



For Immediate Release

IMT Capital Acquires 396-unit garden-style apartment community in Austin

- Transaction is multifamily investor's first in planned expansion into the Austin market-

Sherman Oaks, Calif.–November 6, 2007 – IMT Capital, LLC today announced that it has purchased Anderson Mill, a 396 unit garden-style apartment complex in Austin, TX from AMLI Residential. The acquisition is IMT's first in the Austin area. Given the increase in land prices and the rising construction costs in the Austin area, IMT's interest in the property focused on the opportunity to purchase a well constructed, well located, luxury asset below replacement costs. The acquisition is the first in a series of planned investments by IMT Capital as the company focuses on expanding its presence in the Austin multifamily market.

Mike Hooks, Vice President at IMT Capital, said, "IMT Anderson Mill is an opportunistic initial purchase in the Austin market, which we consider a long term attractive MSA. As a newly-constructed market-leading Class A asset, the property is positioned well to take advantage of Austin's continued demographic and forecasted economic growth."

The community features a resort style pool, state of the art business center, cardio/fitness center, cyber café, and Wi-Fi access in common areas. The property also caters to pet owners, with fenced-in yards available as well as an 8,000 square foot fenced dog park. Attractive unit interiors feature the choice of three different designer finishes, black on black appliances, full size washer and dryers, diamond-polished concrete flooring in select plans, wood accent flooring in select plans, and spacious walk-in closets.

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.