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FOR IMMEDIATE RELEASE

TIC PROPERTIES MANAGEMENT, LLC ANNOUNCES MAJOR PORTFOLIO EXPANSION Successful Bidder of Bankrupt DBSI Portfolio Expands Capabilities 147%

Greenville, SC., February 6, 2009 – TIC Properties Management, LLC (TICPM), is pleased to announce they have been selected as the new property management firm for 44 Tenant-in-Common (TIC) owned real estate offerings formerly operated by DBSI, Inc. or its affiliates.

“We are extremely pleased to add 44 properties, representing 1.6 million SF of retail, 1.8 million SF of office, 92,000 SF of multi-family and 179,000 SF of industrial, to our existing portfolio. These TIC investors can expect the same high level of service and commitment to management excellence for which TIC Properties and TIC Properties Management are known,” said John Boyd, CEO. “As a nationwide provider of Tenant-in-Common programs and management, we now have a presence in 28 states.”

“As we assume management, one of our primary concerns is keeping each TIC investor apprised of the status of each property,” said Barry Gruebbel, CPM[®], TICPM President. “These investors have been dealing with uncertainty for months, and our job is to help them become more informed and part of the management process.”

In November 2008, DBSI Inc. and more than 140 affiliate entities filed for Chapter 11 in the US Bankruptcy Court for the District of Delaware. This filing represented 248 commercial properties, and more than 8,500 investors. With Court approval, DBSI auctioned the property management business and other company assets in late January, and TICPM was the winning bidder. TICPM’s bid was approved by the Bankruptcy Court on February 5, 2009.

“As the DBSI situation rapidly unfolded, many broker dealers, registered representatives, lenders and TIC investors reached out to our firm to determine if we could assist them in any way,” said Boyd. “After reviewing our capabilities and the DBSI portfolio, we felt our firm was uniquely positioned to assume responsibility for it.” TIC Properties is one of the original sponsors in the industry, and the conservative nature of its underwriting and portfolio management has allowed it to remain one of the premier firms in the industry.

“It is a testament to our underlying management approach that many within our industry looked to us to assist them during this difficult time,” said Trevor Gordon, president of TIC Properties. “We have a commitment not only to the health of our firm and our investors’ capital, but also the health of our industry at large. If we can step in and provide stabilization, it is a win-win for the investors and the Tenant-in-Common industry,” said Gordon.

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TIC Properties Management is one of only 511 firms to earn the prestigious ACCREDITED MANAGEMENT ORGANIZATION[®] (AMO[®]) designation from the Institute of Real Estate Management (IREM[®]), an affiliate of the National Association of Realtors[®]. The accreditation demonstrates the company's commitment to the highest level of performance, experience and financial stability in order to exceed its clients' expectations.

“We have a challenging road ahead of us, but we are well prepared,” said Gruebbel.

TIC Properties Management worked closely with several strategic partners to navigate the complex process of changing property management firms within the bankruptcy court system. Ed Flanagan with Hirschler Fleischer acted as consulting attorney, Deborah Fletcher with Katten Muchin Rosenman LLP acted as bankruptcy consulting attorney and Macquarie Capital Advisors acted as financial counsel. The transaction was funded by National Bank of South Carolina.

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TIC Properties, LLC is a seven year old, full service real estate investment company whose management portfolio consists of almost four and a half million square feet of office, industrial, and multi-family assets. Almost seven hundred investors have invested \$261 million in equity in 33 programs offered by the company with a total syndicated value of \$733 million.

TIC Properties Management, LLC is a wholly owned subsidiary of TIC Properties, LLC. Formed in 2003, TICPM provides management services for real estate assets syndicated by the parent company. These services include but are not limited to leasing, property management, accounting, project management, refinancing, and asset disposition. TICPM manages 8.5 million square feet including office, industrial, retail, and multi-family properties in markets across the United States.

Toll-free (800) 577-4842 or www.ticpropertiesmanagement.com