FORT Properties, Inc., a real estate investment company, is the premier sponsor of Section 1031 tax-deferred, TIC fractional ownership offerings. The FORT model offers an attractive option for real estate investors who are buying and selling real estate. As one of the few pre-capitalized TIC sponsors, FORT Properties can reduce the financial risks and timing constraints associated with 1031 exchanges. Our highest priority is to identify and acquire properties in primary, secondary and emerging growth markets with low to moderate risk, stable cash flow, and reasonable certainty of preservation of value. FORT focuses on office, distribution, industrial/flex, R+D and mixed-use, primarily Class “A” properties, in the $10 million to $75 million range.

To receive a copy of the PPM (defined below) or additional information, please contact:

FORT PROPERTIES
www.fortproperties.com
T (213) 572-0222 • F (213) 572-0230
601 S. Figueroa Street, Suite 2050 • Los Angeles, CA 90017

Exclusive Placement Agent:

T.R. WINSTON & COMPANY
www.trwinston.com
Toll Free (888) 559-1031 • F (310) 424-1990
1999 Avenue of the Stars, Suite 2550 • Los Angeles, CA 90067

This Executive Summary (FORT X) is for informational use only and does not constitute an offer to sell or solicitation of an offer to buy any securities or any interest in any real property (collectively, “Securities”) of FORT Properties or its affiliates (“FORT”). An offer can only be made pursuant to a valid Private Placement Memorandum (the “PPM”) relating to any Securities in states in which such an offering of such securities is registered or is exempt from registration under applicable securities laws. Any projections contained herein are estimates based on specific assumptions to be included in the PPM. There is no guarantee that the assumptions used to arrive at the projections will be achieved. Risks and terms of any offering of Securities are described fully in the PPM, and the information contained herein is qualified in its entirety by the PPM. All potential purchasers of Securities must, among other things, acknowledge receipt and review of the PPM prior to investing. The Securities that may be offered by the PPM are speculative and involve a high degree of risk. No investment in any Securities should be made by any person who is not in a position to lose the entire amount of such investment. Neither FORT nor any of its agents or representatives provide legal or tax advice. All potential purchasers of Securities are strongly advised to consult with their professional legal/tax advisors. The information contained herein is as of June 15, 2007.

FORT X
$79,800,000
Available for Real Estate Investment & 1031 Exchange

North Belt Office Center III & IV
Houston, TX

Foothills Corporate Centre II
Phoenix, AZ

ConAgra Supply Chain Center
Omaha, NE
North Belt Office Center III & IV

Location
Houston is widely recognized as the energy capital of the world and stands as a global example of economic diversity. In 1981, 81% of the local economy was tied to the petroleum, natural gas and chemical industries. Today that number has been reduced to approximately 50%. Growth in non-energy sectors continue to support and drive Houston’s future, further diversifying the region’s economic base. Houston is home to a diverse array of companies, including industry leaders in electronics, computers, software, and biomedical technology.

Houston is home to the world’s 10th largest port. The total amount of trade that flows through the Houston customs district is up 20% year over year. Most of this trade comes from Asian markets due in large measure to Wal-mart’s decision to move its import hub last year from the West Coast to Houston (CBRE).

Between 1999 and 2005, there have been more than 550 publicly announced office, manufacturing and warehouse relocations, expansions and new construction projects in the Houston area. 2006 was a record year for job growth resulting in a substantial increase in employment. Houston’s key demographic characteristics include its dynamic population and labor force growth. Since 1990, the population in the Greenspoint submarket has increased 44%.

Property Summary
North Belt Office Center III & IV (“North Belt”) is comprised of two, single-story Class “A” office buildings located in Houston, Texas. Houston is the largest city in Texas and the fourth largest city in the country. It ranks third in the number of Fortune 500 headquarters. Houston is also home to the fourth largest airport system in the nation and the sixth largest in the world.

