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For Immediate Release

**GROWTH IN PORTFOLIO EQUALS GROWTH IN FIRM SIZE FOR
TENANT-IN-COMMON SPONSOR DESANTO REALTY GROUP**

*National TIC sponsor announces move to new headquarters in Radnor, PA
to house growing staff and infrastructure requirements*

Media, PA— April 13, 2007 — DeSanto Realty Group, one of the nation’s leading sponsors of tenant-in-common (TIC) transactions, today announced it has moved its corporate headquarters and operations to Radnor, PA.

Effective March 19, 2007, DeSanto Realty Group’s new corporate headquarters is now located at 150 North Radnor Chester Road, Suite D-100, Radnor, PA 19087. Known as the Radnor Financial Building, the property is managed by Brandywine Realty Trust. DeSanto Realty leases approximate 8,800 square feet of floor space housing its executive offices, acquisitions, sales and client services staff.

“As our portfolio of TIC properties and our deal pipeline has grown, so has our need for a corporate office that not only meets our current infrastructure needs, but will allow for future expansion,” said Gary DeSanto, Chief Executive Officer of DeSanto Realty Group. “We expect to increase our TIC portfolio over the course of 2007, and as an affect,

increase our customer service, financial analysis and administrative needs to serve our growing list of investors and tenants.”

The new location in Radnor, PA places DRG on the affluent “Main Line” of the Philadelphia suburbs. Radnor offers an ideal location from a travel standpoint, with access minutes away to the Pennsylvania Turnpike, Routes 95, 76 and 476, as well as close proximity to major metropolitan areas like New York, Baltimore, Harrisburg and Washington DC.

About DeSanto Realty Group

Since 1951, DeSanto Realty Group has owned and managed commercial and residential real estate. 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 properties from commercial to multi-family across the United States that can be successfully converted into TIC ownership.

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