

For more Information:

Kara Fitzpatrick
DeSanto Realty Group
610.254.1000

For Immediate Release

**DESANTO REALTY GROUP ACQUIRES OFFICE BUILDING IN
LANSDALE, PA**

Pennbrook, a 455,000-square-foot property, will be offered to Tenant-in-Common investors.

Radnor, Pa., November. 15, 2007 – DeSanto Realty Group, one of the nation’s leading sponsors of Tenant-in-Common (TIC) transactions, has closed on the purchase of Pennbrook, a 455,000-square-foot office building in Lansdale, Pennsylvania.

Pennbrook, renovated most recently in 2000, is set on 37 acres just 28 miles northwest of Philadelphia. The property, of which 265,000 square feet is leased to Merck & Co., will be offered to TIC investors. A TIC investment allows up to 35 investors to pool their assets to acquire a property. Each investor owns an undivided fractional interest in the property and shares in the net income and potential growth.

The property is 91 percent leased, with over 416,800 square feet occupied. In addition to Merck & Co., an international pharmaceutical company, other Pennbrook tenants include Metso Automation Max Controls Inc. and Safeguard, a manufacturer of commercial checking products.

Conveniently located within two miles of Merck’s largest research and production facility, the property is a significant addition to the firm’s portfolio, DeSanto Realty Group CEO Gary DeSanto said.

“The location, which has a hotel and a regional rail station, is simply terrific,” said Mr. DeSanto.

About DeSanto Realty Group

Decades of real estate experience gives DeSanto Realty Group an edge as a TIC sponsor specializing in 1031 exchange transactions. DeSanto Realty Group Founder Louis DeSanto has more than 55 years of real estate experience and the company’s CEO, son Gary DeSanto, has successfully led the firm into the TIC investment industry.

DeSanto Realty Group team works hard to maintain and expand the number of quality 1031 exchange opportunities through due diligence, market research and comprehensive property management.

The firm has a successful track record of identifying and acquiring properties that have demonstrated stable cash flows and upside appreciation. DeSanto Realty Group, based in suburban Philadelphia, aims to offer quality tax-advantaged real estate opportunities to investors seeking to diversify a portfolio.

For more information visit www.DeSantoRealtyGroup.com.