North Belt is located in Greens Crossing, a 484-acre mixed-use, deed restricted business park in the Greenspoint submarket. Greenspoint offers convenient access to all of Houston via Interstate 45, Sam Houston Tollway (Beltonway 8), Hardy Toll Road and U.S. 59. Greenspoint is in close proximity to major energy corporations such as ExxonMobil, Halliburton, Baker Hughes and Nabors Industries, and also has convenient access to several upscale neighborhoods such as Ravenaues, Champions, Champion Forest, Lakewood Forest and The Woodlands.

North Belt is currently 100% leased to three tenants: US Postal Service, ExpressJet Airlines, Inc. and Unisys Item Processing Services, LLC. The US Postal Service occupies 100% of North Belt III. After twenty years in downtown Houston, they relocated to North Belt to be more accessible and centrally located for recruiting, hiring and for its Inspection Services Division, as well as its close proximity to George Bush Intercontinental Airport, which is only six miles away. ExpressJet Airlines, Inc. is headquartered at North Belt and benefits from this location due to its close proximity to both George Bush Intercontinental Airport and Continental Airlines’ headquarters in Houston.

FORT X Overview
FORT X is a portfolio comprised of three properties, in three vibrant cities located across the United States: Houston, TX, Phoenix, AZ, and Omaha, NE. The properties are 100% leased to credit worthy tenants across a variety of business sectors. FORT X was specifically crafted to achieve the objectives of diversity of locations, diversity of credit and diversity of industries. The properties in Phoenix and Houston were chosen for their potential for exceptional growth and the property in Omaha, with ConAgra as the sole tenant, provides stability through ConAgra’s strong credit and their long standing commitment in the community. FORT X offers an efficient solution for your 1031 exchange needs with the objective of mitigating risk and providing stable, predictable cash flow and preservation of capital.

Offering Structure
- Offering Size: $79,800,000
- Minimum Investment: $2,663,400 ($1,000,000 Equity)
- Loan to Value (LTV): 62.41%
- Loan Terms: The First Loans are assumed to have a fixed interest rate of 5.90% with interest only due in the first 5 years, 35 year amortization for the remainder, and due in 10 years.
- Suitability: Accredited Investors Only

Consolidated Tenant Occupancy

<table>
<thead>
<tr>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
</tr>
<tr>
<td>2007</td>
</tr>
<tr>
<td>2008</td>
</tr>
<tr>
<td>2009</td>
</tr>
<tr>
<td>2010</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tenants</th>
</tr>
</thead>
<tbody>
<tr>
<td>ConAgra Foods, Inc - 30,395</td>
</tr>
<tr>
<td>AT&amp;T Corporation - 40,469</td>
</tr>
<tr>
<td>Global Crossing - 65,552</td>
</tr>
<tr>
<td>Alaska Airlines - 30,212</td>
</tr>
<tr>
<td>ExhibitOne - 8,585</td>
</tr>
<tr>
<td>United States Postal Service - 55,700</td>
</tr>
<tr>
<td>ExpressJet Airlines - 41,744</td>
</tr>
<tr>
<td>Unisys - 9,766</td>
</tr>
</tbody>
</table>

Consolidated Cash Flow Projections

<table>
<thead>
<tr>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
</tr>
<tr>
<td>2007</td>
</tr>
<tr>
<td>2008</td>
</tr>
<tr>
<td>2009</td>
</tr>
<tr>
<td>2010</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Amortization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
</tr>
<tr>
<td>2007</td>
</tr>
<tr>
<td>2008</td>
</tr>
<tr>
<td>2009</td>
</tr>
<tr>
<td>2010</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cash-on-Cash</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
</tr>
<tr>
<td>2007</td>
</tr>
<tr>
<td>2008</td>
</tr>
<tr>
<td>2009</td>
</tr>
<tr>
<td>2010</td>
</tr>
</tbody>
</table>
Foothills Corporate Centre Investment Summary

Omaha serves as the headquarters to five Fortune 500 companies: ConAgra Foods, Inc., Berkshire Hathaway, Peter Kiewit, Mutual of Omaha and Union Pacific Railroad, as well as home to Offutt Airforce Base, the largest employer in Omaha. Strategically located in the middle of the country, the Omaha metropolitan area is well positioned as a preserve of growth. The combined railroad and inland waterway system enable Omaha-based companies to move goods in and out of the region quickly and economically.

