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NBS REAL ESTATE CAPITAL ANNOUNCES NAME CHANGE

PORTLAND, OR.— November 1, 2011 — NBS Estate Capital is pleased to announce that the company is relocating offices as of December 1, 2011. In conjunction with the move, the company has changed its name to Morrison Street Capital. NBS Real Estate Capital was founded in 2002 by CEO Rance Gregory and Norris, Beggs & Simpson. Ownership of the firm remains unchanged. The name change was necessary to eliminate confusion between the original name and the Morrison Street series of Funds managed by the company. Many of the firm's investors are represented by institutional investment consultants who are more familiar with the Morrison Street name and the change will simplify communication going forward. The move from the 2nd floor to the 18th floor at 121 SW Morrison Street was occasioned by the expiration of the company's original lease.

Morrison Street Capital acts as the investment manager of the Morrison Street series of Funds, which invest in commercial real estate through the use of a variety of investment structures including equity, preferred equity, mezzanine debt, B notes and commercial mortgage backed securities. The primary product types include office, retail, industrial and multi-family assets. As a direct owner, the company invests in Colorado, Oregon, Washington, California, Utah, Nevada, Idaho and Arizona. As a lender, the company prefers those same target markets but occasionally invests nationwide.

Remaining active since the credit crisis emerged, in just the past three years, Morrison Street Capital has completed 43 transactions involving $101.8 million of equity and total transaction value of $399 million. Over the past nine years, Morrison Street Capital has completed 78 transactions involving $207.4 million of equity and totaling over $868 million in total transaction value.