

TitanStar Properties Inc. executes Purchase Agreement for the Acquisition of Gordon Biersch Brewery Restaurant

January 8, 2014. TitanStar Properties Inc. (TSX Venture: TSP) (“**TitanStar**” or the “**Company**”) announces that it will be acquiring a 100% beneficial interest in a Gordon Biersch Brewery restaurant property located in Glendale, Arizona, pursuant to a purchase and sale agreement dated January 6, 2014 (the “**Purchase Agreement**”) between Realty Income Corporation, as seller, and TSP GB, L.P., a Nevada limited partnership, as buyer, in which the Company holds a 100% general partnership interest. The seller is at arm's length to the Company.

The Gordon Biersch Brewery restaurant property is located at 6915 N.95th Avenue in Glendale, Arizona, at the main entrance to the Westgate entertainment district and adjacent to Tanger Outlets. Management believes this location in Phoenix's West Valley area to be in a prominent locale with growth potential. The Westgate entertainment district is located on the Loop 101 highway and Glendale Avenue, and is a mixed use, super-regional destination for dining, entertainment, shopping, offices, sporting events and multi-family living. Other than the Gordon Biersch Brewery restaurant, the area is home to the University of Phoenix Stadium (the home arena for the Arizona Cardinals football team), the Jobing.com Arena (the home arena for the Phoenix Coyotes hockey team), the Renaissance Hotel and Conference Centre, WaterDance Plaza, Fountain Park, 334,000 square feet of office space, and over 400 multi-family residential units.

The total purchase price for the Gordon Biersch Brewery restaurant property is approximately US \$6.04 million, and the closing of this acquisition is scheduled for March 31, 2014. Following completion of the proposed acquisition, the restaurant will continue to be operated by the existing tenant and its management group. There are several closing conditions that need to be satisfied or waived by TSP GB, L.P. prior to the closing of this acquisition; including but not limited to the Company's completion of a due diligence review of the property, the receipt of an estoppel certificate and subordination and non-disturbance agreement from the restaurant tenant as prescribed in the Purchase Agreement and the Company's satisfactory completion of a due diligence review of the property on or before February 14, 2014.

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). 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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