TitanStar Properties Inc. enters Letter of Intent for Potential Target Asset

April 16, 2013. TitanStar Properties Inc. (TSX Venture: TSP) ("**TitanStar**" or the "**Company**") announces that it has entered into a non-binding letter of intent with respect to a potential target real estate asset located in Blue Springs, Missouri, known as the "Adam's Dairy Landing" retail shopping center.

Adam's Dairy Landing is a 254,036 square foot retail shopping center and is 94% leased and has a variety of retail clients, anchored by two US national retail chains: Target (for 131,630 square feet) and Kohl's (for 64,015 square feet). Additional tenants include Gordmans, a US apparel and home fashions retailer; TJ Maxx/HomeGoods, a US national home furnishing retail chain; Ross, a US off-price apparel and home fashion retail chain; Michaels, a US arts and crafts retail chain; and ULTA Beauty, a US beauty product and services retailer. Construction commenced at Adam's Dairy in September 2007 and is currently ongoing, with two additional buildings scheduled to be completed later this year for an addition of approximately 30,703 square feet.

Pursuant to the non-binding letter of intent, the Company may acquire a 90% interest in Adam's Dairy Landing, with a proposed purchase price of USD $58.3 million. A portion of the purchase price will be paid by way of the Company assuming an existing mortgage loan, subject to the prior approval of the existing mortgage lender. The vendor is at arm's length to the Company.

The Company intends to proceed with a due diligence review of Adam's Dairy Landing. Completion of any acquisition of Adam's Dairy Landing will be subject to the Company completing a satisfactory due diligence review by April 29, 2013 or such later date as the parties may mutually agree upon. On completion of a due diligence review to its satisfaction, the Company will provide a non-refundable cash deposit of USD $500,000.

The acquisition of Adam's Dairy Landing will be subject to the Company and the vendor entering into formal agreements with respect to the acquisition, and the satisfaction of closing conditions, to be negotiated. Such conditions will be in addition to the Company's completion of a due diligence investigation to its satisfaction and the Company being approved by the existing mortgage lender. There can be no guarantee or assurance that the parties will enter into a formal agreement with respect to the acquisition, that any closing conditions will be satisfied or waived, that it will be approved by the existing mortgage lender, nor that the acquisition will be completed at all.

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 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). These two most recent investments, and the proposed investment of the Metro Towne Center, 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. 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.

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.