

PRESS RELEASE

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FOR IMMEDIATE RELEASE

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CB RICHARD ELLIS INVESTMENT PROPERTIES GROUP REPRESENTS SELLER IN DISPOSITION OF RADISSON HOTEL

ATLANTA - AUGUST 10, 2007 - CB RICHARD ELLIS HOTELS IS PLEASED TO ANNOUNCE THAT VICE PRESIDENT BIDJAAN KASSAM HAS BROKERED THE SALE OF THE RADISSON HOTEL NORTHWEST HIGHWAY IN DALLAS, TEXAS TO ODESSA-BASED ICA PROPERTIES, INC. ON BEHALF OF 5 STAR HOTEL MANAGEMENT LP FOR AN UNDISCLOSED PRICE.

THIS MARKS APPROXIMATELY \$60 MILLION IN HOTEL TRANSACTIONS IN THE LAST 20 MONTHS IN THE DALLAS MSA ALONE FOR 30-YEAR-OLD BIDJAAN KASSAM.

THE 200-ROOM RADISSON FEATURED OVER 5,000 SQUARE FEET OF MEETING SPACE AS WELL AS A RESTAURANT AND LOUNGE. KASSAM STATED, "THE RADISSON WILL IMMEDIATELY BE CONVERTED TO AN INDEPENDENT REGIONAL BRAND, MGM ELEGANTE, BY ICA PROPERTIES. THE MARKETING PROCESS FROM START TO CLOSE TOOK LESS THAN FOUR MONTHS DUE TO THE ATTRACTIVENESS OF THE HOTEL AND THE PROFESSIONALISM AND EXPERIENCE OF ALL PARTIES INVOLVED."

5 Star Hotel Management sold the property to pursue other hotel portfolio and full-service single asset opportunities. ICA Properties continues to pursue and acquire other full-service hotels to convert and expand their MGM Elegante brand.

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