



601 S. Figueroa St., Suite 2050 Los Angeles, CA 90017

November 19, 2008

Dear Editor, *Wall Street Journal*:

Re: Response to November 17, 2008 Coverage of DBSI Bankruptcy

Unprecedented economic conditions have claimed another casualty, as reported recently in *The Wall Street Journal's* coverage of the DBSI Chapter 11 filing. The article, however, may have led readers to believe that all tenant-in-common investments are in the same dire straits. Nothing could be further from the truth.

Our firm views all TIC transactions as real estate transactions, fully cognizant of the risks and rewards of real estate investing, and not as guaranteed yield bonds. The value that we provide our clients is not that of a pre-determined guaranteed return, as did DBSI, for we believe that is unrealistic in the very real world of real estate. Instead, we place a high priority on due diligence and in determining where stability and predictability intersect.

The value of real estate has always been the cash flow or the realistic potential cash flow that the property generates. Truly committed sponsors only offer investments in properties that they are comfortable owning themselves. At FORT, we only offer a property to our clients after we have purchased it and committed to an active management role in order to protect the value and ongoing viability of the asset.

FORT Properties is certainly not immune to the current business environment, but our business philosophy mitigates the risks associated with the cyclical nature of the real estate industry for our investors and our properties. Currently, our portfolio is 98 percent leased, with minimal rent outstanding.

This is an uncertain time for investors, but the DBSI bankruptcy is a company failure, not an industry failure. Tenancy in common investments continue to provide investors with access to institutional quality real estate and, in a 1031 exchange, an opportunity to defer capital gains tax.

Today's economic environment allows only strong firms to survive. The measure of a real estate investment firm's strength lies in both the accuracy of its asset evaluation and its commitment to providing sustainable returns to investors — with investors' best interests at the forefront of every decision. The real story is not embedded in the TIC acronym, but rather in the integrity and stability of the firm offering the investment.

Sincerely,

A handwritten signature in black ink, appearing to read "Duke Runnels", is written in a cursive style.

Charles "Duke" Runnels
President & CEO