

California University Development

Master Planned Communities

Envoy Investments, LP is proud to introduce a new project of our Master Planned Communities located in beautiful Southern California centered around and supporting prestigious, local colleges and universities. While this is not a completely new concept, it is a proven model with the additional support of higher education, retail and differing living communities.

We have pinpointed several different, progressive locations which we will develop over the next few years; our most probable location starting with Ventura, California. The pro-forma offered in this executive summary highlights this property as a jumping off point for the rest of the planned locations and phases. Each subsequent property will be very similar in attributes and amenities but will differ in size and units as permitted by availability, scholastic attachment, and other factors such as governmental regulations.

Executive Summary

Envoy Investments, LP and our affiliates offer complex processes of entitling, financing, and construction of real estate investments. Our investors may participate at different stages of the development process depending on the asset type and business plan of each location, which may reduce the relative risk/return profile.

Envoy seeks out, critiques and analyzes unique investment opportunities in real estate investment which will generate a higher than market return for our investors. Because of our independent nature and approach, we can offer investment opportunity outside of the publically traded equity REIT and the other sources of publically managed funds.

Our experience spans years of real estate experience in each field of expertise needed from conception to completion. Resumes of our top professionals are included for your review and decision making. Envoy, and its management team, is at your disposal for any questions or concerns throughout the investment process.

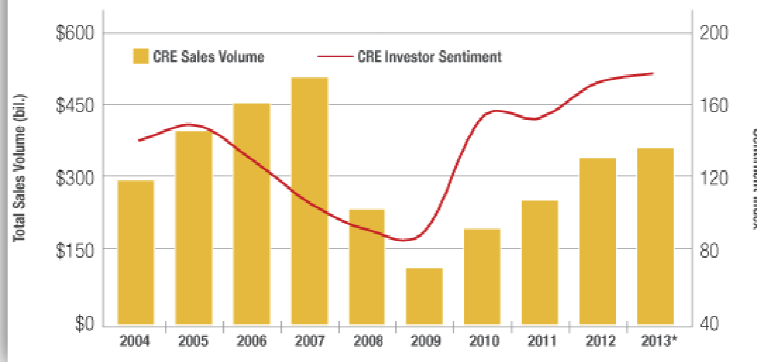
We are currently seeking equity partners in this and future projects. The following is a short pro forma synopsis of one of our newest projects:

California University (Master Planned Community) Development

Investor Sentiment

In spite of rising interest rates, California investor confidence is raising just ahead of the rising commercial price index. This makes it a good time to get into commercial real estate and our projects are cutting edge with higher than normal investor interest.

FIGURE 1. INVESTOR SENTIMENT INDEX



All commercial real estate indexes for 2014 show a positive growth in California up through 2016 to 2017 according to Allen Matkins / UCLA Anderson Forecast, California Commercial Real Estate Survey.

*Forecast 2013 – Investor Sentiment Index. 176 includes all apartment, retail and industrial

*Sales \$1 Million or greater. Sources Marcus and Millchap, CoStar Group, inc, M&M.NREI Investor Survey

Now is the time to enter the commercial market for the highest possible return on your investment.

Equity Need - Phase I

Location:	Ventura, CA
Amount:	\$5M
Time:	18 to 24 Months
Anchor College:	Cal-Lutheran

The equity needed for Phase I of this project is \$5M with an exit time of approximately 18 to 24 months. At which time the equity investors will receive a return of their investment and 50% of profits. In addition, as a Phase I investor, you will have the opportunity to reinvest profits in Phase II, if desired, prior to a new investors coming in for the first time.

