

TitanStar Properties Inc. Announces Sale, McDonald's Ground Lease Deer Springs Shopping Centre

September 15, 2011. TitanStar Properties Inc. (TSX Venture: TSP) ("TitanStar"), a company listed on the TSX Venture Exchange (the "Exchange"), announced that Deer Springs Crossing Limited Partnership (of which TitanStar is a 50% joint venture partner) has entered into a letter of intent to sell 38,000 square feet of land which is under long term lease to McDonald's USA LLC (the "McDonald's Land"), and which is situated within the Deer Springs Crossing Shopping Center (the "Project"), a 22.8 acre retail development project located in Las Vegas, Nevada.

"Construction of the North 5th Street – Interstate 215 Beltway Interchange has recently been completed, which significantly enhances access and the flow of traffic to the Project", says Josh Thomas, Director of Leasing and Sales for the Juliet Group of Companies which represents TitanStar's general partner and co-limited partner in the Project. "Activity in and around the Deer Springs Crossing Shopping Center site has been brisk. The McDonald's Land sale is indicative of a considerable uptick in the level of interest and activity we are seeing in all of our properties and, in particular, at the Deer Springs Project."

The site work which was required to be constructed by the landlord for McDonald's is complete, and McDonald's is now in the process of constructing an approximate 5,000 square foot restaurant, at its own expense.

"In times when other developments continue to struggle, the sale of the McDonald's Land, along with the recently announced Bridgestone land sale [of 43,650 square feet of land within the Project] represent solid confirmation of the outstanding characteristics of the Deer Springs Crossing Shopping Center in terms of design, location, visibility and value," says Rick Turner, TitanStar's President and CEO. "We have every confidence that these recent transactions are evidence of solid momentum which is sure to continue through to the Project's successful conclusion."

The Purchaser, a private individual, shall complete the purchase no later than November 15, 2011. A one-time extension of up to ten calendar days is available upon certain terms and conditions.

Neither TSX Venture Exchange nor its Regulation Services Provider (as that term is defined in the policies of the TSX Venture Exchange) accepts responsibility for the adequacy or accuracy of this release.

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