

FOR SALE PORTFOLIO OF SINGLE FAMILY RENTALS 54 PROPERTIES

GREAT 1031 OPPORTUNITY Can be structured as Tenant in Common
Price **\$10,169,000** Down Payment **\$2,553,426**

Potential Internal Rate of Return of 15 - 23%+

Denver Colorado Metro Area - 54 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 54 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

- 54 Properties
- \$10.2 Million
- 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	\$13,534,939	\$15,351,666	\$17,412,244
Down Payment at Closing	\$2,542,250	\$2,542,250	\$2,542,250
Net Additional Operating Capital *	\$236,584	\$0-	\$0-
Proceeds at Sale (net closing)	\$5,078,769	\$6,811,148	\$8,737,800
Internal Rate of Return	23%	20%	19%

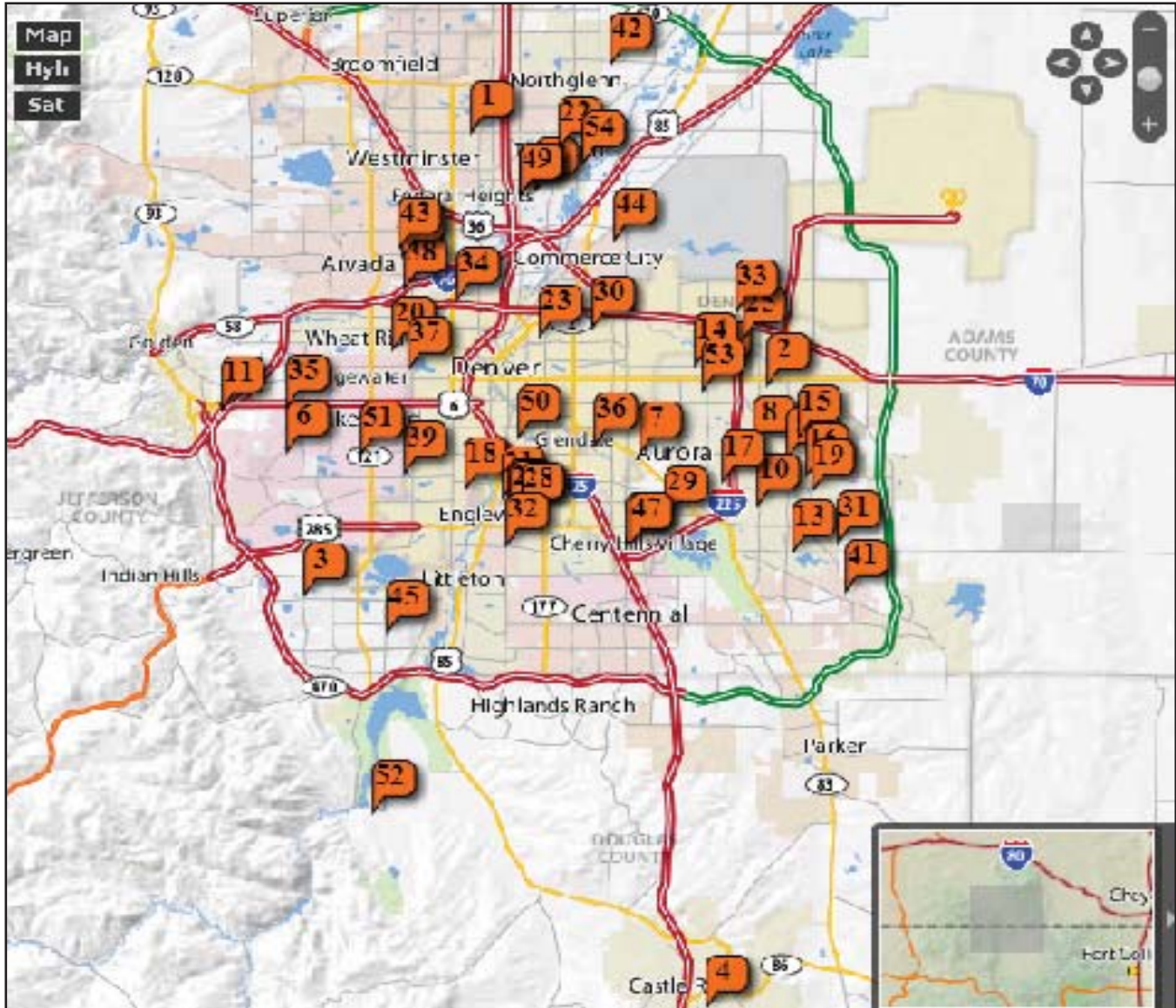
* Used to fund additional operating requirements in early years- Cash flow offsets starting year 3-5

