



For Immediate Release

IMT Capital Acquires 23-unit garden-style apartment complex in Sherman Oaks

- Multifamily investor will implement professional management at coveted Sherman Oaks location-

Sherman Oaks, Calif. –July 6, 2007 – IMT Capital, LLC today announced that it has purchased a 23 unit garden-style apartment building located at 4540 Hazeltine Avenue in Sherman Oaks, CA. IMT intends to conduct a significant renovation to both the property exterior and unit interiors in order to reposition the property as a premier rental community in the highly desirable Sherman Oaks neighborhood. The acquisition is the latest in a series of investments by IMT Capital as the company focuses on expanding its presence in the Southern California multifamily market.

Christopher Hill, Senior Vice President at IMT Capital, said, “This acquisition represents an opportunity to purchase a highly visible property with significant rental upside in one of the San Fernando Valley’s most sought-after neighborhoods.”

The property consists of beautifully appointed one, two, and three bedroom units. The IMT renovation program includes designer painting color schemes for the unit interiors and the exterior of the building, as well as the installation of new granite countertops, wood laminate flooring, and custom fixtures and hardware. The property’s central location gives residents convenient access to the Fashion Square Mall, Ralphs, Trader Joes, as well the many upscale shops and restaurants that line Ventura Boulevard.

About IMT Capital

IMT Capital, LLC is a private real estate investment firm based in Los Angeles. The company's principals have made investments in excess of \$1.5 billion in value since 1992. The company is a specialized manager concentrating in multifamily opportunities in major markets such as California, Arizona, Texas and Florida.