



Whisper Valley CD 120

TAURUS OF TEXAS HOLDINGS, LP

PURCHASES 1,965 ACRES IN AUSTIN, TEXAS

Taurus of Texas Holdings, LP, the local partner for Taurus Investment Holdings of Boston, recently closed the purchase of Whisper Valley Ranch, 1,965 acres of prime development land located in east Austin along the east side of the new SH130 and Braker Lane. SH130 is a new ten-lane toll road that runs north and south on the east side of I-35 and will be completed in mid-2007. This is one of the most important highway improvements in the city in the last 20 years.

Taurus of Texas Holdings, LP is a real estate development company located in Fort Worth, Texas. Company President, Douglas Gilliland, stated "This is an exciting opportunity for our firm and promises to be a very unique new addition to the east Austin area. Our final development plan will include an innovative mixed-use residential, retail, office planned community. In addition, we are planning a mixture of individual single-family homes, townhomes and apartments, a variety of retail and neighborhood services and office uses." Over 7,000 homes are scheduled to be built over the next seven to ten years. Residents will be able to live, work, shop and recreate in a pedestrian-friendly and environmentally-sensitive community. As the planning is completed, large portions of the development will be marketed to "Best of Class" home builders and developers allowing them the opportunity to develop the land according to the overall Taurus master plan. Development will begin shortly thereafter and homes will be available as early as next year.

Whisper Valley Ranch borders the 272-acre Travis County Northeast Regional Park where the county just installed improvements valued at over \$15 million. Residents will have pedestrian access to 11 lighted soccer fields, 9 baseball/softball fields, numerous stocked fishing lakes, and walking and jogging trails. East Austin is the next major growth area in the central Texas region. The community is strategically located just nine miles from the Austin Central Business District, the State Capital Complex and the University of Texas Campus. It is within ten minutes of Dell Computer campus, Samsung, and Applied Materials via Braker Lane, and Parmer Lane. Bergstrom International Airport is located ten minutes to the south. For more information, contact D. Gilliland at douglasg33@aol.com or 817.788.1000.

The Austin economy has been one of the best business environments in the nation. It has a solid base of high-tech companies. In the last 12 months there has been a 4.5% growth in the job market. Many workers and families are coming from other parts of the country and world.

Taurus' local partner in Texas, Douglas Gilliland, is a past president of the Texas Association of Builders, and has been active as a second-generation developer for over 25 years.



TAURUS INVESTMENT HOLDINGS, LLC

In 1976, Taurus was founded in Munich, Germany. In 1979, it initiated business operations in the United States. For over 30 years, Taurus has documented an impeccable track record of significant above-market returns by holding to its philosophy of: 1.) Preservation of principle, 2.) Providing superior risk-adjusted returns, and 3.) alignment of interests with investors.

While previously focusing on German capital, since 2001 Taurus has become a trusted partner for US investors while expanding its access to capital in many parts of the world.

Taurus is recognized as a highly-entrepreneurial owner/operator of more than 10 million square feet of real estate worldwide. With 16 operating subsidiaries, Taurus has become one of the premier owner/operators of directly managed and joint venture commercial real estate in North and South America, Western Europe, and most recently, Istanbul.

Since its inception, Taurus has purchased and sold over 20 million square feet of office, industrial, retail, residential and hotel assets. Taurus is widely recognized as a strategic real estate owner/operator specializing in value creation through a mix of development, redevelopment, lease-up and intensive professional management of each individual investment. Through the combination of its international regional office platform and extensive capital resources, Taurus successfully brings together a unique blend of local entrepreneurship with global financial strength.