

PRESS RELEASE

FOR IMMEDIATE RELEASE

PINNACLE REAL ESTATE PARTNERS, LLC ANNOUNCES ITS THIRD 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 – September 22, 2005 – Pinnacle Real Estate Partners, LLC (“Pinnacle”) is pleased to announce the acquisition of its third asset in Pinnacle Real Estate Fund I, LLC. Pinnacle acquired the Emerald Office Park (“Emerald” or the “Park”), a 24,758 sq.ft. office park, located at 6800 Roswell Road approximately ½ mile North of the intersection of Roswell Road and Abernathy Road in the Atlanta, GA suburb of Sandy Springs. The Park consists of six (6) buildings located on 1.93 acres. The Park was originally constructed in 1976 and underwent structural and aesthetic renovations in 2002.

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.

To date, the Fund has acquired a total of three assets for approximately \$10.0 million. Pinnacle expects to acquire between 4-8 additional assets in the Fund over the next 12 months.

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