

Triple Net Properties Acquires Mission Square

Louis Rogers, President of Triple Net Properties, LLC, announced today the acquisition of Mission Square, on behalf of tenant in common investors.

Mission Square is a 127,533 square foot Class A office building located in the heart of downtown Riverside, California. Riverside County is California's third largest county both in size and population and is located between San Bernardino and San Diego Counties. Mission square was originally completed in 1984 with substantial renovations and upgrades in 2000 and 2005. The property is approximately 99% leased to 12 tenants. Major tenants include: Best, Best & Krieger, Varner, Saleson & Brandt and Wells Fargo Bank.

The property was purchased from CT Realty Corporation, which was represented by Alan Pekarck, Dan Vittone, Mike Bourna and Rob Mitchell of Voit Commercial Brokerage. Chris Rooney of Triple Net Properties represented the tenant in common buyers. Financing was provided by Wachovia Bank and was arranged by Brad Zampa and Matthew Gum of Cornish & Carey Capital.

About Triple Net Properties

Triple Net Properties, LLC offers a diverse line of investment products as well as a full-range of services including asset and property management, brokerage, leasing, analysis and consultation. Our investors, tenants and industry partners have come to trust Triple Net's company-wide standard of outstanding service and integrity.

From our home office in Southern California and numerous regional offices, Triple Net Properties manages a growing portfolio of over 27 million square feet of commercial properties including 2.1 million square feet of multi-family properties with a combined market value of over \$3.5 billion as of December 31, 2005. In addition, Triple Net Properties Realty, Inc. is one of only 500 firms nationwide that have been awarded the Accredited Management Organization (AMO) designation from the Institute of Real Estate Management (IREM). Triple Net's size and flexibility also allow us to seize opportunities that our larger, institutional competitors miss. What's more, our creative, innovative approach to real estate finds value in all sizes and types of properties, allowing us to provide products and services to meet every investment need.

For more information about Triple Net Properties, please call 1.877.888.7348 or visit our website at <http://www.1031nnn.com/>.

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Web Site(s): <http://www.1031nnn.com>;

Companies: Triple Net Properties, LLC CT Realty Corporation

Location: California

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