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For Immediate Release

**DESANTO REALTY GROUP FULLY SUBSCRIBES THIRD
TIC PROPERTY, DRG NORTHWOODS CROSSING, LLC**

*Tenant-in-Common property located in Harrisburg, PA gives firm an
aggregate of \$50 million in investment equity in the last six months*

Media, Pa., November 17, 2006 - DeSanto Realty Group, a leading sponsor of Tenant-in-Common (TIC) transactions, announced today that Northwoods Crossing Office Park, located in Harrisburg, PA, is fully-subscribed with TIC investors. The purchase price of the property is \$21,951,500, and the equity investment in the property totaled \$10,367,797 spread out among 21 tenant-in-common investors. AFA Financial Group served as the managing broker-dealer on the transaction.

Northwoods Crossing Office Park consists of two Class A office buildings, located on separate properties. The two properties total 153,190 in square footage, on approximately 10.5 acres. These sites are 95% occupied, tenants include: United Concordia, Inc., which occupies 100% of one building, Comcast, Cingular Wireless and Variable Annuity Life Insurance Company among others.

“Northwoods marks our third successful TIC transaction in the Harrisburg market” said Gary DeSanto, Chief Executive Officer of DeSanto Realty Group. “One of the main differentiators for our firm as a TIC sponsor is the ability to leverage our track record of success and in house expertise to identify, and acquire TIC properties that provide value for investors, while also helping them to capitalize on the 1031 exchange.”

The Northwoods Crossing Office Complex builds on DeSanto Realty Group’s two previous commercial TIC properties in Harrisburg; Yellow Breeches Office Complex and Crums Mill Road Office Complex.

Mr. DeSanto continued, “As we identify potential TIC investments, not only in such places as Harrisburg and Pittsburgh, but also Ohio and Indiana among other areas across the country, we’ll continue to expand our team at DeSanto to help address these opportunities. The team we have in place is among the best to handle the lifecycle of tenant-in-common transactions, and we look to continue our momentum from 2006 into the new year.”

TIC transactions give accredited investors an opportunity to own institutional-quality real estate assets and generate tax-advantaged current income streams, while deferring capital gains on any real estate.

About DeSanto Realty Group

Since 1951, DeSanto Realty Group has owned and managed commercial and residential property. The firm has a successful track record of identifying properties with upside appreciation, stable cash flows and improving the management of those properties to cultivate greater value for investors.

As a leading sponsor of Tenant-in-Common (TIC) real estate transactions, DeSanto Realty Group is actively acquiring commercial, residential, and retail real estate across the United States that can be successfully converted into TIC ownership.