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For Immediate Release

Ratel Provides Private Equity Investment For Albuquerque, New Mexico Multi-family Community

San Rafael, Calif. – September 29, 2011 - Ratel Investments, a real estate private equity firm, today announced an equity investment in a 29 acre 221 unit garden-style apartment complex, Mesa Del Oso Apartments, located in Albuquerque, New Mexico. Ratel's operating partner is Virtú Investments (www.virtuinvestments.com), a San Francisco-based real estate investment firm that has acquired and operated a multi-market portfolio of more than 60 real property assets, estimated at \$750 million in value and including approximately 11,000 apartment units as well as numerous office, industrial and hotel investments.

Mesa Del Oso is a 221 unit garden-style apartment complex that is located in Albuquerque, New Mexico. The Property was constructed in 1983 and is situated on a 29 acre site. Property amenities include a leasing office, two clubhouses, two community pools and spas, a fitness center, and an on-site laundry facility. The Property is located in the North East Heights district of Albuquerque; this area is typically considered the most desirable portion of town and holds the highest valued residential real estate. Mesa Del Oso is centrally located to all the amenities offered by Albuquerque; convenient retail, education, state of the art medical facility, a growing job-market and easily accessible transportation.

Albuquerque has weathered the current economic downturn better than many other Sunbelt cities such as Phoenix or Los Vegas; for example, Albuquerque has unemployment rates and home foreclosure rates that are much lower than the national average. Further, the demand for apartments remains very strong in Albuquerque; a recent study showed that apartment occupancy in Albuquerque is almost 97%. Additionally, the Mesa Del Oso property was originally designed and built as a condominium project thus has above market amenities. The property's features and location are central in Mesa Del Oso having above historic occupancy levels that exceed the market average. Finally, Ratel investors are excited about the new investment. Investor Rick Hyde said, "In a world with very low bond yields and high risk associated with the stock market, I am thrilled to participate in an investment that has very high yield from day one."

About Ratel Investments (www.ratelinvestments.com)

Ratel Investments LP is a real estate private equity firm that works with qualified joint venture partners to acquire income producing commercial real estate assets on behalf of high net worth individuals, families and trusts. Ratel provides investors with the benefits of real estate ownership, including tax preferred cash flow, long-term capital appreciation

and financial diversification without the burden of direct property management responsibility. In order to align our incentives with those of its investors, Ratel's principals personally co-invest 10% of the equity raised for each investment on the same economic terms and risks as its investors. Ratel's real estate portfolio encompasses an equity investment in 28 properties which includes approximately 3,000 apartment units with a combined market value of over \$400 million.

