

DARCORP OFFERS FIRST PRIVATE PLACEMENT WITH EQUITY PARTICIPATION COMPONENT

Darcorp Asset Management, LLC, the real estate holding company arm of the Darcorp Companies, is offering a high yielding fixed income instrument with a chance to participate in the appreciation of the property securing the investment.

DIAMOND BAR, CA (February 28, 2007) – Darcorp Asset Management, LLC is the investment 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 a short-term, high yielding, fixed income investment with an equity participation component. If you are looking for a steady stream of cash and appreciation that real estate provides without the headache and liability of direct ownership, our confidential private placement offering may be just what you are looking for.

Darcorp offers investors the opportunity to receive a high fixed rate of return while also enjoying a percentage in the appreciation of the real estate asset. This investment model allows an investor to make short term investments with long term benefits. For example, you can invest in one of our fixed rate offerings and receive the great monthly cash flow until you are fully re-paid (usually within a few years). Even after you are fully re-paid, you still retain appreciation benefits through the equity participation component of the offering. In other words, once you are 100% re-paid, you have no money at risk, no liabilities, and no headaches but still retain an investment in the real estate asset.

Under no circumstances should any material at this site be used or considered as an offer to sell or a solicitation of any offer to buy an interest in any investment managed by DARCORP. Any such offer or solicitation will be made only by means of the Confidential Private Offering Memorandum relating to the particular investment. Access to information about the investment is available only to persons who, among other requirements, meet certain qualifications under federal securities laws and generally are sophisticated in financial matters, such that they are capable of evaluating the merits and risks of prospective investments.