

FOR SALE PORTFOLIO OF SINGLE FAMILY RENTALS 6 PROPERTIES

GREAT 1031 OPPORTUNITY Can be structured as Tenant in Common
 Price **\$1,032,000** Down Payment **\$258,000**
 Potential Internal Rate of Return of 15 - 23%+
 Denver Colorado Metro Area - 6 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 6 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

- 6 Properties
- \$1,032,000 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%

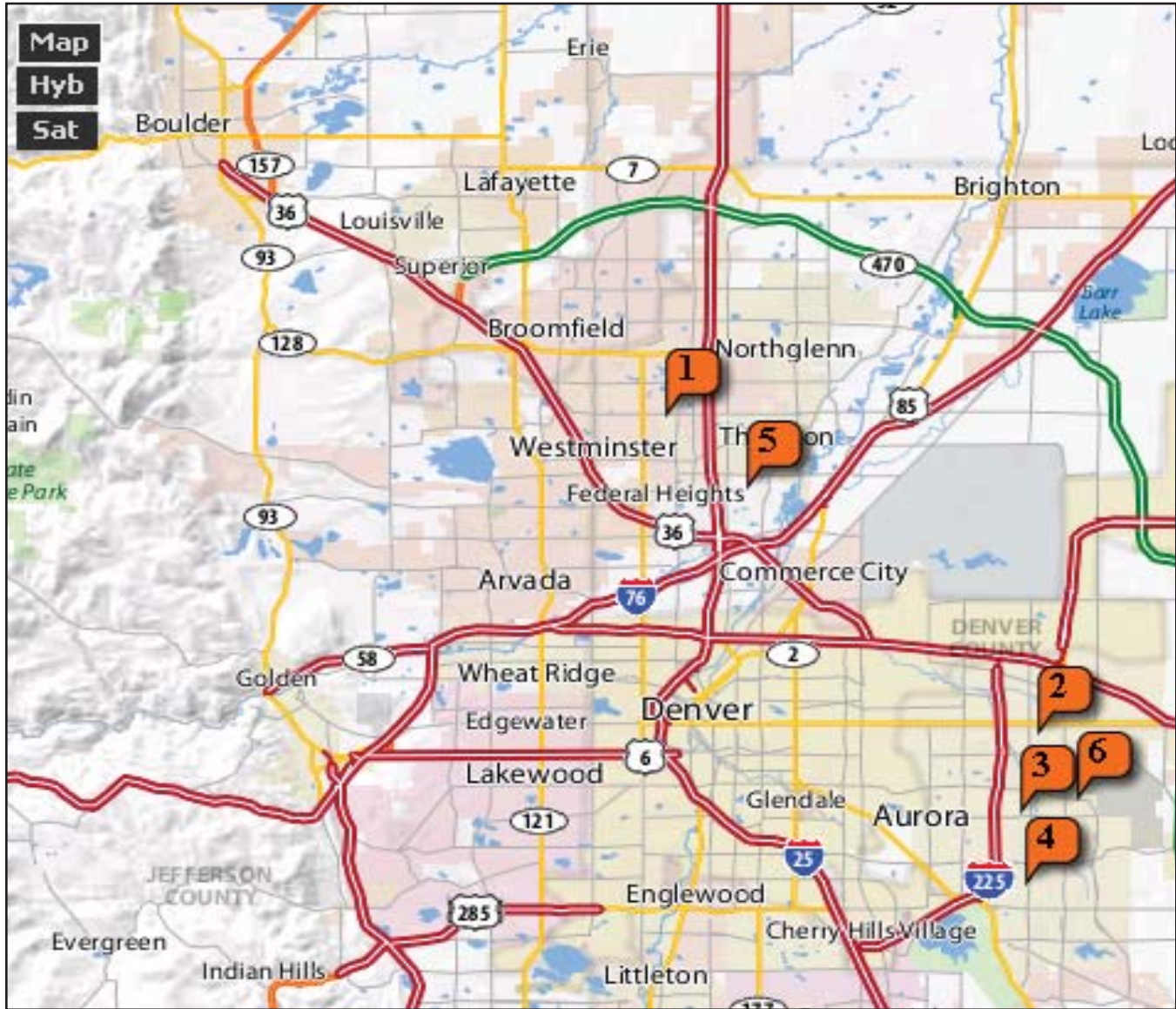
Why Denver's Single Family Market:

- 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	\$1,246,604	\$1,413,929	\$1,603,714
Down Payment at Closing	\$258,000	\$258,000	\$258,000
Net Additional Operating Capital *	\$12,214	\$0-	\$0-
Proceeds at Sale (net closing)	\$515,370	\$691,161	\$886,668
Internal Rate of Return	24%	21%	20%

* 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.
1. 10211 Ura Ln # 8-204	Condo	1	1	744
2. 1093 S. Jasper St.	Single	3	3	1652
3. 14905 E. Arizona Pl.	Single	3	2.50	1970
4. 15169 E. Columbia Dr.	Single	2	2.0	816
5. 1669 E. 83rd Dr.	Single	4	2	936
6. 17634 E. Ohio Cr.	Single	2	2	1518