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For Immediate Release

**A SUCCESSFUL 2007 SHOWS TIC INVESTING GAINING
STRENGTH THROUGHOUT THE COUNTRY**

The more than \$71 million in TIC equity generated by DeSanto Realty Group proves the East Coast and Mid-West are hungry for TIC investments.

Radnor, Pa., December 2007 – DeSanto Realty Group (DRG), a leading sponsor of Tenant-In-Common transactions, is completing a benchmark year in which the firm's offerings more than doubled from 2006.

The firm acquired seven TIC properties for a total of more than \$71 million in equity. Offerings include multi-family, office and medical properties in Pennsylvania, Ohio, Michigan, Tennessee and Kansas. In addition, DRG acquired and sold the 200,000-square foot Creekside Shopping Center in Atlanta.

The steady success of DRG, one of the few TIC sponsors on the East Coast, shows the real estate investment strategy is gaining strength throughout the country. TIC transactions allow up to 35 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.

CEO Gary DeSanto attributes the success to an increasing demand for high-quality TIC investment properties along with the enthusiastic effort of the expanding DRG team.

“With our team, we have been able to source good real estate deals,” Mr. DeSanto said, adding the firm will use its momentum and enter 2008 with aggressive goals. DRG hopes to complete \$360 million in real estate transactions next year, with the goal of offering at least \$150 million in TIC equity.

Mr. DeSanto said the firm will use its real estate experience to identify quality properties in viable areas. “We’ll be looking for opportunities in the Midwest, Mid-Atlantic and Southern states,” he said.

TIC properties acquired by DRG this year include:

Fox Chase Apartments

- 304-unit multi-family community in Springfield Township, Ohio.
- Purchase price: \$21.05 million
- Equity investment: \$9.77 million

Cypress Medical Center

- 74,518-square-foot medical office building in Wichita, Kansas
- Purchase price: \$25.7 million
- Equity investment: \$16.81 million

Perry’s Crossing

- 296-unit apartment community in Perrysburg, Ohio
- Purchase price: \$21 million
- Equity investment: \$10 million

ClearView Apartments

- 376-unit apartment community in Holland, Michigan
- Purchase price: \$24.5 million
- Equity investment: \$9.91 million

Arbors on Main

- 364-unit apartment community in Hendersonville, Tennessee
- Purchase price: \$27 million
- Equity investment: \$13.32 million

DRG Pennbrook

- 454,646-square-foot office building in Lansdale, Pennsylvania
- Purchase price: \$28.2 million

Cason Estates

- 262-unit multi-family apartment community in Murfreesboro, Tennessee
- Purchase price: \$27 million

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.

The DRG 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. DRG, 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.