Omaha’s desirability from both a residential and enterprise perspective are reflected by its unemployment rate of 3.5% which is one of the lowest in the country and an overall population growth of 13% since 2000.

ConAgra Supply Chain Center (“CSCC”) is a three-story Class “A” single tenant office building located in Omaha, Nebraska. CSCC is 100% occupied by ConAgra Foods, Inc. Incorporated in 1919, ConAgra Foods, Inc. has 11 Omaha locations, including its corporate headquarters. Two Class “A” office buildings, designed by Peter Kiewit, Mutual of Omaha and ConAgra Foods, Inc., as well as home to Offutt Airforce Base, the largest employer in Omaha. Strategically located in the middle of the country, the Omaha metropolitan area is well positioned as a central transportation, insurance and communications hub. The combination of an established highway system, one of the nation’s largest rail systems, a major regional airport and an inland waterway system enable Omaha-based companies to move goods in and out of the region quickly and economically. Omaha’s desirability from both a residential and enterprise perspective are reflected by its unemployment rate of 3.5% which is one of the lowest in the country and an overall population growth of 13% since 2000.

Property Summary

ConAgra Supply Chain Center (“CSCC”) is a three-story Class “A” single tenant office building located in Omaha, Nebraska. CSCC is 100% occupied by ConAgra Foods, Inc. Incorporated in 1919, ConAgra Foods, Inc. has 11 Omaha locations, including its corporate headquarters. Two Class “A” office buildings, designed by Peter Kiewit, Mutual of Omaha and ConAgra Foods, Inc., as well as home to Offutt Airforce Base, the largest employer in Omaha. Strategically located in the middle of the country, the Omaha metropolitan area is well positioned as a central transportation, insurance and communications hub. The combination of an established highway system, one of the nation’s largest rail systems, a major regional airport and an inland waterway system enable Omaha-based companies to move goods in and out of the region quickly and economically. Omaha’s desirability from both a residential and enterprise perspective are reflected by its unemployment rate of 3.5% which is one of the lowest in the country and an overall population growth of 13% since 2000.

Market Overview

The Omaha office market experienced positive net absorption of 675,290 square feet in 2006, which represents 3.9% of the total inventory of the market (CBRE).

The vacancy rate for the Northwest submarket is 11% (CBRE). More than 100,000 workers have been added to the labor force since 1990 and over 20,500 businesses currently operate in the Omaha area (CBRE).

Tenant

88,600 SF / Lease Exp. December 2016

ConAgra Foods, Inc. (NYSE: CAG), is one of North America’s leading packaged food companies, with a strong presence in consumer grocery as well as restaurant and food service establishments. ConAgra employs approximately 33,000 employees worldwide. For the thirteen weeks ended February 25, 2007, ConAgra Foods, Inc. reported net income of $152.6 million on net sales of $2,918 billion. At February 25, 2007, ConAgra Foods, Inc. had total stockholders’ equity of $4,665 billion. ConAgra carries an S&P rating of BBB+.

Property Facts

Address: 7390 World Communications Drive

Total Sq. Ft.: 88,600

Buildings: Three-Story

Class “A” Office Building

Built: 2002

Occupancy: 100% Leased

Location

Omaha serves as the headquarters to five Fortune 500 companies: ConAgra Foods, Inc., Berkshire Hathaway, Peter Kiewit, Mutual of Omaha and Union Pacific Railroad, as well as home to Offutt Airforce Base, the largest employer in Omaha. Strategically located in the middle of the country, the Omaha metropolitan area is well positioned as a central transportation, insurance and communications hub. The combination of an established highway system, one of the nation’s largest rail systems, a major regional airport and an inland waterway system enable Omaha-based companies to move goods in and out of the region quickly and economically. Omaha’s desirability from both a residential and enterprise perspective are reflected by its unemployment rate of 3.5% which is one of the lowest in the country and an overall population growth of 13% since 2000.

