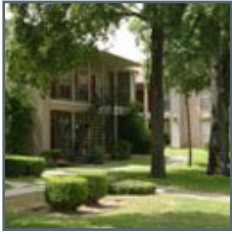


HAVERSTOCK, HOUSTON, TX

The Reliant Group manages a fund which acquired all of the tax exempt bonds securing 868 units of multifamily housing in two separate properties located in Houston, Texas, in July 2002. After purchasing the bonds, The Reliant Group bought out the insolvent borrower, remedied the HUD enforcement action, replaced management, and advanced several million dollars to complete a major rehabilitation of both properties, resulting in substantially increased rents, lowered operating costs, and improved tenant profile.



In addition, Reliant created a park, built a playground for children, added basketball courts, installed a computer learning center, and hired a social service director. During the summer of 2004 a lunch program was offered, which fed 200 children per day. Offering social services has reduced crime, improved the sense of community, and created value at Haverstock.

SPRING CREEK, SACRAMENTO, CA

The Reliant Group purchased a 268-unit apartment complex previously known as Suncreek Apartments, located in Citrus Heights, California. The complex was 100% vacant and subject to mold litigation. The seller was servicing the debt without any cash flow from the property, and the lender had filed a foreclosure action. Two prior purchasers had fallen out of escrow, placing the seller under significant pressure to sell.



The Reliant Group was able to satisfy the lender in full, avoid the mold litigation, pay the borrower in cash and fully rehabilitate the property to market rate rental housing.

UNION BANK BUILDING, LOS ANGELES, CA

A 310,000 square foot class A office building, located in Los Angeles, was in the middle of a partnership dispute. The institutional owner's local operating partner was blocking the sale of the asset because the operating partner faced a tax problem from the sale.

The Reliant Group arranged to pay the operating partner with shares in a publicly traded REIT (to avoid the tax issue) and to pay the pension fund in cash. The result was a win-win for all parties.



SOMA SQUARE, SAN FRANCISCO, CA

This facility had been redeveloped in the 1980's as a vertical retail center, but had been largely vacant for many years. The Reliant Group converted 175,000 sq. ft. of vacant retail to a transit oriented public use — the new home of the California Academy of Sciences, and reconfigured the retail tenants into a separate 100,000 sq. ft. building. Over \$20 million was invested in a seismic retrofit of both buildings. Within one year of purchase, the building was fully leased.



RTC/FDIC

The Reliant Group was selected in 1993 by the Resolution Trust Corporation from a field of over 400 bidders to receive a \$100 million portfolio of non-performing assets in a national government/private sector initiative. Through performance-based annual reviews, The Reliant Group was selected as one of the best performing partnerships and received hundreds of millions of dollars of additional assets. The Reliant Group eventually emerged as one of only four remaining partnerships to continue receiving assets. In total, The Reliant Group acquired over \$750 million in loan assets from the RTC and FDIC.



GREEN RIVER NATIONAL FOREST, DOVER, VT

A Reliant Group-sponsored partnership acquired a judgment secured by approximately 2,900 acres of timberland adjacent to the Green Mountain National Forest in Dover, Vermont. The property had been held for sale, by the borrower, for timber production and harvesting.



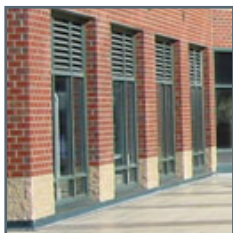
The Reliant Group foreclosed on the real property, cleaned up title issues, payed delinquent property taxes, segregated the development parcel (17 acres), resolved the claims of the FDIC and sold approximately 99% of the property to The Trust for Public Land. This sale to The Trust for Public Land eliminated the possibility of logging and assured the survival of the forest by placing it in the Green Mountain National Forest.

BACK BAY TOWER, PORTLAND, ME

The borrower on this Class A multifamily high-rise building was in default on the mortgage, but the bonds were current. All bond obligations were covered by a \$10 million letter of credit, for the benefit of the bond holders.



The Reliant Group acquired the letter of credit obligation, backed by tax exempt bonds, notified the borrower of the default, and began a foreclosure process. The borrower was removed shortly thereafter. The Reliant Group paid off the bonds at par so no bondholders incurred a loss, and took title to the real property after completing its foreclosure action.



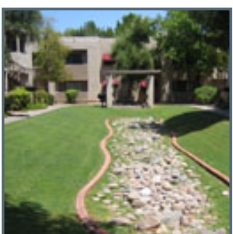
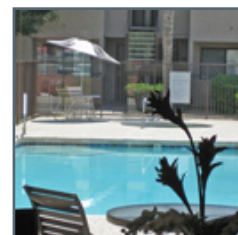
The property had numerous maintenance issues, structural problems and vacant commercial space. The property was repositioned in the market place after an extensive renovation, and now is fully occupied, with the highest rents in the market.

"After struggling for years with a sub-performing asset and an uncooperative operating partner we were able to sell our guaranty obligation to the Reliant Group. We were able to extricate ourselves from a difficult situation at the highest possible price."

— Keiji Inagaki, President
Mitsui Kenetsu Development

WHISPERING PALMS, PHOENIX, AZ

Whispering Palms Apartments is a 200 unit affordable housing community located in Phoenix, Arizona. The Reliant Group acquired the subordinate bonds secured by the property, and worked closely with MBIA, the senior bond insurer, to engineer an operational turnaround at the property. A new nonprofit borrower, with whom Reliant had completed several prior turnarounds, agreed to assume the loan obligations. A new property management company was hired, and intensive oversight was provided by Reliant. A forbearance agreement and workout was structured and Reliant invested nearly \$1,000,000 in capital improvements.



Reliant made several key cosmetic upgrades to enhance curb appeal and marketability, including: (i) re-roofing the property and exterior painting, (ii) repaving the pool area and adding new pool furniture, (iii) renovating the leasing office, (iv) placing a new monument sign in front of the property, (v) re-landscaping, (vi) adding a new playground structure.

The property was 69% occupied and was operating at a loss when Reliant stepped in. Less than one year later, occupancy had increased to over 94%, rents had increased, and concessions/bad debt were nearly eliminated.