



HISTORY OF SAMPLE TRANSACTIONS

The following is a sample of successfully completed transactions that our investors have participated in:

REDEVELOPMENT

1. Local, private investor and a well-experienced developer buyer complete the sale of a 123 unit apartment complex on 12.7 acres of land that will be rezoned for single-family development in Santa Ana.

APARTMENT PROPERTIES

1. Private investor purchases a 60 unit apartment building in Orange County, California, and sells it six years later resulting in a 400% increase in equity profit.
2. Private owner and a large syndicator buyer with a complex financing requirement, defeasement of a fixed interest rate loan allowing for lower interest rate financing, completed the sale of a 120 unit apartment building in Bakersfield, California.
3. Private investor sells a 46 unit apartment building in Westminster, California. Same investor was assisted in the purchase of a 49 unit apartment complex in Denver, Colorado.
4. Non-profit owner of a 28 unit apartment building in Huntington Beach, California sells to two prominent real estate attorneys.
5. Local syndicator sells 112 unit apartment building in Downey, California to a large national syndicator.
6. Private investor sells 148 unit apartment building in Anaheim, California to a national syndicator.
7. Local syndicator and a private investor buyer, utilizing 1031 exchanges, other property refinancings, and assumption of Fannie-Mae Loans complete the sale of a 98 unit apartment building in Fontana.

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Continued

HUD PROJECTS

1. Private owner and a private investor buyer complete a sale of a 60 unit HUD apartment property in Los Angeles that involved debt restructuring with lower interest rate financing.
2. Major Los Angeles apartment owner and a private investor buyer with a complex financing requirement complete the sale of a 72 unit HUD apartment project in Compton that involved debt restructuring with lower interest rate financing.

COMMERCIAL PROPERTIES

1. Private investor sells apartment units and exchanges into an underperforming retail center in Huntington Beach, California.
2. Private investor sells parcel of land and exchanges into an underperforming automotive retail center in Hawthorne, California.
3. Private investor sells apartment units and exchanges into a retail center in Cypress, California.
4. Private investor sells a 33 unit apartment building in Orange County and exchanges into a well located, NNN leased retail investment in South Orange County.