Market Overview

The Greenspoint submarket experienced positive absorption of 303,849 square feet in 2006 (Cushman & Wakefield).

Greenspoint North Belt submarket has a Class “A” vacancy rate of 4.5% (REIS).

Rental rate growth in the Greenspoint submarket is expected to increase 3.8% annually over the next five years (REIS).

Tenant

US Postal Service

US Postal Service (“USPS”) handles more than 44% of the world’s card and letter mail volume — delivering more mail to more addresses and to a larger geographic area than any other postal service in the world. For the period ended September 30, 2006, USPS reported net income of $900 million on net revenue of $72.650 billion. USPS uses the facility to handle all of their administrative functions for the Houston Region and to house its Inspection Services (fraud) Division.

ExpressJet Airlines, Inc.

ExpressJet Airlines, Inc. (“ExpressJet”), incorporated in 1996 under ExpressJet Holdings, Inc. (NYSE: XJT), is one of the largest regional airlines in the world. Currently, ExpressJet serves as the regional carrier for Continental and Delta, flying all Continental and Delta Connection flights. ExpressJet employs over 7,700 employees and has been named by Fortune magazine as the “Most Admired” in the airline industry for the past five years. ExpressJet Holdings, Inc. reported net income of $9.5 million on net revenue of $1.579 billion. At December 31, 2006, ExpressJet Holdings, Inc. had total shareholders’ equity of $104 million. ExpressJet has a one-time right of first refusal for Unisys’ current space.

Unisys Item Processing Services, LLC

Unisys Item Processing Services, LLC, a subsidiary of Unisys Corp. (NYSE: UIS), founded in 1886, is a worldwide information technology (IT) services and solutions company with more than 31,000 employees. Their expertise is in consulting, systems integration, outsourcing, infrastructure, and server technology. Unisys delivers services and solutions to customers worldwide in financial services, communications, transportation, commercial, and the public sector.
Market Overview

- The South Mountain industrial submarket experienced positive absorption of 558,322 square feet for 2006. The High Technology subset was the net absorption leader in the submarket for 2006 with 390,797 square feet (Grubb & Ellis).
- The average vacancy rate in the South Mountain submarket was 5.1% at the end of 2006 (Cushman & Wakefield).
- Rental rates in the submarket are expected to increase to 3.9% annually over the next five years (REIS).

Tenants

- Global Crossing Telecommunications, Inc.
  - 65,652 SF / Lease Exp. February 2009
  - Global Crossing Telecommunications, Inc. (“Global Crossing”), a subsidiary of Global Crossing LTD (NASDAQ: GLBC), provides telecommunications services, which include voice, data, and collaboration services worldwide. The Foothills facility serves as an engineering hub, critical to the company’s operations. The Global Crossing lease may be extended by either landlord or tenant for a period of 5 years at the then prevailing market rates.

- AT&T Corporation
  - 40,459 SF / Lease Exp. September 2008
  - AT&T (NYSE: T) is a leading provider of telecommunication services in the United States and internationally. The company services 62.2 million customers in 50 states and is one of the largest providers of broadband services, with more than 12.9 million lines in service. Additionally, AT&T is a major Wi-Fi provider, with more than 49,000 hot spots in 81 countries. For the year ended December 31, 2006, AT&T reported net income of $7.3 billion on net revenue of $63 billion. AT&T carries an S&P credit rating of A.

- Alaska Airlines, Inc.
  - 30,212 SF / Lease Exp. June 2017
  - Alaska Airlines, Inc. is a subsidiary of Alaska Air Group, Inc. (NYSE: ALK) with approximately 14,000 employees and a jet fleet of 114 aircraft. The company currently boasts a market capitalization of over $1.5 billion. At December 31, 2006, Alaska Airlines Group, Inc. had total shareholders’ equity of $672 million.

