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For Immediate Release

**DESANTO REALTY GROUP CONTINUES EXPANSION TO
ADDRESS GROWING OPPORTUNITY FOR TENANT-IN-
COMMON REAL ESTATE TRANSACTIONS**

Michael D. Rosefeldt joins from O'Neill Properties and brings expertise developed during his tenure at one of the country's top residential and commercial real estate developers

Media, PA, August 3, 2006 - DeSanto Realty Group (DRG), a leading sponsor of Tenant-in-Common (TIC) real estate transactions, today announced that Michel D. Rosefeldt has joined the firm as Due Diligence Analyst. Michael will be responsible for analyzing new transactions in DeSanto's growing deal pipeline, and overseeing debt and equity financing for all projects.

Mr. Rosefeldt brings real estate expertise developed during a successful tenure with O'Neill Properties Group (OPG), the nation's leading recycler and redeveloper of brownfield properties into luxury multifamily housing and Class "A" commercial office buildings. Rosefeldt started his real estate career with OPG, where he was Senior Real

Estate Analyst, providing primary analytical financial support for the firm's New England Portfolio and managing debt and equity financings in excess of \$200 million.

“Adding someone of Michael’s caliber to our team at DeSanto Realty is perfect timing, as demand for TIC transactions continues to accelerate,” said Gary DeSanto, Chief Executive Officer of DRG. “Michael built his base of experience at one of the most respected companies in our industry, and brings deep knowledge, insight, and analytical skills to DeSanto Realty. As expand our presence as a national sponsor of TIC transactions, his expertise will be a huge asset to our entire firm.”

“Joining DeSanto Realty as it attacks an expanding market for TIC sponsors was a once-in-a-career opportunity for me,” commented Mr. Rosefeldt. “Individual investors are looking for new and better ways to add institutional-quality real estate assets to their investment portfolio, while also minimizing risk and day-to-day involvement. TIC transactions and DeSanto Realty Group offer that opportunity, while also allowing them to defer capital gains on any real estate they may have sold. I’m excited to be working with a firm at the forefront of this real estate opportunity.”

In addition to OPG, Mr. Rosefeldt also served as a Fund Accountant with SEI Investments. He is a Cum Laude graduate of St. Joseph’s University and holds a dual B.S. Degree in Finance and Management Information Systems.

About DeSanto Realty Group

Since 1951, DeSanto Realty Group has owned and managed commercial and residential property throughout the mid-Atlantic region. The firm has a successful track record of identifying properties with appreciation upside and stability of 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 is actively acquiring commercial, residential, and retail real estate across the United States that can be successfully converted into TIC ownership.

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