

Press Release August 20, 2009

Falkin Platnick Realty Group Inc.(FPRG) and Midway Investors, LLC are pleased and excited to be announce the acquisition of Whispering Creek Villas, a Class B+ 1995 constructed, 256 unit garden style apartment complex located in the prestigious South Texas Medical Center of San Antonio, Texas.

The co-venturers believe they have benefitted greatly from a generally weakened Real Estate market to make an attractive, long term investment. A Fannie Mae (FNMA) ten year term/30 year amortization, non recourse mortgage for 82% of the purchase price has been obtained at a fixed 6% interest rate. The first two years will be interest only payments.

Whispering Creek Villas LLC, will own the property. FPRG will manage the day to day operations, while Midway Investors, LLC, a NYC based investment group, will be the asset managers. The property has historically operated in the mid 90% occupancy range, as a significant number of occupants are medical graduate students and technicians that maintain their home at Whispering Creek for many years.

Approximately \$400,000 of value added upgrades are planned for the clubhouse, business center and office renovation, pool and pond area upgrades, and replacement of all fitness center equipment. An immediate exterior paint facelift and driveway resurfacing will add significant curb appeal to the already well designed 12.6 acre site that has 15 buildings which include 5 spacious one and two bedroom floorplans with both detached garages and covered parking. Interior apartment features include 9' ceilings with crown moulding, 3rd floor vaulted ceilings, garden tubs, walk in closets, full size washer/dryers and fire sprinklers in all apartments.

The South Texas Medical Center consists of a 12 major hospitals, 45 clinics, 3 higher education institutions and several research centers on a 900 acre site situated between the major highway corridors of I-10, loops 410 and 1604. Employment within a 3 mile radius is 130,000 people, and 200,000 within 5 miles of the property. According to a new report issued in May 2009 by the San Antonio Medical Foundation, there is nearly \$1 billion of capital projects scheduled to be completed within 5 years and University Health Systems plans to add 1 million sq ft of additional facilities in the Medical Center at a price estimated at \$900 million. The Medical Center is a very stable sector, providing robust growth in a down economy, which makes San Antonio somewhat recession proof.