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FOR IMMEDIATE RELEASE

**EnTrust Realty Advisors, LLC, Completes the Sale of
155,100 SF,
Two-Building Low-Rise Office Portfolio in Suburban
Milwaukee**

Chicago, IL - EnTrust Realty Advisors, LLC, (www.entrustrealty.net) has completed the disposition of a 155,100 SF, two-building, low-rise office portfolio located in the Milwaukee suburbs of Brookfield, WI, for Capri Capital Partners, LLC, (www.capricap.com) on behalf of an institutional client. James I. Clark III, EnTrust Managing Principal, announced the transaction.

The purchaser is the Decade Properties, Inc., a private investment group based in Waukesha, WI. Established in 1980, Decade has owned and managed apartments, office buildings, hotels, shopping centers, and marinas -- both in Wisconsin and Florida.

The sold properties include Crossroads Corporate Center I, an 83,810 SF single-story building on 5.76 acres at 20900 Swenson Drive; and 330 Executive Drive, a 71,290 SF three-story building on 5.12 acres at 330 Executive Drive, both in Brookfield.

"The upscale Brookfield/Waukesha submarket - recognized as Milwaukee's top suburban location for business -- comprises 8,300,000 SF or 26 percent of the metropolitan market, and has a favorable outlook for rent growth and new absorption," Clark said.

"Many corporations are embracing Milwaukee as a viable alternative to core markets because of its quality office product, corporate neighbors, and availability of a well-educated workforce. Active investment by REITs, institutional capital and private investors totaling \$434 million in the last 12 months offers a liquid market to facilitate exit strategies for buildings."

Built in 1987, Crossroads Corporate Center I is located at the south corner of U.S. Highway 18 and I-94, and includes an open center dock/service courtyard with drive-in doors for warehousing and deliveries, direct rear access to tenant suites as well as front-access identity. The property is leased to long-term tenants, including Chicago Title Insurance Company; GZA Geoenvironmental, Inc.; and Konica Business Technology.

330 Executive Drive was constructed in 1986 and is ¼ mile north of I-94 at the Moorland Road interchange, within the well-established Executive Drive Office Corridor. The L-shaped building features two wings surrounding a central skylight atrium, and has a polished granite exterior with glass curtain

walls. The building is leased to such tenants as FedEx; New England Financial; and T.E. Brennen.

"Clients like Capri Capital Partners and Decade Properties benefit from EnTrust's unique ability to access the most aggressive sources of private capital and our excellent relationships with institutional investors, investment funds, real estate investment trusts, developers, lenders and diverse transaction specialists," Clark said.

Capri Capital Partners, LLC, headquartered in Chicago, is one of the country's leading institutional real estate investment firms, investing in and managing commercial real estate properties and portfolios since 1992. Capri offers a broad spectrum of equity and debt investment products and services to its clients through separate account and commingled fund vehicles. Diversified assets managed on behalf of its pension fund and other institutional clients as of September, 2006, total approximately \$2.8 billion.

Previously, EnTrust sold a five-property, 1,768-unit multifamily residential portfolio encompassing four states on behalf of Capri Capital Partners.

EnTrust Realty Advisors, LLC, specializes in the disposition and recapitalization of investment real estate through direct sales, joint ventures and structured financing. It distinguishes itself by dedicating personal care to providing fiduciary quality commercial real estate investment services from the simplest to the most complex transaction.

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