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Press Release

Source: Upland Real Estate Group, Inc.

Upland Exchange and Upland TIC Sales Are Formed

Friday February 18, 1:07 pm ET

"Passive Investments, 1031 Solutions, Portfolio Diversification, and Wealth Preservation"

MINNEAPOLIS--(BUSINESS WIRE)--Feb. 18, 2005--Upland Real Estate Group is pleased to announce the formation of Upland Exchange and Upland TIC Sales. Upland Exchange will seek to acquire quality, Net-leased properties nationwide to Sponsor into its Tenants-In-Common (TIC) program. Upland Exchange will create separate Real Estate Funds for each TIC investment and perform all of the necessary Due Diligence and underwriting for each project. Upland TIC Sales, formerly Safe Harbor Properties Exchange, is positioned to market and sell Upland Sponsored TICs as well as TIC properties structured and offered by other Sponsors.

Upland Real Estate Group, Inc. is a Minneapolis-based investment property brokerage firm and Tenancy-In-Common (TIC) property exchange facilitator. Since its inception in 1995 the company has sold over \$650 Million in investment transactions and is one of the largest triple-net ("NNN") brokers in the country. The company specializes in matching qualified 1031 Tax Deferred Exchange buyers and passive investors with Net-Leased and TIC income-producing properties.

In 2003, Upland joined forces with The Geneva Organization, a private real estate wealth management company, to structure and offer Tenancy-In-common (TIC) investments. Through its sales and marketing team, Upland and Geneva successfully sold over \$125 Million in TIC properties.

www.ticsales.com

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