developers/homebuilders and residential land brokers. Since inception, Capstone Advisors has invested and asset managed in excess of \$4 billion of residential projects in California, Nevada, Arizona and Hawaii as well as \$1 billion of commercial projects nationwide.

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