

For Immediate Release

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Baceline Investments Expands No Debt Real Estate Fund II Portfolio with Acquisition of Airport Commerce Center

Omaha industrial facility becomes fourth Fund II property; Company also announces purchase of Westpoint Business Center in Minneapolis

DENVER – Baceline Investments, LLC, a Denver-based real estate investment company with local partners in Dallas, Chicago, Omaha and Kansas City, announced today it has acquired Airport Commerce Center, a 65,101-square-foot industrial property in Omaha, for \$3.6 million. The multi-tenant property located adjacent to the Eppley Airport is the fourth property in Baceline's No Debt Real Estate Investment Fund II portfolio.

Airport Commerce Center is 95 percent leased to six tenants, including General Services Administration who subleases the space to TSA, the federal agency providing security at Eppley Airport.

"In seeking properties that add geographical and cash flow diversity to No Debt Real Estate Fund II, Airport Commerce Center does both," said David Puchi, Principal of Baceline Investments. "The acquisition propels Fund II to continue growing in a strategic fashion."

Baceline's No Debt Real Estate Fund II opened in June, 2005 with the acquisition of the Crestside Business Center in Dallas. The company purchased Meadow Mart Center, a Chicago retail shopping center in December, 2005, and West State Plaza, a Kansas City retail center in February, 2006.

Baceline, who is continuing to raise \$50 million for Fund II, is also in the negotiation phase for an additional \$20 million in industrial and retail properties to purchase. Baceline seeks out attractively priced, cash-flowing real estate as part of its unique no debt investment strategy.

In an acquisition not related to Fund II, Baceline also announced the purchase of Westpoint Business Center in Minneapolis for \$12.3 million. Westpoint is a five-building portfolio of warehouse/office properties totaling 161,304-square-feet in the city's northwest suburban industrial market. The properties are 92 percent leased by 27 tenants.

"Westpoint Business Center is an excellent acquisition for Baceline as it gives us the opportunity to add value to a stable property in a growing sector of the Minneapolis industrial market," Puchi said.

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Baceline Investments Acquires Airport Commerce Center and Westpoint Business Center 2/2/2/2

Baceline's first No Debt Real Estate Fund, launched in September 2003, is a \$21 million portfolio that has delivered 10 consecutive quarters of return. Fund I, with industrial and retail properties in Colorado and Texas, closed to investors in October, 2004.

Baceline Investments, LLC is a Denver-based real estate investment company that offers unique real estate investment alternatives for individual and institutional investors. Baceline's No Debt Real Estate Funds pays investors first before any management fees are paid. By providing a straightforward, investor-first approach to real estate investing, the Company offers security, strong cash flow and attractive total returns. Baceline specializes in industrial and retail property in diversified metropolitan locations. For more information, visit www.bacelineinvestments.com.

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