



PRESS RELEASE

For Immediate Release

Net Lease Retail Investors Closes Its First Retail Developments in Wisconsin

Southlake, Texas -- June 27, 2011 - Two Tires Plus Total Car Care retail stores are the first development projects funded by the recently formed Net Lease Retail Investors, a joint venture between Rainier Capital of Dallas, TX and N3 Real Estate of Southlake, TX.

In May, construction started on an 8,549 square foot Tires Plus Total Car Care store in Waukesha, a suburb of Milwaukee, Wisconsin. The second project, an 8,356 square foot Tires Plus Total Car Care store in Middleton, a suburb of Madison, Wisconsin, is currently under construction and is scheduled to open this fall. Both of the stores are build-to-suit projects for Bridgestone Retail Operations, LLC that follow on the successful construction and sale in May 2011 of a Firestone Complete Auto Care Center in Milwaukee, Wisconsin.



The Bridgestone Firestone Complete Auto Care Center in Milwaukee, Wisconsin that was built and sold by N3 Real Estate last month.

Net Lease Retail Investors began seeking retail development investment opportunities in January for \$50 million of equity being raised by Rainier Capital to provide national retailers fast track expansion into their target growth markets.

N3 Real Estate CEO Biff McGuire estimates that N3 will have the capacity to develop and acquire almost \$400 million of retail real estate over the next two years with its current equity commitments from partners like Rainier Capital.

About N3 Real Estate

N3 Real Estate is a fully integrated retail real estate investment and development firm in Southlake, Texas. Founded in 2004, N3 has developed over 200 single and multi tenant retail projects for national and local retailers across the United States. Today, N3 owns and manages over \$100 million of retail projects for its investors with plans to grow the portfolio to \$400 million by the end of 2012.

About Rainier Capital

Rainier Capital Management, LP is a Dallas, Texas-based real estate investment company providing unique investment programs, 1031 exchange opportunities and capital solutions to real estate projects nationwide. Over the past seven years, Rainier has overseen investments of more than \$250 million into office, retail, medical and hotel assets. Today, Rainier provides asset management services to over 3,000 investors with investments in properties valued at more than \$1 billion across 24 different states.

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