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Media Contacts:

Chris Childress, Prime Income Asset Management
469.522.4275 / press@primeasset.com

**Prince Nicholas Ukachukwu of Nigeria and Nigerian Government and Business Officials
Meet with Gene Phillips, Chairman, Balkan Energy Company**

Nigerian Delegation Meets with Dallas-based Real Estate and Energy Sector Advisors to Discuss
Country's Plans for Aggressive Infrastructure Growth

DALLAS, Tx. (January 27 2008) – Gene E. Phillips, Chairman, Balkan Energy Company LLC, and senior advisor to Dallas-based Prime Income Asset Management, met recently with Nigerian officials to discuss infrastructure development for this growing African nation. The Nigerian delegation included Prince Nicholas Ukachukwu of Nigeria, Governor Timipre Sylva of Bayelsa State, Commissioner for Energy Resources, Maxwell Oko, officials from Snecou Nigeria Limited and top banking officers from Intercontinental Bank Plc.

With a total population of 160 million and growing, Nigeria, the 5th largest producer of crude oil and a strong member of OPEC, is looking towards a brighter future by aggressively building additional power plants that will provide the country with a total of 16,000MW of power by the end of 2010.

“While our infrastructure goals are certainly aggressive, we believe this is the best course of action for improving the lives of all Nigerians, and one which will undoubtedly encourage business operations by national and international investors,” said Prince Ukachukwu.

Balkan Energy Company LLC, a privately owned energy company, which handles power projects in developing countries, was originally formed to explore ways to provide power to Albania and other Balkan countries. It has more recently been in talks with several African nations in order to advise them as they improve their nation's power grids, as well as their existing infrastructure.

According to Phillips, “Once a new Minister of Power is appointed, a delegation comprised of officials from Balkan Energy and Prime Income Asset Management will once again visit Nigeria to continue discussions on that country's proposed gas pipeline, as well as other significant infrastructure projects, which will help provide a better life for all Nigerians.”

Prime Income Asset Management, LLC (www.primeasset.com) is a Dallas-based real estate management and energy sector advisor, which develops and manages in excess of \$4.5 billion in value of commercial real estate and energy related assets for various public and private entities. Prime also provides direct or sub-advisory services to both domestic and international entities engaged in real estate, gas, oil, electricity and communication operations. Entities advised or assisted by Prime include American Realty Investors, Inc. (NYSE:ARL); Transcontinental Realty Investors, Inc. (NYSE:TCI); and Income Opportunity Realty Investors, Inc. (AMEX:IOT). From time to time, Prime consults with Gene E. Phillips (genephillips.org) who serves in a senior advisory capacity with Prime. Other entities engaged in energy operations with which Prime is involved as an advisor or is otherwise assisting include New Concept Energy, Inc. (AMEX: GBR), Balkan Energy and EurEnergy Resources Corporation.

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