



JEFFREY S. ROTHBART, Esq., LL.M.

Boulder Net Lease Funds, LLC

Principal

(847) 753-8446

jeff@boulderfunds.com

**BOULDER NET LEASE FUNDS ANNOUNCES
ACQUISITION OF NET LEASED SUN MICROSYSTEMS PROPERTY**

NORTHBROOK, IL, January 12, 2006 – Boulder Net Lease Funds, LLC, a leading national investor in net leased properties, announced today that it acquired a single tenant office building in Nashua, NH net leased to Sun Microsystems. The purchase price for the deal was \$6.7 million.

“This is a newer office building located on a prime corner parcel just off Route 3 and is located northwest of downtown Boston.” said Randy Blankstein, President of Boulder Net Lease Funds, LLC, “The fundamentals of the Nashua Office Market are strong and this property is one of the few Class A properties in this market.”

The property is located in the Southeast corner of New Hampshire. The asset is a Class A multi-story office building comprised of 48,400 square feet on 9.96 acres of land.

“The combination of adding another large public company to our portfolio at an attractive going in yield made this a compelling opportunity. Moreover, due to the location of the property and the building’s ability to be expanded by another 28,400 square feet, we believe that this asset will present us with numerous options in disposition” said Jeff Rothbart, Principal of Boulder Net Lease Funds, LLC, “We are excited to make our first acquisition in the Northeast as this brings our portfolio into geographic balance.”

About Boulder Net Lease Funds, LLC:

Boulder Net Lease Funds, LLC is a sponsor of performance based, private equity real estate funds focused exclusively on the net leased sector. Boulder Net Lease Funds, LLC’s principals have participated in the acquisition, financing and disposition of more than \$1 billion of net leased real estate transactions through several real estate cycles.

Additional information on Boulder Net Lease Funds, LLC can be found on our website www.boulderfunds.com.