



News Release

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CNL INCOME PROPERTIES ADDS GREAT LAKES MARINA TO PORTFOLIO OF LIFESTYLE PROPERTIES

-- CNL Income Properties ranks among nation's top 5 marina owners --

(ORLANDO, Fla.) September 5, 2007 – CNL Income Properties Inc., a real estate investment trust (REIT) focused on lifestyle properties, today announced its acquisition of Great Lakes Marina & Storage, LLC, in Muskegon Michigan. Great Lakes Marina offers more than 450 boat slips on 28 acres on Lake Michigan. CNL leased the property to Marinas International, a manager of recreational marinas since 1984.

Today, with its portfolio of 10 marinas offering more than 3,700 boat slips across the United States, CNL Income Properties ranks as the nation's fourth largest marina owner by number of properties and third largest by number of slips.

“The popularity of boating – from family recreational boats to mega-yachts – has shown impressive growth in recent years, and marinas serve a vital role for the industry. So, we see marina investments as a good fit for our investment portfolio,” said Byron Carlock. “Our investment means long-term capital for significant operators such as Marinas International, which gives them the opportunity to focus on day-to-day operations as well as property enhancements that likely will have long-term benefits.”

Since entering the industry in December 2006, with the purchase of five marina properties from Marinas International, CNL Income Properties has continued to add marina properties to its growing portfolio, including the early August acquisition of Holly Creek and Eagle Cove at Dale Hollow Lake, Tennessee. Marinas International serves as the operator for all 10 marina properties in the CNL Income Properties portfolio.

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CNL Income Properties adds Great Lakes Marina to portfolio/p. 2

“Our relationship with CNL Income Properties gives us a platform for growth and stability, positioning us well to meet the expectations of our customers and the communities in which we operate,” said Stan Johnson, managing partner of Marinas International. “We are pleased we are able to continue to expand our relationship with CNL Income Properties through the long term lease of Holly Creek and Eagle Cove Resorts in Tennessee and Great Lakes Marina in Michigan. We look forward to continuing to expand our family of 18 marinas managed, leased and owned by Marinas International through a long term relationship with CNL.”

CNL Income Properties’ recent acquisitions in Michigan and Tennessee represent significant lifestyle properties to its expanding portfolio:

- Great Lakes Marina offers 301 wet slips and 150 dry storage units. The property includes 15 dry acres and 13 submerged acres on Lake Michigan in Muskegon, Michigan.
- Holly Creek and Eagle Cove at Dale Hollow Lake, Tennessee include 356 combined slips for rent, 29 cabin rentals and houseboat rental services. Holly Creek features 171 dry acres and 83 submerged acres, plus two fee simple dry acres. Eagle Cove has 46 dry acres, 89 submerged and 8.5 fee simple dry acres.

In addition, CNL Income Properties’ marina portfolio 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
- Crystal Point Marina, Point Pleasant, N.J.
- Manasquan River Club, Brick Township, N.J.

About CNL Income Properties Inc.

CNL Income Properties Inc. is a real estate investment trust that owns a portfolio of 74 lifestyle and recreation properties in the United States and Canada. Headquartered in Orlando, Fla., CNL Income Properties specializes in the acquisition of lifestyle properties such as golf courses, ski resorts, marinas, merchandise marts, destination retail and entertainment centers, attractions, among other asset types. For more information, visit www.cnl.com.

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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's ability to control or predict. Such factors include, but are not limited to, competition in the company's markets, the company's industry ranking, 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 changes in 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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