

INVESTMENT OPPORTUNITY: PURCHASE OF CLASS “A”, 450 UNIT MULTI-FAMILY PROPERTY, IN TAMPA, FLORIDA---BEST IN CLASS BRANDON CITY SUB-MARKET

WE RECENTLY JOINED VENTURED WITH HIGHLY REPUTABLE GROUP TO PURCHASE 23 / 3 STORY LUXURY APARTMENT BUILDINGS ON 29.52 ACRES, COMPLETED 2007 - STATE OF THE ART CONSTRUCTION THROUGHOUT WITH ALL AMENITIES IN GATED COMMUNITY.

PURCHASE PRICE: \$49.9 MILLION PLUS CLOSING COSTS. THE TOTAL EQUITY RAISE IS \$10.9 MM TO BE FOLLOWED BY SECURING HUD DEBT FINANCING OF \$39-40 MM

TO DATE: WE HAVE SECURED \$9.3 MM IN EQUITY, WE ARE INVITING YOU TO PARTICIPATE IN THIS VENTURE WITH OUR GROUP WITH AN ADDITIONAL \$1.6 MM IN EQUITY TO CLOSE THIS TRANSACTION.

DISTRIBUTION: INVESTORS WILL RECEIVE 10% PREFERENTIAL RETURN AND THEN SPLIT OF PROFITS AT TIME OF SALE, 70% TO THE INVESTORS AND 30% TO THE SPONSOR (SPONSOR ONLY EARNS PROMOTE AFTER INVESTORS EARN 10% IRR) APPROXIMATELY AFTER 3-5 YEARS

MINIMUM INVESTMENT: \$100,000
BANK SECURED - ESCROW ACCOUNT
EACH INVESTOR IS PART OF THE TITLE

FOR ADDITIONAL INFORMATION PLEASE CONTACT ME AT: ARIE BAR

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