

PRESS RELEASE



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CB RICHARD ELLIS HOTELS SELLS TEXAS/OKLAHOMA LEXINGTON SUITES PORTFOLIO

June 8, 2006 – Houston, Texas

Seller: Lexington Suites Corporation & Wells Fargo Bank, N.A. as Trustee

Representatives: Bert Stevens and Lisa Hankamer of CB Richard Ellis Hotels

CB Richard Ellis Hotels announced the completion of a portfolio transaction of five Lexington Suites Hotels. The Properties, located in key city-centers in two States, represented 775 units. They included Lexington Suites in Tulsa and Lexington Suites Oklahoma City, Oklahoma; Lexington Hotel in Waco, Texas, and Lexington Suites Houston North and Lexington Suites Dallas, Texas.

The CBRE Hotels Team took the Portfolio to market in fall of 2005 and were able to complete the disposition by May 2006. The determination to market the properties on an individual basis enabled the team to achieve a higher overall value for the entire Portfolio versus selling it as a package. "In this instance, the sum of the parts was more attractive than that of the whole," says Bert Stevens, CBRE Hotels, Dallas. "We were really pleased with our ability to create a high level of interest from qualified investors across the Country. Further, the opportunity for upside through repositioning the hotels combined with the lack of franchise and management encumbrance created the value that these investors had been seeking."

Hotel transaction activity across the Country is at an all-time high, with some \$21 billion in sales of hotel properties priced at \$10M and over recorded for 2005. Says Hankamer, "The

momentum of hotel transaction activity is continuing at an even great pace into 2006. The positive is that the Southern Region still offers opportunities for investors looking for that 'Opportunity Buy'. As the investor environment continues to heat up, Texas and surrounding states look like a good place to be."

For more information regarding hotel acquisition opportunities, please visit the CBRE Hotels Group website at www.cbrehotels.com.

Headquartered in Los Angeles, CB Richard Ellis (NYSE:CBG) is the world's leading commercial real estate services firm (in terms of 2004 revenue). The company serves real estate owners, investors and occupiers by offering strategic advice and execution for property leasing and sales; property, facilities and project management; corporate services; debt and equity financing; investment management; valuation and appraisal; research and investment strategy; and consulting. Including partners and affiliates, CB Richard Ellis has more than 300 offices across 50 countries around the world. Please visit our Web site at www.cbre.com.

CB Richard Ellis Hotels is a leading full-service real estate group focused exclusively on the hospitality industry. The company brokers investment sale transactions, raises capital and provides strategic advisory services worldwide for the full spectrum of hospitality real estate, including hotels, resorts, spas, casinos, conference centers, extended-stay properties and limited-service assets. CB Richard Ellis Hotels arranges more investment sale and financing transactions annually than any other brokerage firm, completing 500 assignments in the past five years. The group operates domestically out of offices in Atlanta, Boston, Chicago, Dallas, Detroit, Honolulu, Houston, Kansas City, Las Vegas, Miami, New York, Phoenix, San Francisco, Virginia Beach and Washington, DC. International operations are based in Calgary, Montreal, London, Paris, Dublin and Australia. For more information, visit the company's Web site at www.cbrehotels.com