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**TRATT ACQUIRES DISTRIBUTION FACILITY
SPARTANBURG, SOUTH CAROLINA**

Phoenix , AZ (April 11, 2007) – JIM Holding, LLC, a wholly owned company of Tratt Properties, LLC, located in Phoenix, Arizona, has added 563,210 S.F. of institutional quality distribution space to its portfolio at a sale price of \$18,000,000. The facility is located at 5675 N. Blackstock Road in Spartanburg, South Carolina; in the northwest quadrant of the I-85 / I-26 interchange at the northern end of the Greenville-Spartanburg corridor. The corridor is an established manufacturing and distribution market reaching two-thirds of the countries population within a days truck drive. The property consists of 533,000 S.F. of bulk, 30' clear height distribution space adjoining a 30,000 S.F. single story office structure. The facility is leased to the internationally renown retailer Adidas Sales, Inc. "We are very pleased to add such an internationally recognized brand as Adidas to our first class quality warehouse/distribution property portfolio", said Jonathan Tratt, principal of Tratt Properties. The seller was SFI I, LLC, an affiliate of iStar Financial Inc. ("SFI") located at 3480 Preston Ridge Road, Alpharetta, Georgia. The acquisition, which closed escrow on April 6th, was Broker represented by David R. Hume of the Atlanta, Georgia office of Marcus & Millichap.