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For Immediate Release

**DESANTO REALTY GROUP APARTMENT COMMUNITY IS
FULLY SUBSCRIBED WITH TIC INVESTORS**

The company acquired the Hendersonville, TN property in September

Radnor, PA, November 16, 2007 - DeSanto Realty Group (DRG), a leading sponsor of Tenant-in-Common (TIC) real estate transactions, announced today that it has fully subscribed Arbors on Main, a multi-family community in suburban Nashville.

The total equity investment in the 364-unit property was \$13,322,998, which was shared by 28 TIC investors. Orchard Securities was the transaction's managing broker-dealer.

DeSanto Realty Group closed on the property in September. The complex, located on 21 acres in Hendersonville, boasts a healthy occupancy rate of 98 percent.

"We are pleased to acquire a quality asset in a strong, growing market," said DeSanto Realty Group CEO Gary DeSanto. "We hope to continue acquiring additional multifamily properties in the Nashville area."

Arbors on Main is a 17-building, Class A apartment community that features everything from resort-style swimming pools to a 24-hour fitness center and sand volleyball court.

Hendersonville, known as the City by the Lake, is less than 20 miles from Nashville, where a handful of Fortune 500 companies and more than 250 health care companies are based.

Arbors on Main is the company's first TIC transaction in Tennessee and sixth deal of 2007. Previous TIC transactions carried out by DeSanto Realty include the acquisition of a medical office complex in Wichita, Kansas and two multi-family residential properties in Ohio, among others.

TIC transactions are a way for investors to pool their assets to acquire property jointly. Each investor owns an undivided fractional interest in the property and shares in the net income and potential growth. TICs enable maximum buying power by providing the investor with the ability to own real estate that may be too costly without shared ownership. TIC ownership can diversify a portfolio as well as potentially increase net cash flow and appreciation.

About DeSanto Realty Group

Decades of real estate experience gives DeSanto Realty Group an edge as a Tenant-in-Common 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.

The 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. The 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.