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For Immediate Release

**DESANTO REALTY GROUP HIRES RICH DAY TO MEET
INCREASING DEMAND FOR TENANT IN COMMON REAL
ESTATE INVESTMENTS**

Mr. Day will bring a decade of experience to the TIC sponsor's sales team as the company continues to expand its offerings

Radnor, PA, April 1, 2008 –DeSanto Realty Group, a leading sponsor of Tenant In Common real estate transactions, has announced that Rich Day will join the firm as Director of Sales. Mr. Day will oversee the national sales and marketing efforts as well as manage DRG's interactions with the broker-dealer and registered rep communities.

As a graduate of University of Utah with a MBA from Westminster College, Mr. Day has wide-ranging education and experience in the financial and real estate industries.

He is the former Vice President of Equitable Companies, a Los Angeles-based TIC sponsor. During his time with Equitable Companies, Mr. Day was successful in increasing the firm's selling group and assisted in rebranding the sponsor. Prior to that, he also served as a National Account Manager for Orchard Securities, where he established and maintained selling groups and assisted in raising more than \$500 million in equity in 2006.

DRG CEO Gary DeSanto said Mr. Day will be a key asset as the company continues to expand its TIC offerings. "We are excited to bring Rich on board to assist in meeting the increasing demand for Tenant In Common investments," Mr DeSanto said. "His breadth of skills coupled with his extensive experience in the industry will be a tremendous benefit to DRG as we continue to market our diverse offerings."

Mr. Day said he plans to put his decade of experience immediately to work at DRG. "I am extremely excited to work with DeSanto Realty Group," Mr Day said. "Working with a sponsor who has the reputation DRG enjoys is an honor. I look forward to the future."

About DeSanto Realty Group

Decades of real estate experience gives DeSanto Realty Group an edge as a TIC sponsor specializing in 1031 exchange transactions. Founded more than 55 years ago, DRG has a successful track record of identifying and acquiring properties that demonstrate stable cash flows and upside appreciation.

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. Based in suburban Philadelphia, DRG aims to offer quality tax-advantaged real estate opportunities to investors seeking to diversify a portfolio. Currently, DRG has 10 offerings in five states.

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