



TIC MARKET WATCH

3rd Quarter Newsletter 05'



1031 PROPERTY WATCH
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TIC MARKET WATCH

1031PROPERTYWATCH QTR. NEWS



John Temple
President & Founder
1031PropertyWatch

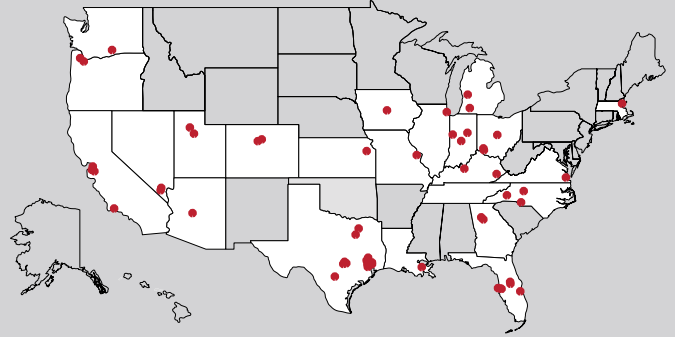
The Tenant-in-Common (TIC) industry is constantly evolving. Our new quarterly newsletter, TIC Market Watch, is intended to be a resource that provides a better understanding of the current TIC market. These statistics are representative of the third quarter of 2005. We hope you find this helpful.

John Temple

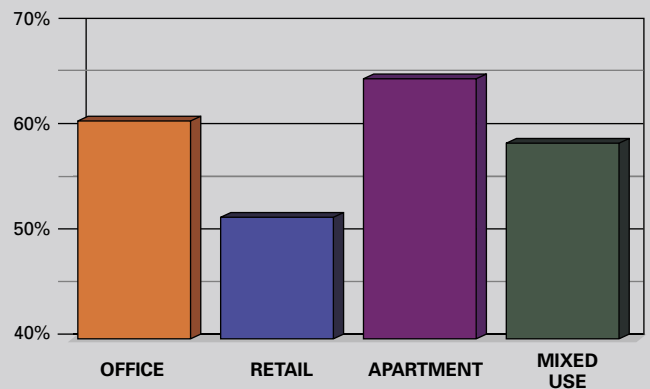
The Tenant-in-Common (TIC) market raised approximately \$694 million in the third quarter. Of the total raise, approximately \$377 million, representing over 50%, came from the office sector. Cap rates for all sectors have compressed over the last five years by approximately 3% and are currently settling in around 6.50% to 6.75% in the TIC market. Cash-on-cash numbers are starting to slide below 7% and we would expect them to hold in the same 6.50% to 6.75% range.

Statistics are provided by 1031PropertyWatch on a best efforts basis. For a list of properties surveyed or for a list of current TIC properties please contact us toll free at 877-337-1031.

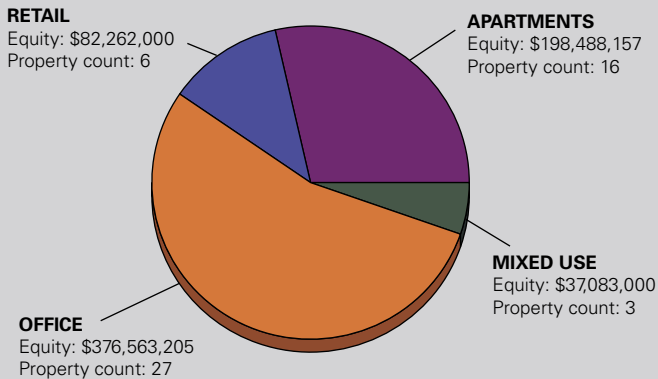
TIC PROPERTY LOCATIONS – 3RD QTR 05'



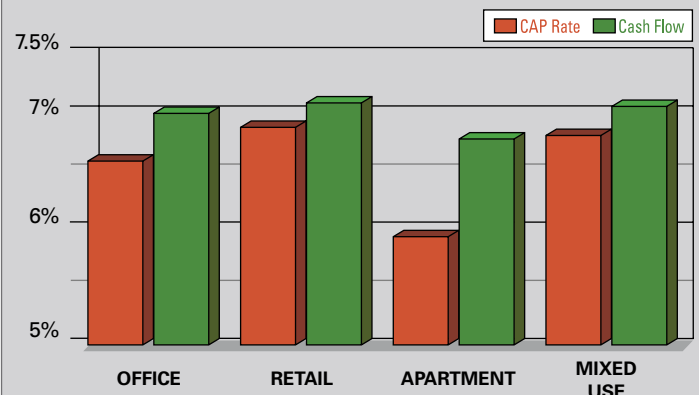
LOAN TO VALUE – 3RD QTR 05'



SECTOR ALLOCATION – 3RD QTR 05'



CAP RATE & CASH FLOW COMPARISON – 3RD QTR 05'

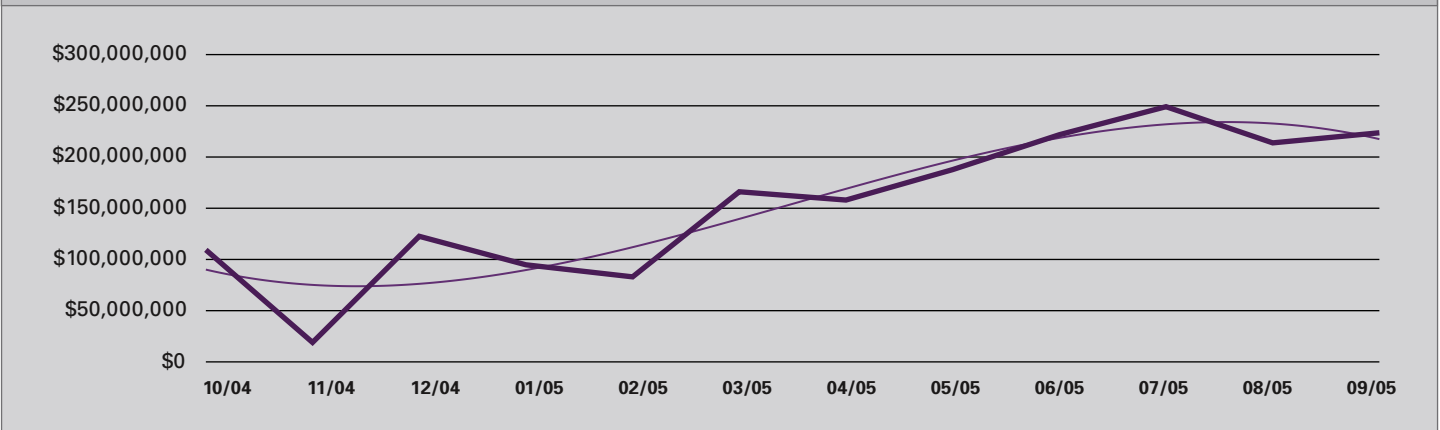


To see a list of current properties please call toll free: 877-337-1031

CAP RATE – TRAILING 12 MONTHS



TIC EQUITY RAISE – TRAILING 12 MONTHS



REPRESENTATIVE PICTURE

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Our office has moved, but our mission remains the same:
providing a better view...

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