- ExhibitOne Corporation
  - 8,585 SF / Lease Exp. June 2020
  - ExhibitOne Corporation, founded in 1994, is the country’s leading design and engineering firm, for integrating presentation and audiovisual technologies into unique, high-demand environments. With more than 650 successful system/environment integrations throughout the United States, the ExhibitOne team continues to design, build and support industry leading solutions. ExhibitOne’s corporate headquarters is located at Foothills.

Property Summary

Foothills Corporate Centre II (“Foothills”) is comprised of two, single-story Class “A”, high technology buildings located in Phoenix, Arizona. Phoenix is one of the nation’s leading cities for job and population growth. As the city has grown it has matured to include a diverse range of industries including high-tech manufacturing, information services, and many national and regional corporate headquarters.

Foothills, located in the South Mountain submarket, was the final phase of the master-planned Foothills Corporate Centre, a professional campus setting consisting of three buildings totaling approximately 250,000 square feet. High technology facilities accounted for over 70% of the net absorption experienced in the South Mountain submarket in 2006, demonstrating the high level of demand for this type of space.

Foothills is currently 100% leased to four tenants: Global Crossing Telecommunications, Inc., AT&T Corporation, Alaska Airlines, Inc. and ExhibitOne Corporation. Global Crossing and AT&T have collectively invested at least $122MM in leasehold improvements to Foothills over the Landlord's shell improvement contribution. Global Crossing utilizes this facility as one of its three engineering hubs that service over 35% of the Fortune 500 companies. AT&T uses this facility to house and maintain critical servers for multiple Fortune 500 companies.

Location

The South Mountain Phoenix area offers businesses the opportunity to capitalize on the exceptional growth that is occurring in the Southwestern United States. Phoenix is ranked as the fifth largest city and one of the three fastest growing cities in the country. Since 1995, the population has increased 39% which is over three times the U.S. increase of only 12%. The population is expected to continue to grow at twice the national pace for the next twenty years. Phoenix is also one of the nation’s leading cities for job growth. In 2006, job growth was recorded at an impressive 4.8%. The average job growth over the last ten years has exceeded 4%-6% annually and over the last thirty years has averaged 3.5% annually. The consistent increase in job growth is reflected by its unemployment rate of 3.6%.

Foothills is strategically located in the heart of the Interstate 10 (I-10) corridor. This area offers easy access to Sky Harbor International Airport, Downtown Phoenix and Arizona State University. The property is ideally positioned to take advantage of the large professional labor pools found in the surrounding, fast growing communities. With a dynamic work force, solid infrastructure, and high quality of life, Phoenix will provide one of the most attractive business environments in the nation for years to come.

Property Facts

- Address: 14601 & 14605 South 50th Street
  Phoenix, AZ
- Total Sq. Ft.: 144,908
- Buildings: Two, Single-Story Class “A” Office Buildings
- Built: 2000
- Occupancy: 100% Leased
Market Overview

- The South Mountain industrial submarket experienced positive absorption of 548,322 square feet for 2006. The High Technology subset was the net absorption leader in the submarket for 2006 with 390,797 square feet (Grubb & Ellis).
- The average vacancy rate in the South Mountain submarket was 5.1% at the end of 2006 (Cushman & Wakefield).
- Rental rates in the submarket are expected to increase to 3.9% annually over the next five years (REIS).

Tenants

Global Crossing Telecommunications, Inc. 65,652 SF / Lease Exp. February 2009
Global Crossing Telecommunications, Inc., ("Global Crossing"), a subsidiary of Global Crossing LTD (NASDAQ: GLBC), provides telecommunications services, which include voice, data, and collaboration services worldwide. The Foothills facility serves as an engineering hub, critical to the company’s operations. The Global Crossing lease may be extended by either landlord or tenant for a period of 5 years at the then prevailing market rates.

