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FOR IMMEDIATE RELEASE

**CAPITAL PARTNERS BUYS JACKSONVILLE'S BROADWAY CENTER**

JACKSONVILLE, FL—Nov. 14, 2005 – Capital Partners, Inc. recently announced the November 2, 2005 acquisition of the Broadway Center in Deerwood Park adding 142,100 square feet of office and warehouse space to its assets.

Broadway Center includes two single-story buildings and is located at 10302 Deerwood Park Boulevard. Major tenants include Fidelity, Celebration Church and Tape South, Inc.

Capital Partners, Inc. owns, manages and leases 2.4 million square feet of office space in the Jacksonville market. In addition, the company's portfolio includes 300,000 square feet of office space in Fort Lauderdale and Tallahassee. The total combined square footage of the Capital Partners, Inc. portfolio is more than 7 million square feet.

Based in Orlando with offices in Jacksonville, Charlotte, Atlanta, Tampa, Ft. Lauderdale and Tallahassee, the mission of Capital Partners is to acquire real estate investments that achieve above average, risk-adjusted returns for its investment partners. Additional information is available at [www.capitalpartnersinc.com](http://www.capitalpartnersinc.com).

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