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Avoid Capital Gains with a 1031 Property Exchange

Real Estate Investment Tactic Proves to Be Beneficial

West Palm Beach, Fla. (April 16, 2007) – Investors looking for a way to get involved in real estate investing, without overwhelming tax penalties, have a viable option with a 1031 Property Exchange Tenant-in-Common program.

According to West Palm Beach-based real estate and investment firm Mariner Asset Management, the benefits of Tenant-in-Common (TIC) programs are plentiful.

Section 1031 of the IRS tax code allows for investors to exchange equity and debt into a large property, such as an office building, shopping center or industrial park, while deferring 100% capital gains taxes. Investors are able to defer the capital gains with the sale of a property, as long as new assets are purchased to replace the existing ones. In addition, investors are able to suspend the depreciation recapture taxes resulting from the sale of investment real estate.

Under a TIC strategy, investors are able to participate in a “co-ownership,” or a fractional structure. Investors own a

fractional interest in an entire property and share in a portion of the net income, tax shelters, and growth.

“Participants of Tenant-in-Common structures allows investors to purchase a portion of a real estate asset, usually much larger than they could obtain individually,” said Homer Marshman, co-founder of Mariner Asset Management. “And, unlike typical partnerships, TIC ownership entitles each owner to the same ownership rights regardless of the amount of equity invested.”

TIC programs are most often offered by sponsors such as Mariner Asset Management, in which a property’s identification, acquisition, financing, closing and management are completely taken care of.

Due to its simple terms and many benefits, the TIC industry has seen tremendous growth in the last couple of years.

“As this strategy is publicized and more people become educated about its benefits, and smaller investors become familiar with the opportunity of owning an interest in a large real estate property, more funds will flow into this relatively new industry,” notes Mr. Marshman.

About Mariner Asset Management

Mariner Asset Management, LLC is a privately owned real estate investment and management firm headquartered in South Florida. The company specializes in the acquisition, financing and ownership of institutional quality commercial real estate in select metropolitan markets of the southeastern United States.

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