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**Prime Income Asset Management Advisor, Gene Phillips,
Briefs President of Ghana on Progress of Osagyefo Power Barge Project**

DALLAS, Tx. (March 27, 2008) – Gene E. Phillips, Chairman of Balkan Energy Company LLC and Advisor to Dallas-based Prime Income Asset Management, recently met with President John Kofi Agyekum Kufuor of Ghana to brief him on the progress of the Osagyefo Power Barge project, which will help increase the country's hydroelectric needs. Balkan Energy, a privately owned energy company, which handles power projects in developing countries, is currently refurbishing a barge-mounted power station, which is expected to deliver 125 megawatts of power to the country. The Osagyefo Power Barge, located in Effasu on the Ghanaian coast, is the first phase of a three-year project, which will deliver 550 megawatts of electricity throughout the African nation.

"Ghana currently faces an extreme shortage of electricity due to rapid population growth and drought in northern Africa, which has greatly limited the country's ability to produce hydroelectric power," said Phillips. "It is our hope to have the refurbished power station producing electricity by the end of this April, which will then provide much needed relief to the people of that nation."

Balkan Energy Company is committed to helping the nation of Ghana in its long search for a solution to its energy crisis. Balkan was originally formed to explore ways to provide power to Albania and other Balkan countries. Upon learning of the shortage of electricity in Ghana, due to drought and rapid population growth, Balkan immediately began working with the government of Ghana to find a viable energy solution. In cooperation, Ghana and Balkan Energy concluded an agreement that will result in electricity being provided within the next several weeks. The Osagyefo Power Barge will be operational, thus supplementing the country's existing national power grid and delivering electricity to literally thousands of people and businesses.

According to Joseph Kofi Adda, Ghana Minister of Energy, "The agreement between Ghana and Balkan Energy underscores the government's commitment to see the power problem solved and allow normal operations of business in the country."

During the briefing, President Kufuor expressed his delight with the project and related to Mr. Phillips the origin of the barge, which was built in Italy, purchased by the Ghana government in 1999 and conveyed to the country in 2002. In his comments to Mr. Phillips, President Kufuor explained how the barge stood in Italian waters for a long time, but when the government assumed the responsibility for providing additional electricity to the people of Ghana, they believed it was prudent to bring the barge home. President Kufuor also recognized Mr. Phillips for his humanitarian efforts in Ghana and his commitment to working hand-in-hand with the Ghanaian government to help remedy that country's power problems.

Mr. Phillips plans future visits to Ghana to assure the success of the entire energy project.

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Prime Income Asset Management, LLC (www.primeasset.com) is a Dallas-based real estate management company, which owns, develops and manages over \$2.5 billion dollars of commercial real estate for public and private real estate entities throughout the United States. Affiliated companies also under management by Prime include American Realty Investors, Inc. (NYSE: ARI), Realty Advisors Korea and Transcontinental Realty Investors, Inc. (NYSE: TCI). Prime's real estate investment strategy is to identify and acquire undervalued or under performing assets and provide opportunities for long term above-market returns. After acquisition, the value of the investment is maximized through enhanced tenant/resident services, capital improvements and an aggressive leasing and asset management program. Gene E. Phillips serves as an advisor.

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Photo: (l-r) Gene E. Phillips, Prime Income Asset Management Advisor and Chairman, Balkan Energy Company LLC; President John Kofi Agyekum Kufuor of Ghana.