

#1 Growth Market in the Country!

High End Single Family Homes Top 10 MSA for Price Appreciation

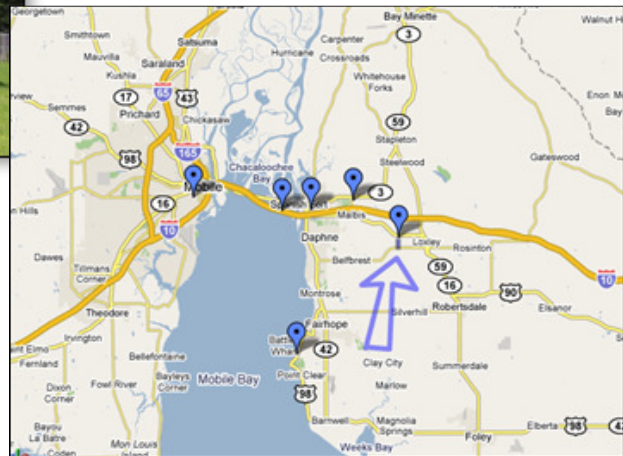
Mobile, Alabama

Cash-Flow, Equity and Appreciation



Only one of 10 model elevations.

DealGrader
9.3
Score™



Presented by:



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INVESTMENT HIGHLIGHTS

Imagine if you had the foresight 7 years ago to invest heavily in Las Vegas, Miami, Phoenix, San Diego, and Honolulu, and to get out 2 years ago. Those markets all appreciated over 100% in a 5 year period. Many savvy investors made enough money in those markets in just 5 years that they never have to work again. Now, instead of waking up with that 8 am alarm clock, they are softly awakened by the warm breeze off the ocean blowing through their open window. As they slowly put on their robe, their thoughts turn to the fun activities that will fill their day since they no longer have a boss or an office to get to by 9am. They are financially free!



Unlike the stock market, local real estate markets usually move in slow, predictable cycles. Appreciation is not magic or luck, it typically correlates closely with economic development and population growth in a local area.

If you missed out on Phoenix, Las Vegas and Florida (or if you rode those waves and know what it's all about), you have an exclusive opportunity to invest in Mobile, Alabama, ranked by Moody's and Forbes as **#1 market in the country for economic growth between 2008-2012**.

FAST FACTS

Investment Strategy:	Buy & Hold	✓ #1 market in the USA for economic growth!
Location:	Mobile, Alabama	✓ Top 10 MSA in terms of price appreciation.
Property Type:	Homes (3 bed, 2 bt)	✓ Hyper job growth (50,000 to 100,000 more).
Transaction Type:	New Construction	✓ Low unemployment at 4.1% (February 2008).
Market Value:	\$188,500	✓ No property tax for people over age 65.
Purchase Price:	\$166,500	✓ Strong rental market.
Instant Equity:	\$22,000 (12.0%)	✓ Exclusive properties for our investors only.
Cash Flow:	\$2,010 (year 1)	✓ Go Zone Qualified for bonus depreciation.
Capitalization Rate:	6.0% (year 1)	✓ Quantities are limited. Reserve today!



The DealGrader™ Score measures the *investment quality* of a real estate investment. It is designed to give you an overall snapshot of the profitability and investment risk in the form of an easy to understand score (out of 10).

DealGrader™ is a *proprietary algorithm* that uses a blend of over 15 different variables including cash-flow, existing equity, internal rates of return (IRR), job growth, market stability, market absorption, macro economic factors, and others.

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HOUSING MARKET

Home prices are falling across much of the country, but Mobile saw a 1.63 percent increase in home values in the first quarter of 2008.

Over the last year, house prices are up more than 6.7 percent in Mobile County, making the city among **the nation's top 10 metropolitan areas in terms of price appreciation**, according to the Office of Federal Housing Enterprise Oversight in Washington, D.C.

Overall, U.S. home prices fell in the first quarter by 1.7 percent when compared to the fourth quarter of 2007, according to the new data, which monitors the purchase price of houses across the country. The home-price index, which is considered to be the most comprehensive reading of the U.S. market, has fallen by 3.1 percent over the past year, the sharpest decline in the report's 17-year history.

Mobile, AL	
Forecasted change in home prices: 2008	+2.1%

Market Fundamentals	
Median Family Income (2007)	\$46,100
Median Home Price (2007:Q4)	\$137,000
Change in Home Prices (2006:Q4 - 2007:Q4)	+5.5%
Worst 1-Year Home Price Change (1989:Q2 between 1980-2007)	-4.7%

Source: FiServ Lending Solutions

METROPOLITAN AREA FORECAST	
Period of Time	Total Appreciation Prediction
Next 12 Months (1 year)	2.27%
Next 24 Months (2 year)	4.73%
Next 36 Months (3 year)	9.67%

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We are in a market with rapidly changing interest rates. A steady rise in interest rates could alter your cash flow. As with any large purchase, it is highly recommended that you perform your own due diligence. There are no guarantees made and your returns could be higher, lower, or you could lose money. The length of time to build your property can vary depending on weather, city inspections, etc.

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