

The Clarion

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COVER STORY

CLEARVIEW CELEBRATES 20TH ANNIVERSARY Portland and Seattle Host Back to Back Events

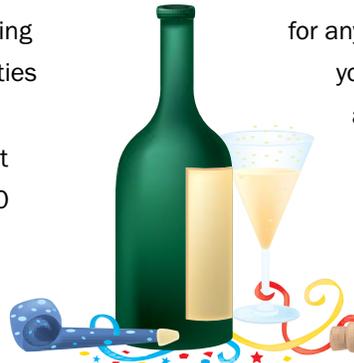
The party is over. The band has gone home. The clocks have been set to count down five years until we celebrate our 25th anniversary. We hope you will be attending and look forward to seeing you there.

Our two gala anniversary celebration events were held at the Benson Hotel in Portland on Wednesday, November 1st and in Seattle at the Fairmont Olympic Hotel the following night with over 100 guests in attendance. The parties were an unqualified success by all accounts. The purpose of the events was to honor our clients that have helped us build this company over the last 20 years. We appreciate all who attended along with the sponsor companies who hosted the parties. Our sponsor companies included Argus Realty Advisors, Cypress Leasing, Discovery Resources, Griffin Capital, Manon Oil, Noble Royalties, Ridgewood Energy, and TSG Real Estate.

We are acutely aware at ClearView that our company's long term success is dependant upon our existing clients and those that will join us in the coming months and years. Indeed, our very existence is dependant upon retaining the clients we have and attracting new clients every month. Our mantra at ClearView is client service. Our main goal is to retain every client we have. Our goal for the

future is that all of our new clients will be referrals we receive from existing clients. We believe that if we honor our clients by providing them outstanding client service, we will be able to achieve all of our goals over time.

We appreciate all of you and thank you for being our clients and our friends. Be sure to call us any time we can be of assistance to you, for any reason, on any subject. We look forward to seeing you at our 25th Anniversary Party. The countdown has already begun!



*"Be always at war
with your vices, at
peace with your
neighbors, and let
each new year find
you a better man."*

—Benjamin Franklin

Congratulations!

The Tenant-in-Common Association (TICA) announced the winners of the inaugural ACE Awards at its annual 2006 conference in Las Vegas, NV in October. The three categories for which these awards were given included: Broker-Dealer, Real Estate Sponsor Company and Registered Representative.

We are pleased to announce that Pacific West Securities won the 2006 TICA Ace Award in the broker-dealer category and that Bob Cannon was one of four finalists selected for the Registered Representative Award.

Broker/Dealer Compliance | Securities offered through Pacific West Securities, Inc., Member NASD/SIPC, 555 Renton Village Place, Suite 700, Renton, WA 98055.

The material contained in this newsletter does not constitute an offer to sell or any offer to buy real estate or securities. Such offers are made only by a sponsor's memorandum, which is always controlling. There are material risks associated with the ownership of real estate. As with any real estate investment, there are various risks including, but not limited to: loss of principle; variations in occupancy, which may negatively impact cash flow; illiquidity; and limits on management control of the property. If you wish to be removed from our mailing list, please contact us and we will do so.

Client Corner

ClearView Wealth Management provides a broad array of financial services to individuals, families and businesses focusing on three key areas: Asset Allocation, Financial and Estate Planning and Tax Advantaged Investments.

We would like to congratulate our new and returning clients who invested in one or more products in September, October or November.

- Tenants in Common Real Estate
- Natural Gas & Oil Investments
- Managed Equities
- Equipment Leasing
- Managed Futures
- Directional Interest Rate Fund
- Annuities and Mutual Funds
- Real Estate Funds
- Cash Management Funds

Gina Cocheo

Richard & Yumi Davis

John & Gail Duncan

Peter Juvet

Dick & Robin Melton

Norman & Karen Meltzer

Mollie Pardo

Jim & Diane Pillow

Dennis & Maryann Prohaska

Neal & Janet Skok

Larry & Sandi Stevens

Dennis & Vivian Yost

PRESIDENT'S MESSAGE

CLEARVIEW GOES COAST TO COAST New Offices Open in Anchorage and New York City

We are very pleased to announce that Joseph Arzola and Lee Henry (see ClearView News, pg. 2-3) have joined our firm and have opened new offices for us in New York City and Anchorage respectfully. Joseph joined us in September and opened our Manhattan office in October. Lee joined us and opened our Anchorage office in November. Joseph and Lee bring a valuable diversity of skills and a wealth of experience to ClearView. They will both play an integral role in implementing our business plan to grow our company and expand our wealth management practice to serve clients across the country. This is a major step for ClearView, following the opening of our Chicago office in July 2005.

In NYC our office is located at 450 Seventh Avenue, Suite 3302, across the street from Madison Square Garden. In Anchorage our office is located at 341 West Tudor Road, Suite 206. If you are traveling to either of these destinations, please stop by the office to meet Joseph or Lee. They would be pleased to give you some tourist tips on exploring their great cities.

