
FOR IMMEDIATE RELEASE

STIRLING STREET CLOSES ON 88th AVE ACQUISITION

PHOENIX, AZ – September 8, 2009 – Stirling Street, LLC (“Stirling Street” or the “Company”) last week closed on its sixth acquisition of distressed residential properties in the greater Phoenix area for Stirling Street Fund I, LLC (“Fund”). The acquisition of 3426 N. 88th Avenue in Phoenix is a continuation of Stirling Street’s strategy to acquire single family residential foreclosure properties and real estate owned properties directly from the holders of real estate mortgages and deeds of trusts. With the acquisition, the Company will have fully invested the Fund made up of high net worth individuals nationwide. 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 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 renovates each home and rents them to families looking for a better quality of living.

“We currently have a backlog of renters for our program,” said Craig Haskell, Principal. “We now have a reputation in the greater Phoenix market of buying quality properties, fixing them up and renting them out to tenants that are attracted to the value proposition of a single family home.”

As previously reported, 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 has been disciplined in its acquisitions, selecting high quality properties that fit their strategic model,” said Investor, John Bernanskis.

Previous to 88th Avenue, Stirling Street has completed five acquisitions that include the following:

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

- 7024 W. Windsor Blvd., Glendale, AZ 85303
- 3148 N. 86th Lane, Phoenix, AZ 85033
- 7949 W. Devonshire, Phoenix, AZ 85303

“We are starting to see the market bottoming out and want to continue to take advantage of the market dynamics,” 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 \$4.0 billion of equity capital for REIT and real estate operators, 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. For more information, please visit www.zvillaonline.com.

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