



## DRG PROPERTIES ARE OUTPERFORMING



**Radnor, Pa., June 2008** - At a time when good news in the industry may seem hard to come by, DeSanto Realty Group is pleased to announce that it has raised distributions on two of its TIC properties.

As of this month, distributions for Northwoods Crossing, a 153,000-square-foot office building in Harrisburg, Pa., have increased to 10%. That's nearly 2% higher than the projected rate of 8.07%.

Investors in Perry's Crossing, a 296-unit residential community in Perrysburg, Ohio, are enjoying a 7.5% distribution, which is above the PPM projected rate of 7.06%. Next month, Perry's Crossing distributions are expected to increase another .25%, to 7.75%.

DRG CEO Gary DeSanto said the increase in distributions can be attributed to a smart acquisition strategy, reasonable fees, and conservative underwriting. "The key factor to the success of these properties is not to overpay going in -- it's still real estate -- you make your money on the buy, and you keep your underwriting conservative," Mr. DeSanto said, adding, "we don't overcharge for investor fees and we don't over project in our PPMs."

Mr. DeSanto said the firm continues to seek out additional properties with similar characteristics, such as strong local economy, increasing populations and multiple amenities.

DeSanto Realty Group, based in suburban Philadelphia, has more than five decades of real estate experience. With a successful track record of identifying and acquiring properties that have demonstrated stable cash flows and upside appreciation, the firm is proud to maintain and expand the number of quality 1031 exchange opportunities through due diligence, market research and comprehensive property management.

For more information or to inquire about available offerings, contact Joe Downs or Rich Day at 610-254-1000 or visit [www.DeSantoRealtyGroup.com](http://www.DeSantoRealtyGroup.com).



**Northwoods Crossing  
Harrisburg, PA**



**Perry's Crossing  
Perrysburg, OH**