

NEWS

Casey Sayre & Williams, Inc.

3110 Main Street, The Annex
Santa Monica, California 90405

For: **LOWE ENTERPRISES**

Date: July 9, 2007

Contact: Karen Diehl
(310) 396-2400

LOWE ENTERPRISES AND BLUE VISTA CAPITAL MANAGEMENT ACQUIRE 528-UNIT APARTMENT COMMUNITY IN COLORADO SPRINGS

COLORADO SPRINGS, CO. – A joint venture between Lowe Enterprises Investors (LEI) and Blue Vista Capital Management has acquired the Tanager Meadows and Lark Haven Apartments, two 264-unit apartment complexes operated as a single community in southeast Colorado Springs, Colo., for \$31,250,000 from Sevo Miller. LEI made the acquisition on behalf of Lowe Enterprises Real Estate Income and Growth Partners, a \$201 million value-added investment fund that targets commercial and multifamily investments nationwide. The joint venture will invest an additional \$1.3 million in modernizing and improving the apartment community, which was built in 1985, renovated in 2002 and 2005, and currently is 92 percent leased. Maxim Real Estate Investments, a Parker Colorado based multifamily investment firm, will provide asset management services and manage the capital improvement program. Pinnacle will serve as property manager.

“We expect Colorado Springs to experience an improving general economy and continued population growth. With four major military establishments in the area, the city attracts a host of defense-related businesses in technology and homeland security as well as other industries drawn to the area’s quality of life and highly-educated workforce,” noted Brad Howe, managing director, Lowe Enterprises Investors, which made the acquisition on behalf of an investment client. “The acquisition – our first apartment investment in Colorado – is consistent with our strategy of acquiring multifamily properties in recovering markets with local operating partners. This is a market we know well through our firm’s many years of real estate activity in the Denver metropolitan area and throughout the state.”

Tanager Meadows and Lark Haven, located at 1310 Michelle Court and 1432 Sandalwood Drive, respectively, are attractive communities in a premier location approximately 2.5 miles from downtown Colorado Springs, and situated near the intersection of Fountain and

Academy Boulevards, two of the area's major thoroughfares. Comprised of one- and two-bedroom apartments in thirty, three-story buildings set on a total of 20.95 acres, they feature landscaped open areas with meandering walkways that create an inviting neighborhood. The community features a variety of amenities including volleyball courts, a pool and a fitness area and a community clubhouse and meeting area.

"With negligible new apartment development in recent years and continuing strong demand, these communities offer a solid investment opportunity in a growth market," said Steve Nesterak, president of Lowe Enterprises Real Estate Group – Central, Commercial Division.

Among the planned improvements are additions to the landscaping to enhance and complement the existing environment with its mature trees and shrubs, a complete redesign of the clubhouse to offer more features including a kitchen, a remodel of the fitness center and upgrades to playgrounds and courtyards. In addition, individual units throughout the community will be modernized.

"The community is set in an attractive, mature market surrounded by a variety of shopping and dining options," noted Peter Stelian, Managing Principal of Blue Vista Capital Management. "It is an irreplaceable asset in a region with solid economic growth, high demand and low multifamily vacancy rates, attributes which make the acquisition a perfect fit with our investment model."

Lowe Enterprises has been an active owner, developer and investor in Colorado real estate since its inception. It currently is developing a build-to-suit facility for Northrop Grumman, a 130,000-square-foot office building, the first of what is to be a 30-acre new campus located at Colorado Springs Airport Business Park. The company has maintained a regional office in Denver since 1985 and is currently developing Macanta, its new 2,000-acre residential and golf community in Douglas County, and has recently completed Eastpark 70, a 110-acre warehouse and distribution center at Tower Road and I-70; and Centerpark, a 540,000 square foot distribution center at I-70 and Pecos. In addition, the firm currently manages in excess of 640,000 square feet of office space in the Denver area. Through its affiliate, Destination Hotels & Resorts, the firm oversees operations of numerous hospitality properties in Colorado, including the Inverness Hotel and Conference Center in Denver, the Vail Cascade Resort, the Mountain Lodge at Telluride and The Gant in Aspen.

About Blue Vista Capital Management

Chicago-based Blue Vista Capital Management is a leading national real estate investment management firm with in excess of \$400 million in capital under management. Blue Vista co-invests with acquirers and developers of all property types across the United States

and in select international markets. To date, Blue Vista has participated in joint ventures representing over \$1.5 billion in total capitalization. For further information, visit www.bluevistallc.com.

About Maxim Real Estate Investments

Parker Colorado-based Maxim Real Estate Investments is a multifamily real estate investment and asset management firm. The company specializes in the identification, acquisition and asset management of value-add multifamily assets in secondary and tertiary markets throughout the western United States. The firm currently provides asset management services for in excess of \$50 million in multifamily assets in Colorado and Idaho.

About Lowe Enterprises

Los Angeles-based Lowe Enterprises is a leading national real estate investment, development and management firm. Over the past 35 years, it has developed, acquired or managed more than \$8.5 billion of real estate assets nationwide. The firm is currently developing six million square feet of commercial projects nationwide. Through its investment management affiliate, the firm currently manages in excess of \$3 billion in real estate assets on behalf of investment clients. In addition to its Los Angeles headquarters, Lowe Enterprises maintains regional offices in Denver, Irvine, Phoenix, San Francisco, Sacramento and Washington D.C.

###