

TITANSTAR™

TitanStar Properties Inc. announces Sale of its Sahara Property

September 9, 2014. TitanStar Properties Inc. (TSX Venture: TSP) (“TitanStar” or the “Company”) announces that, effective September 5, 2014, the Sahara Property was sold pursuant to a purchase and sale agreement dated July 11, 2014 (the “Sale Agreement”) between Winstar Properties Inc., as buyer, and Sahara Crossing LP, a Nevada limited partnership in which TitanStar holds a 50% partnership interest. The buyer is at arm's length to the Company and Juliet Companies, LLC, the other partner in Sahara Crossing LP.

The Sahara Property, located near the Sahara Avenue and Decatur Boulevard intersection in Las Vegas, Nevada, consisted of one building (approximately 61,125 sq. ft.) located on 6.15 acres of land.

The total purchase price for the Sahara Property was approximately US \$8,675,000. The property was originally purchased in October 2010 at a price of US \$5,340,000. The sale represents a substantial gain to the Company and captures an increase in value of 62% over four years. The property was 100% leased at the time of sale. The Company will receive net proceeds of approximately US \$3,931,000, representing a return on invested capital and share of the gain on sale. The net proceeds will be 100% allocated to partial repayment of the Company's current line of credit facility with Romspen Investment Corporation.

“The Company and its partner Juliet are pleased with the sale, which represents a good return on investment which the Company anticipates will only increase value for its shareholders, and which will further allow it to identify additional assets to acquire for its growing portfolio.” said the Company's CEO T. Richard Turner.

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 geographic areas. TitanStar currently holds a 50% limited partnership interest in the Deer Springs Crossing Limited Partnership, a Nevada limited partnership which owns the Deer Springs Crossing Shopping Center, a 22.8 acre retail development project also located in Las Vegas. In December 2012, the Company acquired a 50% limited partnership interest in TSP LP I, L.P., a Nevada limited partnership which owns the Swanway Plaza, a 55,790 square foot retail shopping centre in Tucson, Arizona (see the Company's news release of January 2, 2013). In January 2013, the Company acquired a 50% limited partnership interest in TSP LP II, L.P., a Nevada limited partnership which owns the Kohl's San Tan Plaza, a 29,945 square foot retail shopping centre in Chandler, Arizona (see the Company's news release of January 28, 2013).

In September 2013, the Company acquired a 38.4% beneficial interest in Adam's Dairy Landing, a 254,036 square foot retail shopping centre, in Blue Springs, Missouri (see the Company's news release of September 30, 2013). These recent investments reflect TitanStar's revised investment strategy, announced 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; and
- 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, including with respect to the proposed acquisition described above. 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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