AT&T Corporation 40,459 SF / Lease Exp. September 2008
AT&T (NYSE: T) is a leading provider of telecommunication services in the United States and internationally. The company services 62.2 million customers in 50 states and is one of the largest providers of broadband services, with more than 49,000 hot spots in 81 countries. Additionally, AT&T is a major Wi-Fi provider, with more than 40,000 hot spots in 81 countries. For the year ended December 31, 2006, AT&T reported net income of $7.3 billion on net revenue of $63 billion. AT&T carries an S&P credit rating of A.

Alaska Airlines, Inc. 30,212 SF / Lease Exp. June 2017
Alaska Airlines, Inc. is a subsidiary of Alaska Air Group, Inc. (NYSE: ALK) with approximately 14,000 employees and a fleet of 114 aircraft. The company currently boasts a market capitalization of over $1.5 billion. At December 31, 2006, Alaska Airlines Group, Inc. had total shareholders equity of $672 million. Foothills is being used as a reservation facility for Alaska Airlines, Inc.

ExhibitOne Corporation 8,585 SF / Lease Exp. June 2020
ExhibitOne Corporation, located in Phoenix, is the country’s leading design and engineering firm, for integrating presentation and audiovisual technologies into unique, high-demand environments. With more than 850 successful systems/environment integrations throughout the United States, the ExhibitOne team continues to design, build and support industry leading solutions. ExhibitOne’s corporate headquarters is located in Phoenix.
**Foothills Corporate Centre Investment Summary**

Omaha serves as the headquarters to five Fortune 500 companies: ConAgra Foods, Inc., Berkshire Hathaway, Peter Kiewit, Mutual of Omaha and Union Pacific Railroad, as well as home to Offutt Airforce Base, the largest employer in Omaha. Strategically located in the middle of the country, the Omaha metropolitan area is well positioned as a distribution hub, with a rail system, an interstate system, and an inland waterway system enable Omaha-based companies to move goods in and out of the region quickly and economically.

Omaha’s desirability from both a residential and enterprise perspective are reflected by its unemployment rate of 3.5% which is one of the lowest in the country and an overall population growth of 13% since 2000.

**Property Facts**

- **Address:** 7350 World Communications Drive
  Omaha, NE
- **Total Sq. Ft.:** 88,600
- **Buildings:** Three-Story Class “A” Office Building
- **Built:** 2002
- **Occupancy:** 100% Leased

**Property Summary**

ConAgra Supply Chain Center (“CSCC”) is a three-story Class “A” single tenant office building located in Omaha, Nebraska. CSCC is 100% occupied by ConAgra Foods, Inc. Incorporated in 1919, ConAgra Foods, Inc. has 11 Omaha locations, including its corporate headquarters. CSCC and the adjacent Data Center, were built to suit the needs of ConAgra Foods, Inc. The functionality of CSCC is tied to the Data Center which is responsible for ConAgra’s global security functions. The lease on the adjacent Data Center runs through 2025.

CSCC is located in the World Communications Business Park. The business park was promoted by the City of Omaha and designed for high-tech users such as Verizon-MCI, Stel Corporation and Prairie Systems. Currently there is no direct vacancy in the entire park.

**Market Overview**

- The Omaha office market experienced positive net absorption of 675,290 square feet in 2006, which represents 3.9% of the total inventory of the market (CBRE).
- The vacancy rate for the Northwest submarket is 11% (CBRE).
- More than 100,000 workers have been added to the labor force since 1990 and over 20,500 businesses currently operate in the Omaha area (CBRE).

**Tenant**

88,600 SF / Lease Exp. December 2016

ConAgra Foods, Inc. (NYSE: CAG), is one of North America’s leading packaged food companies, with a strong presence in consumer grocery as well as restaurant and food service establishments. ConAgra employs approximately 33,000 employees worldwide. For the thirteen weeks ended February 25, 2007, ConAgra Foods, Inc. reported net income of $152.6 million on net sales of $2,918 billion. At February 25, 2007, ConAgra Foods, Inc. had total stockholders’ equity of $4,665 billion. ConAgra carries an S&P rating of BBB+.

