

## FOR SALE PORTFOLIO OF SINGLE FAMILY RENTALS 25 PROPERTIES

GREAT 1031 OPPORTUNITY Can be structured as Tenant in Common  
Price **\$4,993,000** Down Payment **\$1,248,250**

Potential Internal Rate of Return of 15 - 23%+

Denver Colorado Metro Area - 25 Single Family, Condos, and Town homes

### INVESTMENT OPPORTUNITY

Fundamentals show that Denver is poised for above average appreciation in the next 5-10 years as part of cyclical real estate trends. Compared with California, Colorado and the Denver metro area in particular, are historically on inverse cycles. As in the 1990's Colorado should benefit from California's current down cycle, once again creating rapid appreciation.

This is a significant opportunity for buyers looking for a 1031 opportunity and a value investment. The portfolio is positioned for appreciation, as many of these properties are priced below their year 2000 value.

### AVAILABLE STRUCTURES

- Tenant in Common (TIC) for 1031
- Outright sale or Partnership with RealView
- Partial Portfolio Breakout possible
- Turn Key Property Management Services in place

This is a wholly owned portfolio of 25 renovated and leased single family residences. The properties were acquired from lenders as part of hundreds of larger acquisitions. Once identified as income property, RealView's internal divisions then professionally renovate, lease, and manage for maximum profit.

RealView's market knowledge, experience and track record in the Denver market have positioned them to create outstanding portfolios of rental homes positioned for appreciation. Additional portfolios will be made available on a quarterly basis for ongoing investment opportunities.

### REALVIEW PROPERTY MANAGEMENT SERVICES

The Investment is turn key with RealView's ongoing property management services

- Extensive experience in leasing, management, collections, reporting, and an internal repair department
- Intimate knowledge of the properties as they are currently managing the portfolio
- RealView's "Tenant to Homeownership Program" attracts a better tenant at no additional cost to investors

### Assumptions

- 25 Properties
- \$4,993,000 Sales Price
- 25% Down payment
- 8% Property Management Fee
- 8% repair and maintenance
- 6% vacancy factor

### Why Denver Now?

- Population growth of 1.5%+ a year
- Job Growth of 1.8% a year
- Unemployment of 3.3%

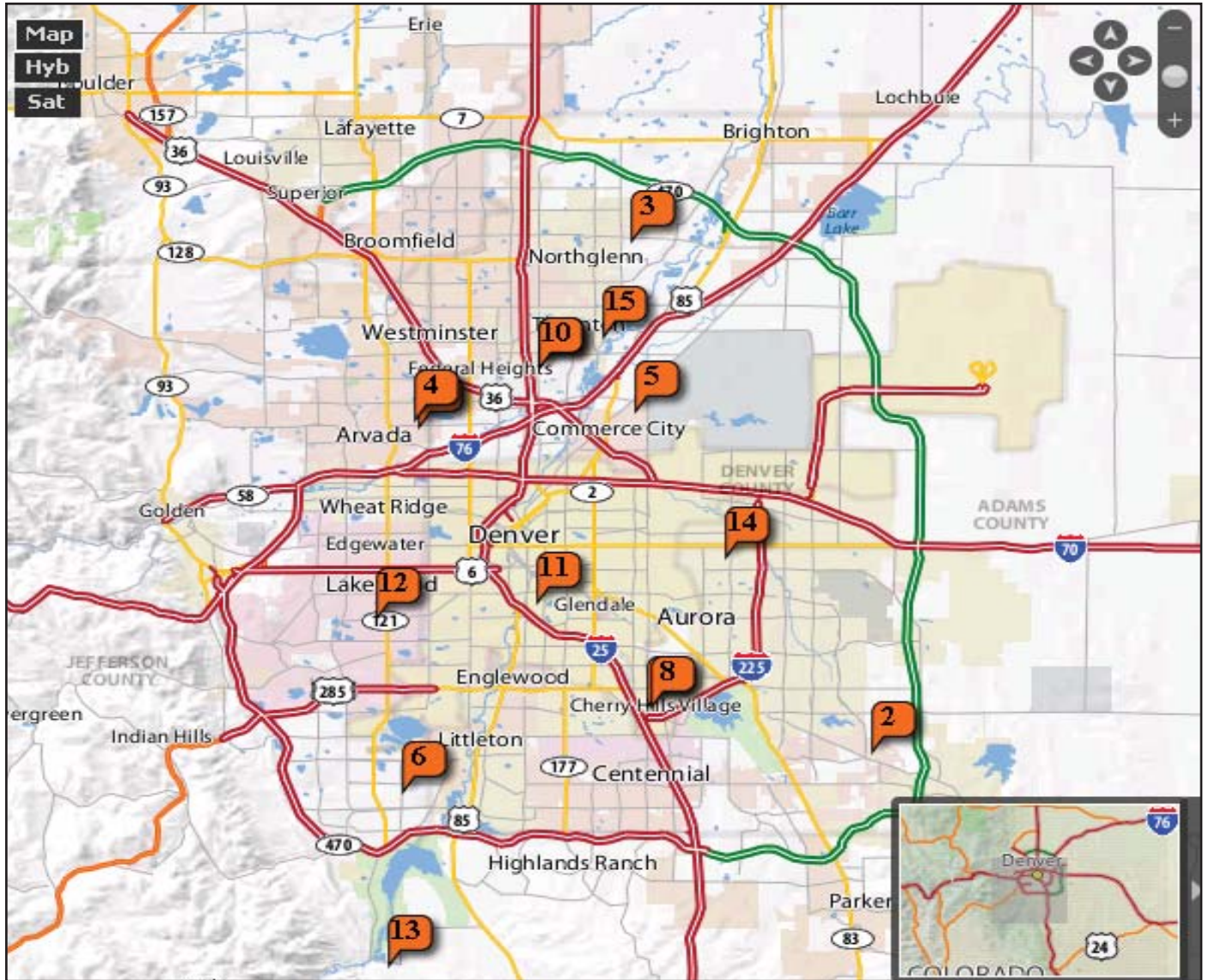
### Why Denver's Single Family Market:

