



News Release

For information contact:

Carolyn Gosselin, APR
Chief Communications Officer
CNL
(407) 540-2505

Julie Ard
Director of Communications
Boyne USA Resorts
(231) 549-7239

CNL INCOME PROPERTIES ACQUIRES BRIGHTON SKI RESORT

-- Salt Lake City, Utah resort is latest ski property addition to growing lifestyle real estate portfolio --

(ORLANDO, Fla.) February 14, 2007 – CNL Income Properties Inc., a real estate investment trust (REIT) focused on lifestyle properties, today announced the completion of a sale leaseback transaction in which the REIT acquired Brighton Ski Resort in Salt Lake City, Utah and leased the property back to Boyne USA Inc. Boyne USA will continue to operate the resort under a 20-year, triple-net lease.

“Brighton is a well-known ski destination in Utah, and we are thrilled about the opportunity to enter the Rocky Mountain ski market,” said Byron Carlock, chief executive officer and president of CNL Income Properties. “In Boyne USA, we are also fortunate to extend a relationship with a solid industry operator with vision to grow this property.”

This is the seventh ski property purchased by CNL Income Properties, as well as the latest partnership between CNL Income Properties and Boyne USA. In the last quarter of 2005 and the first quarter of 2006, CNL Income Properties completed a sale leaseback transaction with Boyne USA consisting of Cypress Mountain, a ski resort in British Columbia, and Gatlinburg Sky Lift, a scenic chairlift in Gatlinburg, Tenn.

- more -

CNL Income Properties Acquires Brighton Ski Resort from Boyne USA/p.2

“We are excited about our growing alliance with CNL Income Properties,” said Boyne USA President of Eastern Operations Stephen Kircher. “As the ski resort industry continues to consolidate, it is imperative that we work together with a stable, long-term partner that will enable us to continue to expand our management expertise while reinvesting in properties that have solid, long-term growth potential.”

Founded in 1936, Brighton Ski Resort is one of America’s oldest alpine ski areas. Located near Salt Lake City, Utah, Brighton includes 66 downhill slopes and 1,050 skiable acres featuring an expertly groomed half-pipe and terrain park. Locals have voted Brighton the #1 resort for “Family Friendly Terrain” and as the “Best Value” for more than four years in a row. Brighton’s terrain consists of 21percent beginner, 40 percent intermediate, and 39 percent expert. Brighton offers ski and snowboard school programs and has the most utilized night skiing in Utah. During the 2005 - 2006 ski season, Brighton had 430,731 skier visits, the third most visits in Utah.

About CNL Income Properties Inc.

CNL Income Properties Inc. is a real estate investment trust that owns a portfolio of 58 properties in the United States and Canada in the lifestyle and recreation sectors. Headquartered in Orlando, Fla., CNL Income Properties specializes in the acquisition of golf courses, ski resorts, marinas, campgrounds, merchandise marts, destination retail and entertainment centers, attractions and parking facilities. For more information, visit www.cnl.com.

About Boyne USA Inc.

Boyne USA, Inc. is the owner/operator of geographically diverse four-season destination resorts and day-ski areas located near major metropolitan areas. The business has been managed by the Kircher family since 1948 and is the largest privately owned four-season resort company in North America. The founder, Everett Kircher, is recognized within the ski community as a pioneer and visionary who possessed a deep passion for winter sports and the outdoors. Boyne USA, Inc. owns Big Sky Resort in Montana, Crystal Mountain in Washington and Michigan’s three premier snow-sports and golf resorts – Boyne Mountain, Boyne Highlands and The Inn at Bay Harbor – A Renaissance Golf Resort including Bay Harbor Golf Club and Crooked Tree Golf Club. For more information, visit www.boyneusa.com

Forward-Looking Statements

This press release may contain forward-looking statements within the meaning of the federal securities laws. All statements, other than statements of historical facts, including, among others, statements regarding CNL Income Properties' future financial position, the future impact of real estate and demographic trends, business strategy, projected levels of growth, projected costs and projected financing needs, are forward-looking statements. Those statements include statements regarding the intent, belief or current expectations of the CNL Income Properties' management team, as well as the assumptions on which such statements are based, and generally are identified by the use of words such as "may," "will," "seeks," "anticipates," "believes," "estimates," "expects," "plans," "intends," "should" or similar expressions. Forward-looking statements are not guarantees of future performance and involve risks and uncertainties that actual results may differ materially from those contemplated by such forward-looking statements. Many of these factors are beyond the company's ability to control or predict. Such factors include, but are not limited to, competition in the company's markets, changes in Baby Boomers' activity patterns and spending habits, the company's ability to attract a significant number of guests from its target markets, the impact of mineral rights and other reservations on our tenants, the company's ability to develop new resorts or further develop existing resorts on a timely or cost-efficient basis, the company's ability to manage growth, potential accidents or injuries at its properties, its ability to achieve or sustain profitability, downturns in its industry segments and extreme weather conditions, increases in operating costs and other expense items and costs, uninsured losses or losses in excess of the company's insurance coverage, and the company's ability to protect its intellectual property and the value of its brands.

Management believes these forward-looking statements are reasonable; however, undue reliance should not be placed on any forward-looking statements which are based on current expectations. All written and oral forward-looking statements attributable to CNL Income Properties or persons acting on its behalf are qualified in their entirety by these cautionary statements. Further, forward-looking statements speak only as of the date they are made, and the company undertakes no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results over time unless otherwise required by law.

###