

FOR IMMEDIATE RELEASE- July 6, 2006

Tremont Realty Capital Announces New Underwriter



Tremont Realty Capital announces that Brandon N. Beatty has joined the company as an Underwriter in the Boston office. He will be responsible for working with Originators to prescreen and underwrite transactions. He will work with Tremont Direct loan programs, as well as, packaging deals for capital preliminary review. Mr. Beatty was most recently a Senior Financial Analyst at TD Banknorth where he was responsible for performing the complete financial analysis for new and existing real estate investments in Massachusetts for loans ranging from \$1MM-\$50MM. He has prior experience with Centex Corporation and Fidelity Investments. Mr. Beatty holds a BS in Business Administration from the Boston University School of Management.

Executive Director, Dan Mee said, "We are delighted to have Brandon join our talented underwriting staff. His banking experience will allow him to jump right in and work on our direct loan programs."

Tremont Realty Capital, LLC is a national real estate investment and advisory firm headquartered in Boston, with offices in Annapolis, Hartford, New York, Chicago, Scottsdale and Sacramento. Through its principal and advisory operations, the firm engages in direct debt and equity placement, and institutional advisory services. Tremont Realty Advisors manages the Tremont-GRE Mezzanine Loan Program and The Boylston Investment Fund. The Boston office of Tremont Realty Capital is located in the Prudential Tower at 800 Boylston Street, Suite 401, Boston, MA 02199. The phone number is 617.867.0700 and the fax number is 617.867.0077. You can visit Tremont on the Internet at www.tremontcapital.com or you can reach Brandon directly at bbeatty@tremontcapital.com.