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**For Immediate Release**

**TIC SPONSOR DESANTO REALTY GROUP  
CELEBRATES BENCHMARK YEAR IN 2006**

*TIC Sponsor looks at continued growth in its property portfolio for 2007*

**Media, Pa., December 21, 2006** – As 2006 comes to close, DeSanto Realty Group (DRG), a leading sponsor of Tenant-in-Common (TIC) transactions, is looking back on a year of unprecedented growth for the firm and its most successful year to date in acquiring and fully subscribing TIC commercial properties.

“It has been a watershed year for DeSanto Realty Group on a number of levels,” said Gary DeSanto, Chief Executive Officer of DeSanto Realty Group. “We continue to expand our portfolio of TIC properties, with particular success in the Harrisburg, PA market during 2006. We are currently looking at potential TIC properties in Pittsburgh, Indiana, Ohio, Texas, Central PA, and Philadelphia as well.”

Mr. DeSanto continued, “What we see again and again are brokers looking for high-quality real estate investment options for their clients, and investors who are looking for

the right avenue to invest in well-managed real estate assets. Much of our success in 2006 is attributable to providing those types of opportunities for our brokers and investors.”

Mr. DeSanto concluded, “At the same time, the biggest challenge any successful firm faces is growth. Over 2006 we were able to add some of the best talent in real estate to ensure that every aspect of the TIC life cycle is managed, and every detail is given full attention. This includes everything from due diligence and finance, to marketing, client services and property management. We’re pleased to say that the team we have in place today puts us in better position than ever to continue our growth and momentum from 2006.”

This year, the firm has shown great success in the Harrisburg, PA market, adding three TIC properties in the city during 2006. These properties include:

- Yellow Breeches Office Complex
  - Purchase price: \$13,500,000
  - Equity investment: 4,500,000 spread out among 10 tenant-in-common investors
  - 93,000 Square Feet
  
- Crums Mill Professional Office Complex
  - Purchase price: \$20,000,000
  - Equity investment: \$7,931,440 spread out among 19 tenant-in-common investors.
  - 125,000 Square Feet
  - Managing broker-dealer: AFA Financial Group
  
- Northwoods Crossing Office Park – November 2006
  - Purchase price :\$21,951,500
  - Equity investment: \$10,367,797 spread out among 21 tenant-in-common investors.

- 152,000 Square Feet
- Managing broker-dealer: AFA Financial Group

From multi-family residential, to commercial and industrial, DeSanto Realty Group provides TIC and 1031 exchange investors with quality properties, tangible returns, and comprehensive property management in strong markets across the country.

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.

For more information please visit: [www.DeSantoRealtyGroup.com](http://www.DeSantoRealtyGroup.com).

### **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.