

Contact: Marlene Arteta
Vice President, Marketing
864.331-9771



FOR IMMEDIATE RELEASE

TIC PROPERTIES MANAGEMENT, LLC OPENS REGIONAL OFFICE IN KANSAS CITY Portfolio Management Firm Continues Growth in 2009

Greenville, SC., April 20, 2009 – TIC Properties Management, LLC (TICPM), announced it has opened a new regional office in Kansas City, Missouri as of April 13, 2009. TICPM entered the Kansas City market in 2004 when they began managing the Landmark Office Building in Independence on behalf of 20 Tenant-in-Common investors.

Kansas City's strategic location, plus the addition of Diane Davis, Regional Property Manager, who has extensive knowledge of property and asset management and has worked with TICPM's management team for the Landmark Building, will allow the company to better serve its client-base throughout the region.

"With the recent addition of 7 properties in the region, it was imperative to have a local presence," said Barry Gruebel, CPM[®], TICPM President. "Our search led us to Kansas City as a prime central location. The addition of Diane to lead our regional team will keep the firm well-positioned for future growth."

As one of only 511 firms to earn the prestigious ACCREDITED MANAGEMENT ORGANIZATION[®] (AMO[®]), it was critical that the firm continue its hands-on approach to property and asset management. The standards of excellence that AMO firms must maintain to keep the accreditation aligns perfectly with the firm's own values. "Opening the Kansas City office is another demonstration of TICPM's commitment to the highest level of performance, experience and financial stability in order to exceed investor expectations," said Diane Davis.

With nearly 1 million square feet comprising 10 properties under management in Missouri, Kansas, Nebraska, and Iowa, Ms. Davis will work closely with on-site property managers and leasing agents to ensure the value of these assets are enhanced over the investment term.

Joining Ms. Davis in the new office is David Bennett, whose role is to serve as Engineer for each of the properties. Both he and Ms. Davis join the firm from Premier Real Estate Associates, Inc. TICPM will continue to add to its staff during the next several months.

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TIC Properties Management, LLC is a full-service real estate asset management firm. TICPM manages 9 million square feet of commercial real estate in 26 states and is now one of the largest TIC property management firms in the United States. These assets include office, industrial, retail, and multi-family. Toll-free (800) 577-4842 or www.ticpropertiesmanagement.com