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August 26, 2008

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Wisconsin Real Estate Investment Company Acquires Second Street Plaza in Roscoe, Ill.

White Cap Real Estate Continues to Expand by Hunting Down Up-and-Coming Communities

Madison, WI—White Cap Real Estate, a Wisconsin-based real estate investment firm specializing in 1031 Tenant-In-Common solutions, recently purchased the 37,950 square foot, Second Street Plaza property in Roscoe, Ill.—10 miles outside of Rockford, Ill.

White Cap Real Estate purchased the property located at 11447 Second St. for an undisclosed purchase price from Oakfield Development Corporation. The building, which was partially renovated in 2005, is more than 95 percent leased with a roster of quality tenants. Current lease holders include Berner Foods, Anytime Fitness, Life Church, Oakfield Development Corporation, Rockford Title Company, Kids SPOT, Jan Sullivan Insurance and American Bell Custom Creations.

Ted Thomsen, co-founder of White Cap Real Estate said the Village of Roscoe holds superior neighborhood demographics that bode well for future increases in value.

“Second Street Plaza is a premier neighborhood strip center located just minutes away from Rockford, Illinois in one of the fastest growing areas in Winnebago County,” said Ted Thomsen, co-founder of White Cap Real Estate. “The property is near excellent shopping, schools, employment opportunities and recreation, which make it an excellent opportunity for investors.”

Thomsen said his firm is growing by finding stable investments in smaller communities where there is a high potential for continued economic growth and expansion.

“We recently purchased the 121 Main Street Exchange building in Waconia, Minn. because of its great location in an up-and-coming community just outside of the Twin Cities,” said Thomsen. “This strategy is part of our commitment to provide stable, income-producing properties with hassle-free management to our Tenant-in-Common investors.”

White Cap Real Estate is a boutique sponsor of quality investments in commercial and retail real estate. The company offers professionally managed, turnkey real estate investment products for clients seeking 1031 Exchanges or direct investments in income producing real estate. From offices in Wisconsin and Virginia, White Cap’s team of real estate professionals identify, underwrite, and acquire quality properties that provide investors predictable returns and minimal downside risk. The firm is a member of the Tenant-In-Common Association (TICA).

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