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Eagle Real Estate Group Sells \$56.3 Million, Five-Property

Multifamily Portfolio

Deal Yields 91.58 percent total return to investors in 39 months

ANAHEIM and ONTARIO, CA – May 13, 2004 – Executing its business plan ahead of schedule, Eagle Real Estate Group announced today that it has sold its five-property Ontario portfolio to Invesco/Beneke Krieg for \$56.3 million. In just 39 months, Eagle produced an annual return for its equity partner of 28.33 percent, which is a 91.58 percent total return. The Ontario portfolio was originally purchased for \$38.2 million from Pacific Gulf Properties. This sale represents Eagle's first full cycle of properties purchased, re-positioned and sold. Since its inception in June 2000, Eagle has become one of the largest private owners of apartments in Southern California.

"We originally expected to hold the portfolio for five years. However, because of strong property performance and favorable capital market conditions, we elected to sell to acquire larger and more diverse communities throughout the Western United States," said Randall J. Friend, Esq., co-founder and principal. "Our mission is to acquire multifamily communities presenting value-add opportunities through rehabilitation, aggressive management, and innovative financing structures."

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