



News Release

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CNL INCOME PROPERTIES ACQUIRES FIVE PROPERTIES FROM MARINAS INTERNATIONAL

*-- REIT's first transaction in the recreational marina industry adds breadth to
portfolio of lifestyle real estate --*

(ORLANDO, Fla.) January 26, 2007 – CNL Income Properties Inc., a real estate investment trust (REIT) focused on lifestyle properties, today announced it acquired five properties from Marinas International for an aggregate purchase price of approximately \$69.4 million. The REIT's acquisition includes five marinas, one of which features a lakeside park. All of the properties have been leased back to Marinas International, a manager of recreational marinas since 1984, for operation under long-term, triple-net leases. As part of the transaction, CNL Income Properties also made a \$39.2 million loan to affiliates of Marinas International, collateralized by four additional properties.

Byron Carlock, president and CEO of CNL Income Properties, said, "Recognizing lifestyle trends that are driven by demographics is the core of our investment strategy. As the Baby Boom generation ages, it will increase its time spent on lifestyle activities, such as recreational boating. The real estate where these activities occur has the potential for long-term revenue generation, which in turn may mean increased value for our shareholders over the course of time."

"Our strategic partnership with CNL Income Properties will help us reach the next stage in our company's growth," said Marshall Funk, managing partner of Marinas International. "As a result of our alliance with CNL Income Properties, we are looking to aggressively expand our portfolio of marinas through both acquisition and third-party management contracts."

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“We are excited about the long-term potential of lifestyle real estate like marinas,” said Carlock. “We are equally excited about partnering with quality operators like Marinas International and combining our collective expertise to benefit these marinas properties.”

The acquisition includes:

- Lake Front Marina - Port Clinton, Ohio
- Sandusky Harbor Marina - Sandusky, Ohio
- Beaver Creek Resort - Somerset, Ky.
- Burnside Marina - Monticello, Ky.
- Pier 121 Marina and EastHill Park - Lewisville, Texas

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, destination retail and entertainment centers, attractions and parking facilities. 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 position, 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 abilities to control or predict. Such factors include, but are not limited to, competition in the company markets, changes in family vacation patterns and consumer spending habits, the company's ability to attract a significant number of guests from its target markets, the company's ability to invest funds 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, changes in insurance coverage available to our tenants increases in operating costs and other expense items and costs, the company's ability to integrate new operators 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.

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