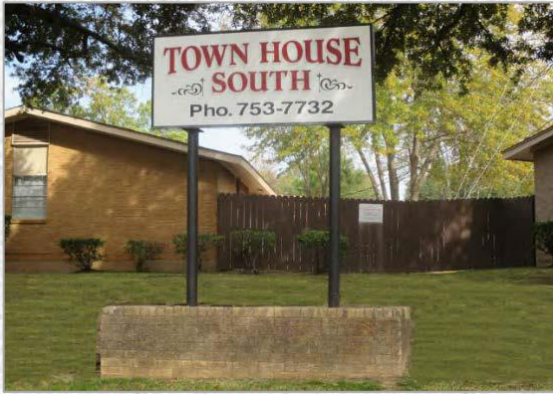


Townhouse South Apartment Portfolio



The Townhouse South Portfolio, an exciting investment in a 101 unit, apartment portfolio, property in Longview and Kilgore, Texas. The Townhouse Portfolio, a stable and well performing asset, offers multiple avenues of income potential: a value add opportunity through cosmetic upgrades, implementation of our management software and meticulous management protocols. An investment of \$1,560,000 for 35% ownership will receive a preferred 10% annual, cash-on-cash, dividend on the amount invested; proportional rights to payouts, and preferred equity recapture at the times of sale, refinance or buyout.