
FOR IMMEDIATE RELEASE

STIRLING STREET CLOSES FIFTH ACQUISITION

PHOENIX, AZ – July 22, 2009 – Stirling Street, LLC (“Stirling Street” or the “Company”) today closed its fifth acquisition of distress residential properties in the greater Phoenix area. The acquisition of 7949 W. Devonshire in Phoenix is a continuation of Stirling Street’s strategy to acquire Arizona single family residential foreclosure properties and real estate owned properties directly from the holders of real estate mortgages and deeds of trusts. The Company acts as the investment manager, representing several high net worth investors.

Stirling Street is the combination of Stirling Realty Advisors, LLC, a Washington, DC area based real estate investment bank, and Z Villa Communities, a Phoenix-based residential investment, management and construction company that focuses on middle market, under valued assets that can be repositioned towards the rapidly growing Hispanic demographic market. Following each acquisition, the Company performs a significant renovation on each home and rents them to families looking for a better quality of living.

“We are excited to continue our acquisition strategy across the Phoenix market,” said Craig Haskell, Principal. “The Z Villa brand is synonymous with providing quality residential product to both the single-family and multifamily marketplace at affordable prices.”

The Company has developed a sophisticated system that allows it to filter through foreclosure opportunities real-time, identify those properties that meet the desired criteria of the Company, effectively procure real estate properties that fit the Company’s price threshold and believed to generate positive cash flow upon closing. Stirling Street does not use leverage, instead acquires each property all cash. “Stirling Street’s innovative approach to property identification and leasing has exceeded my expectations,” said Investor, Bob Summers.

Stirling Street recently completed four other acquisitions with a separate investor group that include the following properties:

- 2012 N. 56th Avenue, Phoenix, AZ 85035
- 8128 W. Heatherbrae Drive, Phoenix, AZ 85033

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- 7024 W. Windsor Blvd., Glendale, AZ 85303
 - 3148 N. 86th Lane, Phoenix, AZ 85033

“Phoenix is one of the hardest hit residential markets in the country but we feel good about the long term prospects of recovery,” said Moiz Doriwala, Principal.

About Stirling Realty Advisors, LLC

Stirling Realty Advisors, LLC is a boutique real estate investment bank created to provide financial advisory services to established and emerging developers and operators of commercial real estate projects. Collectively, the principals have over 26 years of experience having raised more than \$3.9 billion focused on the REIT and real estate services markets and an additional \$3.6 billion in senior and subordinated financing. Stirling has a significant network of institutional level investors including some of the world's largest banks, endowments, insurance companies, investment managers, opportunity funds, pension plans and sovereign wealth funds. Stirling also invests capital in smaller real estate transactions on behalf of select high net worth individuals. For more information, please visit www.stirlingra.com.

About Z Villa Communities, LLC

Z Villa Communities, LLC is an active opportunistic and value-added real estate investment firm that is an investor, developer and asset manager of single family and multifamily investment properties. The firm's investment philosophy is to identify and capitalize on emerging real estate trends in growing markets before they become noticed by the broader investment market. Z Villa uses a niche acquisition strategy that capitalizes on targeting a specific group of growing and underserved rental housing consumers and applies its lifestyle community approach to the investments. As a result of the uniqueness of the niche acquisition strategy and lifestyle community approach, it is essential that Z Villa provides hands-on oversight on all phases of the acquisition, management and construction process to insure the business plan is successfully executed. Z Villa team members play critical roles in each phase of the development process. For more information, please visit www.zvillaonline.com.

Media Contacts: Tom Howland
(703) 269-0982
thowland@stirlingra.com