

PRESS RELEASE

FOR IMMEDIATE RELEASE

PINNACLE REAL ESTATE PARTNERS, LLC ANNOUNCES ITS SECOND ACQUISITION IN PINNACLE REAL ESTATE FUND I, LLC, A \$30.0 MILLION INVESTMENT FUND FOCUSED ON UNDER PERFORMING, INCOME ORIENTED REAL ESTATE ASSETS.

Atlanta, Georgia – July 1, 2005 – Pinnacle Real Estate Partners, LLC (“Pinnacle”) is pleased to announce the acquisition of its second asset in Pinnacle Real Estate Fund I, LLC. Pinnacle acquired The Village Park Place at Brookhaven (“Brookhaven Village” or the “Village”), a 20,690 sq.ft. retail/office specialty center located at 1441 Dresden Drive in the prestigious Brookhaven neighborhood of Atlanta, GA. Brookhaven Village is a retail/office specialty center with the retail component located on the first floor and the office space located on the second floor. The Village was constructed in 2002 and features a brick and stone exterior and is reminiscent of a traditional ‘village’ type façade.

Brookhaven Village tenants include Haven and MIX restaurants owned and operated by Atlanta restaurateur, Michel Arnette. Haven, Michel’s first restaurant venture, was recently voted number 10 in Jezebels Magazine’s Top 100 restaurants in Atlanta. Additional tenants include Loft Of Style, an upscale women’s fashion boutique, Edward Jones financial advisors, Dresden Hair Salon, Village Park Nails and a Florida based marketing and PR firm.

Pinnacle is an Atlanta, Georgia based real estate management and investment firm focusing on acquiring industrial, office and retail assets. The principals of Pinnacle bring over seventy-five years of real estate experience and have consummated over USD \$500.0 million in real estate investments predominately in Atlanta and the Southeast region.

The Fund recently acquired its first asset, a well positioned neighborhood retail shopping center at 2850 Holcomb Bridge Road in Alpharetta, GA. Pinnacle expects to acquire between 4-8 additional assets in the Fund over the next 12 months.

Contact: Pinnacle Real Estate Partners, LLC
Rajesh Shah
rbshah@pinnacleREpartners.com ; or

Rajen Sheth
rsheth@pinnacleREpartners.com

404-812-5352