**Competition**

US Postal Service

US Postal Service (“USPS”) handles more than 44% of the world’s card and letter mail volume — delivering more mail to more addresses and to a larger geographic area than any other postal service in the world. For the period ended September 30, 2006, USPS reported net income of $900 million on net revenue of $72.650 billion. USPS uses the facility to handle all of their administrative functions for the Houston Region and to house its Inspection Services (fraud) Division.

ExpressJet Airlines, Inc.

41,744 SF / Lease Exp. August 2012

ExpressJet Airlines, Inc. (ExpressJet), incorporated in 1996 under ExpressJet Holdings, Inc. (NYSE: XJT), is one of the largest regional airlines in the world. Currently, ExpressJet serves as the regional carrier for Continental and Delta, flying all Continental Express and Delta Connection. ExpressJet employs over 7,700 employees and has been named by Fortune magazine as the “A@@r@@Adina@@ble” for 2005 & 2006. For the period ended December 31, 2006, ExpressJet Holdings, Inc. reported net income of $58 million (net revenue of $1.679 billion). At December 31, 2006, ExpressJet Holdings, Inc. had total shareholders’ equity of $304 million. ExpressJet has a one-time right of first refusal for Unisys’ current space.

Unisys Item Processing Services, LLC

9,756 SF / Lease Exp. March 2010

Unisys Item Processing Services, LLC, a subsidiary of Unisys Corp. (NYSE: UIS), founded in 1886, is a worldwide information technology (IT) services and solutions company with more than 31,000 employees. Their expertise is in consulting, systems integration, outsourcing, infrastructure, and server technology. Unisys delivers services and solutions to customers worldwide in financial services, communications, transportation, commercial, and the public sector.
North Belt Office Center III & IV

Property Facts

Address: 600 & 700 N. Sam Houston Parkway
Houston, TX
Total Sq. Ft.: 107,200
Buildings: Two, Single-Story Class "A" Office Buildings
Built: 2003
Occupancy: 100% Leased

Property Summary

North Belt Office Center III & IV (“North Belt”) is comprised of two, single-story Class "A" office buildings located in Houston, Texas. Houston is the largest city in Texas and the fourth largest city in the country. It ranks third in the number of Fortune 500 headquarters. Houston is also home to the fourth largest airport system in the nation and the sixth largest in the world.

North Belt is located in Greens Crossing, a 484-acre mixed-use, deed restricted business park in the Greenspoint submarket. Greenspoint offers convenient access to all of Houston via Interstate 45, Sam Houston Tollway (Beltway 8), Hardy Toll Road and U.S. 59. Greenspoint is in close proximity to major energy corporations such as ExxonMobil, Halliburton, Baker Hughes and Nabors Industries, and also has convenient access to several upscale neighborhoods such as Ravena, Champions, Champion Forest, Lakeside Forest and The Woodlands.

North Belt is currently 100% leased to three tenants: US Postal Service, ExpressJet Airlines, Inc. and Unisys Item Processing Services, LLC. The US Postal Service occupies 100% of North Belt III. After twenty years in downtown Houston, they relocated to North Belt to be more accessible and centrally located for recruiting, hiring and for its Inspection Services Division, as well as its close proximity to George Bush Intercontinental Airport, which is only six miles away. ExpressJet Airlines, Inc. is headquartered at North Belt and benefits from this location due to its close proximity to both George Bush Intercontinental Airport and Continental Airlines’ headquarters in Houston.

