



NEWS RELEASE

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V3 Realty sales at Lake Hills in St. John, Indiana off to strong start

WOODRIDGE, Ill --- December, 2004 --- V3 Realty has completed the sale of 63 single-family lots, lots for 44 duplex units, and lots for 60 townhome units during the initial year of development. Lake Hills is the low-density redevelopment of the old Lake Hills golf course. The plan for the 320 acre community features the preservation of significant open spaces and natural areas and a 35 acre lake. Upon completion, Lake Hills will include 245 single-family homes, 90 duplex units and 116 townhome units. Lake Hills is part of V3 Realty's V3 Landvision 2003, L.L.C. land fund.

To obtain more information on V3 Realty Company, LLC or this property, please contact John Moysey at 630.729.6194, or visit the company website at www.v3realty.com.

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