



News Release

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CNL INCOME PROPERTIES INC. ACQUIRES NEW HAMPSHIRE'S LARGEST SKI AREA, BRETTON WOODS MOUNTAIN RESORT

*-- Premier ski resort acquisition strengthens CNL Income Properties' position as
strategic finance partner in the ski industry --*

(ORLANDO, Fla.) June 30, 2006 – CNL Income Properties Inc., a real estate investment trust (REIT) focused on lifestyle properties, announced today it has acquired New Hampshire ski destination Bretton Woods Mountain Resort.

“Bretton Woods is a landmark property and premier ski destination in the Northeast,” said Baxter Underwood, vice president of investments of CNL Income Corp., the advisor to CNL Income Properties. “Not only is this a notable addition to our ski portfolio, but the acquisition further strengthens our position as a strategic finance partner in the ski industry.”

CNL Income Properties' acquisition includes the Bretton Woods ski area, the Bretton Woods Ski Lodge, tennis facilities, the four-season National Historic Landmark Mount Washington Hotel, the Bretton Arms Country Inn, the Lodge at Bretton Woods and a freestanding restaurant. CNL Income Properties intends to invest up to an additional \$17.5 million for improvements on the property during the next five years.

“Because balancing work schedules and leisure time has never been more difficult, resort destinations are becoming increasingly popular for family vacationers,” said Byron Carlock, president of CNL Income Properties. “With its upscale amenities and world-class recreation in a picturesque location, vacationers are rediscovering why Bretton Woods has been one of New England's renowned destinations for more than 100 years.”

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CNL Income Properties Completes Bretton Woods Mountain Resort Acquisition/p. 2

CNL Income Properties entered into a long-term, triple-net lease agreement with Celebration Associates, a nationally recognized developer and operator of master-planned, mixed-use communities and villages, and Crosland Inc., one of the Southeast's leading diversified real estate companies. Celebration Associates and Crosland Inc. engaged National Resort Management to market and operate the property. Simultaneously with CNL Income Properties' acquisition, Celebration and Crosland acquired the remainder of the property including a golf course, utilities and developable land on which they intend to develop upscale condominiums.

The Bretton Woods ski area includes 434 skiable acres, more than 62 miles of groomed trails and nine chairlifts. The property has the notable distinction of hosting the 1944 Bretton Woods International Monetary Conference where the World Bank and Gold Standard were established.

About CNL Income Properties Inc.

CNL Income Properties Inc. is a real estate investment trust that owns a portfolio of 18 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 and attractions, among other asset types. For more information, visit www.cnl.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 positions, future acquisitions, 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 CNL Income Properties members of their management teams, 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 abilities to control or predict. Such factors include, but are not limited to, competition in the New England market, changes in family vacation patterns and consumer spending habits, the company's abilities to attract a significant number of guests from their target markets, the company's ability to develop certain properties or further develop existing properties on a timely or cost-efficient basis, the companies' abilities to manage growth, potential accidents or injuries at their properties, their abilities to achieve or sustain profitability, downturns in their industry segment and extreme weather conditions, increases in operating costs and other expense items and costs, uninsured losses or losses in excess of the companies' insurance coverage, and the companies' ability to protect their intellectual property and the value of their 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's undertake 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.

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