



For Immediate Release

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GENEVA ACQUIRES THE FALLS AT TOWNE CROSSING

Dallas-Fort Worth, TX- Geneva is pleased to announce the acquisition of The Falls at Towne Crossing Apartment Homes. The 2006 development is a Class-A, gated community located in Mansfield, Texas, a high growth upscale submarket of Dallas-Fort Worth.

The complex boasts over 287,740 rentable square feet. Setting upon nearly 20 acres of stunning landscape, it consists of 15 three story apartment buildings, a rejuvenating pool area, as well as a clubhouse. The Falls has excellent access to major highways and is in close proximity to multiple new retail and mixed use developments as well as the Dallas-Fort Worth airport.

The Falls at Towne Crossing is a lucrative addition to Geneva's multi-family portfolio. "The economic vitality and population growth in Mansfield makes it an ideal market for an investment for Geneva," Steve Person, Partner. The Texas division of Geneva Management, Inc. welcomes the addition of 336 units to the 2100 units already under management from the 11 other multi-family properties.

About The Geneva Organization:

The Geneva Organization is an entrepreneurial-oriented, real estate investment firm that serves as a comprehensive resource for its integrated network of industry professionals and investors.

Disclosures:

Certain matters discussed within this press release may be deemed to be forward looking statements. Although The Geneva Organization believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the Fund and assumptions will perform and/or maintain its current operating position. The Geneva Organization urges all potential investors to seek individual legal and accounting counsel prior to making an investment under our private closed ended funds.