- Balanced with a 6 months supply
- Average Appreciation of 6.5% a year
- Median Priced home + \$255,000
- Low 5.5% Vacancy Rate with Growing Rental Demand

Projected Returns For:	Year 3	Year 5	Year 7
Value	\$6,031,292	\$6,840,843	\$7,759,055
Down Payment at Closing	\$1,248,250	\$1,248,250	\$1,248,250
Net Additional Operating Capital *	\$148,495	\$0-	\$0-
Proceeds at Sale (net closing)	\$2,493,454	\$3,343,959	\$4,289,855
Internal Rate of Return	23%	20%	18%

\* Used to fund additional operating requirements in early years- Cash flow offsets starting year 3-5

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Property	Type	Bed	Bath	Sq. Ft.	Property	Type	Bed	Bath	Sq. Ft.
1. 11707 W. Bowles Cr.	Single	4	2.5	1979	20. 3411 S. Dayton St.	Single	3	3	1523
2. 12245 E. 14th Ave. # 209	Condo	1	1	659	21. 3535 Forest St.	Single	2	1	867
3. 12531 W. Louisiana Ave.	Single	5	2.5	1477	22. 4245 S. Halifax Wy	Single	3	1.5	1246
4. 1302 Parker Rd. # 241	Condo	1	1 s	625	23. 4301 S. Lincoln St.	Single	3	1	972
5. 1506 S Ouray Cir Unit A	Townhome	2 b	1.5	1000	24. 4381 Del Rio Ct.	Single	3	2.0	1426
6. 16685 W 2nd Ave	Single	4	2.50	2913	25. 4776 Decatur St.	Single	2	1.0	736
7. 1725 Macon	Single	2	1	708					
8. 18090 E. Pacific Pl.	Single	2	2	1016					
9. 2281 S. Vaughn Wy #302A	Condo	1	1	648					
10. 2524 S Zeno St	Single	3	2.5	1767					
11. 2565 Kendall	2-4 Unit	2/1	1.5/1	1848/480					
12. 2805 S. Bannock St. # 2	2-4 Unit	1/1	1/1	598/598					
13. 3145 E. 97th Ave.	Single	3	1	1108					
14. 3153 Race	Single	1	1	770					
15. 3185-3187 S. Sherman	2-4 Unit	3/1	1/1	1224/601					
16. 3207 Carson St	Single	3	2	1369					
17. 3270 S. Sherman St.	2-4 Unit	1	1	984/663					
18. 3310 S. Emerson St.	Single	2	1	762					
19. 3312 S. Emerson St.	Single	1	1	540					