

# TITANSTAR™

## **TitanStar Properties Inc. Announces Leases to Habitat For Humanity Las Vegas, Inc. and U-Clean, LLC (dba “Clean Mart”) at the Sahara Crossing Shopping Center**

**April 22, 2014.** TitanStar Properties Inc. (TSX Venture: TSP-V) (“TitanStar” or the “Company”) is pleased to announce two new leases at the Sahara Crossing Shopping Center, located at 4580 West Sahara Avenue in Las Vegas, Nevada.

Habitat For Humanity has leased an additional 13,352 square feet located immediately adjacent to its existing premise. In connection with this expansion, Habitat for Humanity has extended the term of its lease on the combined 26,942 square feet of space to February 28, 2024. Habitat For Humanity pays monthly rent and common area expenses.

Additionally, Clean Mart has entered into a lease for ten years for the remaining 17,326 square feet of space in the shopping center. Clean Mart pays monthly rent and common area expenses. Clean Mart’s tenant improvements will commence by the end of April, 2014, with Clean Mart opening for business on or about June 1, 2014.

“We are pleased to announce the expansion of Habitat For Humanity and the new lease with Clean Mart, a proven janitorial/sanitation wholesale and retail distribution company,” says Josh Thomas, Director of Leasing for Juliet Realty Group which represents Sahara Crossing, L.P. in these transactions. “We believe that Clean Mart, along with existing tenants of Goodwill Industries and Habitat For Humanity, will create synergies and traffic flow which will benefit the shopping center for many years to come.”

The Sahara Crossing shopping center is a 61,300 square foot retail building owned through the Sahara Crossing, LP, a Nevada limited partnership of which TitanStar Properties is a 50% partner.

These two transactions continue a string of positive developments at the Sahara Crossing shopping center, resulting in the property being 100% leased. These two new leases are in addition to the settlement that Sahara Crossing, LP made with Fresh & Easy in September of 2013 where Fresh & Easy prepaid a lump sum of \$1,129,267, representing approximately 3.1 years of future rent under the lease, to Sahara Crossing LP in exchange for a release from all future obligations.

### FOR FURTHER INFORMATION PLEASE CONTACT:

T. Richard Turner  
President, CEO and Director  
TitanStar Properties Inc.  
Telephone: (604) 408-3808  
Facsimile: (604) 408-3801  
email: rick@titanstar.ca

### 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

Sahara Crossing, LP, a Nevada limited partnership which owns an approximately 61,125 square foot retail building located just east of Decatur Boulevard on Sahara Avenue in Las Vegas, as well as 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, located in Blue Springs, Missouri (see the Company's news release of September 30, 2013). These latter 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.

Additional information regarding TitanStar, its real estate portfolio, investment strategy, and the proposed acquisition as announced herein, can be found in its amended and restated preliminary prospectus dated March 4, 2014, available under TitanStar's profile online at [www.sedar.com](http://www.sedar.com).

*Forward-looking statements:*

*Certain statements in this release are forward-looking statements, including with respect to the future operating results of the Sahara Crossing shopping centre. 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, as well as other factors beyond the Company's control.*

*These forward-looking statements are made as of the date of this news release.*

*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.*