

FOR IMMEDIATE RELEASE

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**\$50 MILLION EQUITY JOINT VENTURE
EXPANDS STILES CENTRAL FLORIDA PRESENCE**

FORT LAUDERDALE, FL — Doug Eagon, president of Stiles Corporation, has announced a \$50 million equity joint venture between Stiles Capital Partners and Chicago-based Capri Capital Partners (“Capri”) to acquire quality office properties throughout Florida, focusing on the Orlando and Tampa markets. The partnership’s first acquisition is the two-building, 194,671-square-foot Maitland Green complex located just off I-4 and south of Maitland Boulevard.

The purchase includes two Class A office buildings: the 110,959-square-foot Maitland Green I and the adjacent 83,712-square-foot Maitland Green II. Stiles Capital Partners represented the joint venture in the purchase, and the listing broker was Robert Hamor of DTZ Rockwood Realty, representing the seller, RREEF Funds.

Eagon notes “We are seeking properties to expand Stiles’ presence in the greater Orlando area, and Capri’s national expertise and depth of resources are key to capturing opportunities. This first acquisition in the heart of Maitland reflects our confidence in the market’s strong appetite for corporate space when relatively little new office construction is underway.”

Stiles Property Management will manage the buildings. Maitland Green I, constructed in 1986, is 100 percent leased, and Maitland Green II, completed in 1998, is 85 percent leased. Tenants include Fidelity Information Services, Florida Gas Transmission Company, First Magnus Financial Corporation, and University of Phoenix.

About Stiles Corporation

Stiles Corporation is a full-service commercial real estate development and investment company that provides clients with premier development, design, construction, financing, realty, property management, and landscaping services. Headquartered in Fort Lauderdale, the company has additional regional offices in Miami, Tampa, and Ft. Myers, Florida. Stiles is responsible for more than 32 million square feet of office, industrial, retail, and mixed-use residential projects throughout the southeastern United States. Stiles Corporation received top honors as National Developer of the Year from the National Association of Industrial and Office Properties (NAIOP) in 2000, and most recently won Developer of the Year by the South Florida local chapter for 2003. NAIOP is the trade association for developers, owners, investors, and asset managers in industrial, office, and

related commercial real estate members nationwide. For more information, please visit www.stiles.com, or call 954-627-9377.

About Stiles Capital Partners

Stiles Capital Partners (SCP) acquires quality, well-located properties throughout Florida by using the competitive advantages of its affiliation with Stiles Corporation. SCP co-invests with institutional capital to acquire properties that are expected to generate current cash flow and real appreciation over a four-to-seven-year investment cycle. SCP funds are managed by Stiles Investment Services, comprised of seasoned professionals that provide real estate portfolio investment and asset management services. For more information, please call 954-627-9350.

About Capri Capital

Capri Capital Partners, LLC, headquartered in Chicago, is one of the country's leading institutional real estate investment advisory firms, investing in and managing commercial real estate portfolios nationally since 1992. Capri Capital offers a broad spectrum of equity and debt products to its customers — through separate account and commingled fund vehicles — that include core equity, joint venture, and mezzanine debt financing. Diversified assets managed on behalf of its pension fund and other institutional clients total approximately \$2.8 billion as of June 2006. For more information, please call 312-573-5275.

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