Great companies are built by good people. As ClearView Wealth Management continues to grow and expand the services we provide to our clients throughout the country, we will ensure that every new building block of the company is a person of integrity who is reflective of ClearView's spirit of unflagging commitment to client service.



Bob Cannon, President/CEO

CLEARVIEW NEWS

We Are Pleased To Announce The Following People Have Joined The Clearview Team

Lee Henry, CCIM, Regional Manager Anchorage, AK

Lee Henry recently opened ClearView's office in Anchorage, Alaska. He has over 25 years of real estate experience including over 20 years of commercial specialization involving aspects of commercial sale and lease negotiations. He holds the prestigious designation of Certified Commercial Investment Member (CCIM) of the National Association of Realtors. His experience includes representing investors and tenants for their commercial property needs including Northway Mall Associates, The Rainer Fund (TRF), KeyBank, Equitable Life Assurance, Genuine Parts Company (NAPA Auto Parts), Chevron, CompUSA, Wells Fargo and Carr Gottstein Properties. Lee holds Series 22 and 63 licenses through Pacific West Securities, Inc. He is a long-time Alaskan and enjoys the outdoors, reading, and going to the movies.



Lee Henry, CCIM, RM/Anchorage

CLEARVIEW EDUCATION

ClearView Wealth Management is pleased to offer its first Tenants In Common 1031 Exchange Continuing Legal Education (CLE) Seminar. The seminar was held January 8th, from 8:30 am to 4:30 pm, at the Washington Athletic Club in Seattle. The course has been approved by the Washington State Bar Association for 5.5 CLE credit hours.

Featured speakers included Shanon Ford, President, Pacific West Securities, Craig Gourley, Attorney at Law/CPA, Richard Morse, Attorney at Law, Washington Exchange Services, Faith Anderson, Associate Counsel, Washington State Department of Financial Institutions, and Anthony Chereso, National Marketing Director, Tax Strategies Group. The all day event concluded with a panel discussion regarding emerging issues in the Tenant In Common Securities industry, which was moderated by ClearView CEO Bob Cannon. Topics included: a general overview of the TIC industry; why TICs may be viewed by state and federal regulators as securities; how TICs must be structured to be 1031 exchange compliant; and an in depth presentation on the acquisition and financing of a Tenant In Common security offering. ClearView intends to offer future CLEs in Oregon, Illinois and New York states.



Wes Larson, MBA, JD

CLEARVIEW NEWS, CONTINUED

Joseph Arzola, Regional Manager New York, NY

Joseph Arzola recently opened ClearView's New York office in midtown Manhattan. He has a background in banking, treasury and investor relations both domestically and internationally. Joseph spent five years in Germany where he was the manager of investor relations for the world's largest energy provider E.ON AG. Prior to his time in Europe, he was responsible for the treasury operations of E.ON North America located in midtown Manhattan. Before joining E.ON in 1989, Joseph began his professional career in banking with Citibank in Tampa, Florida. After a 4 year assignment he transferred back to his hometown, the "big apple" to work for Citibank, NA. He received a Liberal Arts degree from Suffolk Community College and a B.A. in business from Baruch College. He has a real estate license in the state of New York and also holds Series 7 and 63 licenses through Pacific West Securities, Inc. Joseph is conversational in German and enjoys traveling, sports and fitness.



Joseph Arzola, RM/New York

Upcoming Tenants-in-Common Seminars

January | 2007

January 23 – Portland, OR
January 24 – Salem, OR
January 30 – New York, NY
January 30 – New York, NY

February | 2007

February 1 – Islip, NY
February 1 – Islip, NY
February 6 – Seattle, WA
February 6 – Everett, WA
February 7 – Bellevue, WA
February 8 – Tacoma, WA
February 13 – Chicago, IL
February 13 – Northbrook, IL
February 15 – Rosemont, IL
February 15 – Oakbrook, IL
February 20 – Portland, OR
February 21 – Salem, OR

March | 2007

March 6 – Seattle, WA
March 6 – Tacoma, WA
March 7 – Bellevue, WA
March 8 – Everett, WA
March 13 – Chicago, IL
March 13 – Northbrook, IL
March 14 – Rosemont, IL
March 14 – Oakbrook, IL
March 20 – Portland, OR
March 21 – Salem, OR

To register yourself or someone you know for an upcoming seminar, please call us at (866) 557-1031 or email: seminars@cvwm.com. We will send you a confirmation in the mail. Space is limited and early registration is recommended.

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INVESTOR EDUCATION

ORDINARY INCOME

Income other than capital gains.

PASSIVE INCOME

Income derived from business investments in which the individual is not actively involved, such as a real estate limited partnership.

QUALIFIED INTERMEDIARY (QI)

The corporation who acts as the accommodator in the exchange. A qualified intermediary is identified as follows:

1. Not a related party to the Exchanger, (e.g. agent, attorney, broker, etc.)
2. Receives a fee;
3. Acquires the relinquished property from the Exchanger; and
4. Acquires the replacement property and transfers it to the Exchanger.