FORT X Overview

FORT X is a portfolio comprised of three properties, in three vibrant cities located across the United States: Houston, TX, Phoenix, AZ, and Omaha, NE. The properties are 100% leased to credit worthy tenants across a variety of business sectors. FORT X was specifically crafted to achieve the objectives of diversity of locations, diversity of credit and diversity of industries. The properties in Phoenix and Houston were chosen for their potential for exceptional growth and the property in Omaha, with ConAgra as the sole tenant, provides stability through ConAgra’s strong credit and their long standing commitment in the community. FORT X offers an efficient solution for your 1031 exchange needs with the objective of mitigating risk and providing stable, predictable cash flow and preservation of capital.

Offering Structure

- Offering Size: $79,800,000
- Minimum Investment: $2,663,400 ($1,000,000 Equity)
- Loan to Value (LTV): 62.41%
- Loan Terms: The First Loans are assumed to have a fixed interest rate of 5.90% with interest only due in the first 5 years, 35 year amortization for the remainder, and due in 10 years.
- Suitability: Accredited Investors Only

Consolidated Tenant Occupancy

<table>
<thead>
<tr>
<th>Tenant Name</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>ConAgra Foods, Inc.</td>
<td>26%</td>
</tr>
<tr>
<td>AT&amp;T Corporation</td>
<td>16%</td>
</tr>
<tr>
<td>Global Crossing</td>
<td>12%</td>
</tr>
<tr>
<td>Alaska Airlines</td>
<td>9%</td>
</tr>
<tr>
<td>United States Postal Service</td>
<td>3%</td>
</tr>
<tr>
<td>ExpressJet Airlines</td>
<td>3%</td>
</tr>
<tr>
<td>Unisys</td>
<td>19%</td>
</tr>
<tr>
<td></td>
<td>12%</td>
</tr>
</tbody>
</table>

Consolidated Cash Flow Projections
FORT Properties, Inc., a real estate investment company, is the premier sponsor of Section 1031 tax-deferred, TIC fractional ownership offerings. The FORT model offers an attractive option for real estate investors who are buying and selling real estate. As one of the few pre-capitalized TIC sponsors, FORT Properties can reduce the financial risks and timing constraints associated with 1031 exchanges. Our highest priority is to identify and acquire properties in primary, secondary and emerging growth markets with low to moderate risk, stable cash flow, and reasonable certainty of preservation of value. FORT focuses on office, distribution, industrial/flex, R+D and mixed-use, primarily Class “A” properties, in the $10 million to $75 million range.

**Exclusive Placement Agent:**

T.R. WINSTON & COMPANY

www.trwinston.com

Toll Free (888) 559-1031 • F (310) 424-1990

1999 Avenue of the Stars, Suite 2550 • Los Angeles, CA 90067

To receive a copy of the PPM (defined below) or additional information, please contact:

FORT Properties, Inc.

www.fortproperties.com

T (213) 572-0222 • F (213) 572-0230

601 S. Figueroa Street, Suite 2050 • Los Angeles, CA 90017

This Executive Summary (FORT X) is for informational use only and does not constitute an offer to sell or solicitation of an offer to buy any securities or any interest in any real property (collectively, “Securities”) of FORT Properties or its affiliates ("FORT"). An offer can only be made pursuant to a valid Private Placement Memorandum (the “PPM”) relating to any Securities and only in states in which such an offering of such securities is registered or is exempt from registration under applicable securities laws.

Any projections contained herein are estimates based on specific assumptions to be included in the PPM. There is no guarantee that the assumptions used to arrive at the projections will be achieved. Risks and terms of any offering of Securities are described fully in the PPM, and the information contained herein is qualified in its entirety by the PPM. All potential purchasers of Securities must, among other things, acknowledge receipt and review of the PPM prior to investing.

The Securities that may be offered by the PPM are speculative and involve a high degree of risk. No investment in any Securities should be made by any person who is not in a position to lose the entire amount of such investment. Neither FORT nor any of its agents or representatives provide legal or tax advice. All potential purchasers of Securities are strongly advised to consult with their professional legal/tax advisors. The information contained herein is as of June 15, 2007.