

**TitanStar Properties Inc. Announces Sale of Development Pad to 7-Eleven, Inc. at the Deer Springs Crossing Shopping Centre**

**January 28, 2013.** TitanStar Properties Inc. (TSX Venture: TSP-V) (“**TitanStar**” or the “**Company**”) is pleased to announce that 7-Eleven, Inc. has purchased approximately 1.2 acres of land within the Deer Springs Shopping Centre, located just south of the North 5<sup>th</sup> Street – Interstate 215 Beltway Interchange in Las Vegas, Nevada.

7-Eleven paid \$819,562.50 for its 52,875 square foot pad. 7-Eleven, Inc. and the Company are arm’s length parties.

The Deer Springs Shopping Centre is a 22.8 acre retail development project, owned through the Deer Springs Crossing Limited Partnership, a Nevada limited partnership of which the Company is a 50% partner.

The sale continues a string of positive developments at the Deer Springs Shopping Centre. The Company previously announced that the opening of a McDonald’s restaurant within the Deer Springs Crossing Shopping Centre in June 2012, and the completion of the North 5<sup>th</sup> Street – Interstate 215 Beltway Interchange has enhanced the access and flow of traffic to the shopping centre.

TitanStar is also a 50% partner in the Sahara Crossing Shopping Center, an approximately 61,125 square foot retail building owned through the Sahara Crossing, LP and located just east of Decatur Boulevard on Sahara Avenue in Las Vegas. In December 2012, the Company and Romspen Investment Corporation (“Romspen”), as partners, acquired the Swanway Plaza, a 55,790 square foot retail shopping centre in Tucson, Arizona (see the Company’s news release of January 2, 2013). Subsequently, in January 2013, the Company and Romspen, as partners, acquired the Kohl’s San Tan Plaza in Chandler, Arizona (see the Company’s news release of January 28, 2013).

FOR FURTHER INFORMATION PLEASE CONTACT:

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## About TitanStar

TitanStar is a real estate issuer whose investment strategy focuses on building a portfolio of well-positioned, undervalued or underperforming stabilized assets, focusing on specific geographic areas. TitanStar announced its revised investment strategy on September 28, 2012, which added the following objectives:

- Begin to build, with or without a partner acceptable to management, a portfolio of stabilized assets that produce a reasonably reliable cash flow that would be available for distribution to shareholders when a distribution policy is determined by the Board of Directors;
- Engage local companies to manage such properties;
- Finance the purchase of such assets using conservative financing assumptions, determined by management from time to time.

### *Forward-looking statements:*

*Certain statements in this release are forward-looking statements, which reflect the expectations of management regarding the identification, analysis and potential acquisition of future real estate assets. Forward-looking statements consist of statements that are not purely historical, including any statements regarding beliefs, plans, expectations or intentions regarding the future. Such statements are subject to risks and uncertainties that may cause actual results, performance or developments to differ materially from those contained in the statements. No assurance can be given that any of the events anticipated by the forward-looking statements will occur or, if they do occur, what benefits the Company will obtain from them. These forward-looking statements reflect management's current views and are based on certain expectations, estimates and assumptions which may prove to be incorrect. A number of risks and uncertainties could cause our actual results to differ materially from those expressed or implied by the forward-looking statements, including factors beyond the Company's control. These forward-looking statements are made as of the date of this news release.*

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