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REALVIEW

EQUITY GROUP, LLC

VISIONARY REAL ESTATE SOLUTIONS



Property	Type	Bed	Bath	Sq. Ft.	Property	Type	Bed	Bath	Sq. Ft.
1. 10211 Ura Ln # 8-204	Condo	1	1	744	28. 3312 S. Emerson St.	Single	1	1	540
2. 1093 S. Jasper St.	Single	3	3	1652	29. 3411 S. Dayton St.	Single	3	3	1523
3. 11707 W. Bowles Cr.	Single	4	2.5	1979	30. 3535 Forest St.	Single	2	1	867
4. 118 Ash Ave.	Single	3	2	1000	31. 4245 S. Halifax Wy	Single	3	1.5	1246
5. 12245 E. 14th Ave. # 209	Condo	1	1	659	32. 4301 S. Lincoln St.	Single	3	1	972
6. 12531 W. Louisiana Ave.	Single	5	2.5	1477	33. 4381 Del Rio Ct.	Single	3	2.0	1426
7. 1302 Parker Rd. # 241	Condo	1	1	625	34. 4776 Decatur St.	Single	2	1.0	736
8. 14905 E. Arizona Pl.	Single	3	2.50	1970	35. 479 Wright St Apt 206	Condo	1	1	668
9. 1506 S Ouray Cir Unit A	Town home	2	1.5	1000	36. 5300 Cherry Creek S. Dr Apt 620	Condo	2	1.5	1121
10. 15169 E. Columbia Dr.	Single	2	2.0	816	37. 5439 W 16th Ave	Town home	1	1	874
11. 16685 W 2nd Ave	Single	4	2.50	2913	38. 5630 Clear Creek Dr.	Single	2	2.0	906
12. 1669 E. 83rd Dr.	Single	4	2	936	39. 5705 W. Atlantic Pl. # 307	Condo	1	1	607
13. 17111 E. Stanford Ave. # C	Town home	2	2	1088	40. 5735 W. 61st Pl.	Single	3	2.5	1448
14. 1725 Macon	Single	2	1	708	41. 5837 S. Jericho Wy	Single	3	2.5	1668
15. 17634 E. Ohio Cr.	Single	2	2	1518	42. 6209 E. 123rd Dr.	Single	3	3	1220
16. 18090 E. Pacific Pl.	Single	2	2	1016	43. 6373 Harlan St	Single	3	1	980
17. 2281 S. Vaughn Wy #302A	Condo	1	1	648	44. 6689 Magnolia St.	Single	3	2	1440
18. 2488 W. Harvard Ave.	Single	2	1	558	45. 6703 W. Roxbury Pl.	Single	4	2.25	2635
19. 2524 S Zeno St	Single	3	2.5	1767	46. 7375 E. Quincy Ave. # 101	Condo	2	1.5	952
20. 2565 Kendall	2-4 Unit	2/1	1.5/1	1848/480	47. 7625 E Quincy Ave # 108	Condo	2	1	960
21. 2805 S. Bannock St. # 2	2-4 Unit	1/1	1/1	598/598	48. 8152 Washington St. # 28-182	Town home	3	1.5	1098
22. 3145 E. 97th Ave.	Single	3	1	1108	49. 8156 Washington St # 54	Town home	2	2	996
23. 3153 Race	Single	1	1	770	50. 817-825 S. Washington St.	2-4 Unit	3/1	2/1	1535/847
24. 3185-3187 S. Sherman	2-4 Unit	3/1	1/1	1224/601	51. 8171 W Louisiana Pl	Single	3	2.5	1118
25. 3207 Carson St	Single	3	2	1369	52. 8186 Maple Pl.	Single	4	2.5	2252
26. 3270 S. Sherman St.	2-4 Unit	1	1	984/663	53. 885 Oswego St.	Single	2	1	736
27. 3310 S. Emerson St.	Single	2	1	762	54. 9256 Clermont Dr	Single	3	2	2250