

Contact: Jonathan Satter
Compass Realty Companies
Phone (800) 598-6605
Phone (561) 659-1800
Fax (561) 659-7590

Post Office Box 1625
West Palm Beach, FL
33402-1625



Press Release

COMPASS REALTY COMPANIES ANNOUNCES APPOINTMENT AS LEASING BROKER AND PROPERTY MANAGER FOR MORGAN KEEGAN & DEUTSCHE BANK BUILDINGS, PALM BEACH, FLORIDA

Palm Beach, Florida, February 28, 2007: COMPASS REALTY COMPANIES, a West Palm Beach, Florida based real estate services company, is pleased to announce that Somera Capital Management, Zelman Development Co., and Royal Palm Realty Partners have selected Compass Realty Companies as the exclusive leasing broker and property manager for their acquisition of the Morgan Keegan and Deutsche Bank Buildings, Palm Beach, Florida.

The Morgan Keegan Building is a 23,000 square foot office building located at 340 Royal Palm Way in Palm Beach. Compass is also assisting the partnership with a redevelopment of the four (4) story office property. The Deutsche Bank building is located at 350 Royal Palm Way, and consists of 22,500 square feet on five (5) floors. The two buildings located strategically on famed Banker's Row are home to such tenants as Morgan Keegan, Deutsche Bank, Murphy Reid & Pilotte, Royal Palm Management, and Gulfstream Capital Management.

Compass Realty Companies, which includes affiliates Compass Realty Advisors and Compass Realty Management, develops and implements proactive commercial real estate strategies that integrate physical plant programs, focused marketing and leasing, accurate reporting, and asset management oversight. The company develops client-specific programs that focus on cost-efficient operations and tenant retention. Compass aims to deliver improved property performance and value by reducing short and long-term costs while aggressively seeking out all opportunities to increase revenue.

"We are very excited to announce this prominent engagement," says Jonathan Satter, Principal and Co-Founder of Compass Realty Companies. "These two properties are strategically located in the heart of one of the most prestigious office markets in the United States".

Somera Capital Management is a boutique real estate investment firm that was founded in 1994 to acquire and manage value-added real estate investments on behalf of its principals and third party

investors. Somera invests in properties that are well-located with sound physical and economic fundamentals, properties that have the ability to generate attractive levels of distributable cash, and properties to which Somera can add value by executing recapitalization or repositioning strategies. Additional information is available on the company's web site, www.someracapital.com

Zelman Development Co. is a privately owned commercial real estate development company headquartered in Los Angeles, California. Founded in the early 1960's Zelman originally specialized in industrial property development in and around the greater Los Angeles area. Through the years, the firm has expanded these efforts to include suburban office, airport parking facilities, and large format "power" retail shopping centers. Additional information is available on the company's web site, www.zelman.com.

Royal Palm Realty Partners is an affiliate of Satter DeWoody Interests, LLC, an investment concern led by the principals of Compass Realty Companies. Formed as a principal investment firm that seeks opportunities in commercial real estate markets where supply and demand factors have created strong prospects for superior risk-adjusted returns with the intent on maximizing returns on invested capital. Focused exclusively on regional, value-added real estate investment strategies, the principals of the firm have developed, acquired, leased, and managed hundreds of millions of dollars in office and retail properties.

Compass Realty Companies, founded by Donald DeWoody and Jonathan Satter is a diversified real estate services firm headquartered in West Palm Beach, Florida. From its offices in West Palm Beach and Naples, Compass professionals provide real estate consulting, brokerage, development, and site selection and management services to national and regional clients throughout Florida. Additional information is available on the company's web site, www.compassfl.com