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PRESS RELEASE

For Immediate Release

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ClearView Real Estate Capital Advisors in a Multi-Family Joint Venture Agreement

ISSAQUAH, Washington (December 19, 2008) CLEARVIEW REAL ESTATE CAPITAL, LLC, ("CVREC") based in Issaquah, Washington, is pleased to announce its successful arrangement, of a joint venture between Thompson National Properties, LLC ("TNP") of Irvine, CA and Morgan Management, LLC of Rochester, NY.

The joint venture entity, Thompson/Morgan Properties, LLC, will focus on the acquisition of institutional-grade, multi-family properties in the eastern United States and the sale of partial interests in those properties via a nationwide securities broker/dealer network, primarily to investors seeking replacement property under IRC Section 1031.

Morgan Management, LLC, founded in 1976 by Robert C. Morgan, owns and operates more than 12,000 multi-family units in over 40 different residential apartment communities located in New York, Texas, Tennessee and Alabama. Morgan Management is also the largest owner/operator of RV resorts in the United States. Including its commercial and self-storage properties, Morgan Management's total portfolio is valued at about \$1.5 billion. Morgan Management will provide Thompson/Morgan Properties with a steady supply of high-quality properties and financing through its decades of activity and extensive contacts in the market.

"We've been very successful for a long time, but working with CVREC has opened up a whole new field of operation for us. They've definitely delivered more than they promised," said Bob Morgan.

TNP provides value-added real estate investment opportunities and asset management to high net worth domestic, foreign and institutional investors. TNP will provide Thompson/Morgan Properties with access to the multi-billion dollar broker/dealer capital market for placement of the partial interests (also known as Delaware Statutory Trust) with investors nationwide. Prior to founding TNP, Tony Thompson bought and sold over \$10B of real estate through his prior companies TMP, Triple Net Properties and Grubb & Ellis.

"We truly appreciate the role ClearView Real Estate Capital played in introducing us to Morgan Management and assisting both parties during the negotiation of our Joint Venture Agreement. We look forward to a successful, long-term advisory relationship with CVREC for many years to come," said Tony Thompson.

ClearView Real Estate Capital, LLC is a multifaceted advisor and transactional service company built on a wealth management platform. CVREC advises domestic and international clients seeking to invest in institutional grade investment real estate throughout the United States. CVREC may be reached at 425-295-0822 in Issaquah, WA, or at 585-223-6511 in Rochester, NY. For more information regarding CVREC, please visit www.cvrecapital.com.

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