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**MADISON PARTNERS CLOSES SALE AND FINANCING OF
MEDICAL BUILDING IN SAN DIEGO COUNTY**
Cambra Realty Invests \$23 Million in Escondido Property

Los Angeles, CA – January 11, 2006 - Madison Partners has arranged the sale and financing of 488 E. Valley Parkway, adjacent to the Palomar Medical Center in Escondido, San Diego County, Calif.

The seller of the four-story, Class A, 72,000-square-foot building, which is 100% occupied, was Twenty-Seven MH, Inc. In addition to the sale, Madison provided its expertise to structure the debt through GMAC. The loan amount is \$17,800,000 at 100 basis points over the ten year treasury fixed for ten years.

The buyer was Cambra Realty, founded by Michael Schlesinger in 2005. This acquisition is the first major transaction for Cambra Realty, a privately owned real estate investment company that specializes in the acquisition of high quality commercial assets. Mr. Schlesinger founded Cambra after working for Mani Brothers Real Estate Investment for nine years.

Madison Partners principal Bob Safai and associate Ron Jacobson handled the transaction. "We are very pleased with Madison Partners' expertise in managing the sale in a very advantageous manner and in their assistance with the debt which was extremely beneficial to the economics of the transaction," said Mr. Schlesinger.