

Starwood Land Ventures, LLC

April 7, 2009

FOR IMMEDIATE RELEASE

For further information contact:
Amy Ogden, Public Relations Manager
Clockwork Marketing Services, Inc.
Phone: (904) 280-7960
amy@clockworkmarketing.com
www.clockworkmarketing.com

STARWOOD LAND VENTURES FORMS JOINT VENTURE WITH TAYLOR-DUNCAN INTERESTS, INC.

BRADENTON, Florida –Starwood Land Ventures, LLC announces that it has formed a joint venture with an affiliate of Taylor-Duncan Interests, Inc., a Dallas, Texas-based firm specializing in residential land development. The new partnership, TD Star Land, will pursue strategic land development opportunities in the Dallas-Fort Worth area.

“The Dallas-Fort Worth market has always been a strategic target for us and Taylor Duncan has been active in this market for decades,” said Mike Moser, east region president of Starwood Land Ventures. “We look forward to working with Taylor-Duncan Interests in this partnership, and are confident we will be able to acquire excellent residential properties in the area.”

Larry Taylor, president of Taylor-Duncan, said the new venture is pursuing developed homesites, zoned land and other single-family residential properties in the Dallas-Forth Worth metropolitan area.

-more-

“We have developed residential communities for many of the national and regional builders in the area,” Taylor said. “With the strength of Starwood Land Ventures behind us, we should be able to capitalize on some excellent buying opportunities and offer builders desirable lot positions as the market recovers.”

Starwood Land Ventures has been actively pursuing joint venture relationships with firms across the country to seek out financing and development opportunities countrywide. To date, the firm has established partnerships with experienced, well established firms in Houston, Atlanta, Charlotte, Raleigh, Northern and Southern California, and Northern Virginia and may make additional announcements in the coming months.

About Taylor-Duncan Interests, Inc.

Taylor-Duncan Interests, Inc. was founded in 1992 by its principals, Larry Taylor and Phillip Duncan. The company specializes in residential development, including the acquisition, design, entitlement and construction of communities in Texas and select other markets. The firm is currently involved in projects in the Dallas, Nashville and San Diego areas. For more information about Taylor-Duncan, visit www.taylorduncan.com.

About Starwood Land Ventures, LLC

Starwood Land Ventures, LLC is a Bradenton, Florida-based residential real estate, development and investment firm focused on land acquisition, development and financing nationwide. The firm is a controlled affiliate of Greenwich, CT based Starwood

Capital Group Global, LLC. Starwood Land partners with builders, developers, lenders and land holders and will provide creative solutions to recapitalize assets with both debt and equity. The firm specializes in the acquisition, entitlement and development of large, master-planned communities, which may include mixed-use components. Through its platform of partnerships with leading development firms, Starwood Land and its experienced team aim to be the capital partners of choice in select markets. Starwood Land currently has operations in Arizona, California, Florida, Georgia, Maryland, Nevada, North Carolina, South Carolina, Texas and Virginia. For more information about Starwood Land, visit www.starwoodland.com.

About Starwood Capital Group Global, LLC

Starwood Capital Group Global, LLC is a privately-held global real estate investment firm based in Greenwich, CT (with its predecessor Starwood affiliates “Starwood”). Founded in 1991, Starwood specializes in the creation and acquisition of real estate-related investments on behalf of commingled investment vehicles that are sponsored and created by Starwood or its affiliated entities. Such real estate-related investments include residential and commercial land development, multifamily, hotel, office, retail, mixed-use, industrial, health clubs, golf and mezzanine debt. Starwood’s clients include public and private retirement programs, university endowments, foundations, and international and high net worth investors. During the past 17 years Starwood and its affiliates have invested approximately \$6 billion of equity capital in transactions representing over \$30 billion of asset value.

-more-

Starwood Capital Group has led the formation and/or growth of several market leading companies including Groupe Taittinger and Société du Louvre, Europe's second largest hotel network; iStar Financial (NYSE: SFI), the leading publicly traded finance company specializing in commercial real estate mortgage, mezzanine and net lease financing; Starwood Hotels & Resorts Worldwide (NYSE:HOT), a leading global owner/operator of hotels, Westin Hotels & Resorts which was merged into Starwood Hotels & Resorts Worldwide in January 1998; and National Golf Properties/American Golf Corporation, the largest owner/operator of golf courses and related facilities in the U.S., who, together with its private sister company, owned, leased or managed 255 golf courses. It also participated in the formation of and helped lead the growth of Equity Residential Properties Trust (NYSE:EQR), one of the premier US multifamily REITs.

###