

DARCORP LEASING LAUNCHES DEFERRED COMMISSION PROGRAM

Darcorp is now offering its property management clients a deferred leasing commission program to aid in the management of cash flow for the properties they operate.

DIAMOND BAR, CA (February 14, 2007) – Darcorp Properties, Inc. is the Southern California management and brokerage arm of the Darcorp Companies based in Diamond Bar, CA. Along with significant personal real estate investments by its principals, the Darcorp Companies have over \$400 million in commercial real estate transaction experience and have been awarded more than 4,000,000 feet to manage.

Darcorp is now offering commercial real estate owners an opportunity to mitigate (sometimes dramatically) short term cash outlays for new leases. For the owners that are also utilizing Darcorp's property management services, Darcorp will defer leasing commissions and will not require the owner to pay the commissions upon lease execution. We know the owner needs to conserve capital outlays for tenant improvements and cash flow needs. Instead, Darcorp allows the owner to pay the commissions as the applicable tenant's rent is collected. The benefits are obvious and have been extremely helpful to the cash flow models of the properties.

Darcorp also offers no-cost lease renewals for the properties they manage. Darcorp considers lease renewals as part of the management duties which further enhances the cash flow as well as net operating income to their clients.