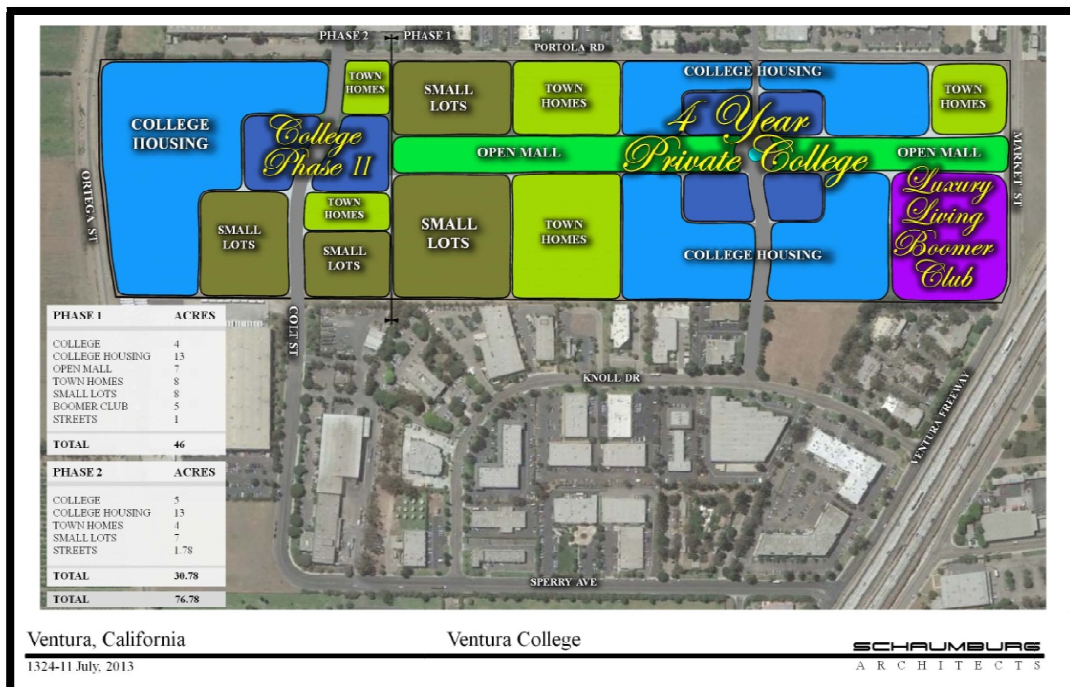
Each equity investor will have the ability to pick the project that suits their needs, risk tolerance, anchor University, and even locational preference, if desired. At Envoy Investments, LP will do our best to provide as much documentation as possible to assist in your decision making process.

Pro Forma - Phase I

Architect Ken Schaumburg has designed the development as a Master Planned Community combining the conservative values of the University environment with the progressive style that California is known for all put together in a layout that flows with the continuity of this particular area of development.

Entitlement Cost:	\$5,598,800
Total Land Cost:	\$21,666,360
College Procurement & Startup:	\$10,000,000
Marketing:	\$ 1,166,800
Total Cost	\$38,431,960
Student Housing Escrow for first 600 Permitted Student Housing (Apartment) Units \$85,000/door	\$51,000,000
Total Projected Profit Phase I	\$11,568,040

We have business relationships with leaders in the California University, College and business community together with master builders of luxury retirement communities.



Why Invest with Envoy Investments, LP?

Because we have the business relationships combined with years of commercial development experience which translate to getting the best return possible for the equity investor. In addition, the locations of these developments are in some of the most sought after areas of Southern California; starting with Ventura as our Flagship project, so to speak.

This summary highlights the management team that consists of development team members, consultants and professionals involved in the project.



Ken Schaumburg, AIA

Ken Schaumburg, (Texas Architect Registration #6700), founder and president of Fort Worth-based Schaumburg Architects, PC, is the creative center around which the innovative design on which his firm is founded.

Schaumburg graduated from the University of Texas at Austin, School of Architecture in 1972 and was licensed by the state of Texas as a Registered Architect in 1976. In 1975, while working as an apprentice for Jessen and Associates, a 65-person firm in Austin, Texas, Schaumburg won the firm's interoffice design competition. Schaumburg's design awarded his firm the \$150 million-dollar Motorola project on Ed Blustein Boulevard in Austin, Texas. Schaumburg was named chief designer on the project. Schaumburg has been in private practice since that time, where his talents in residential, commercial and multi-family architecture and the principles that govern the way he conducts his business have made him a model for successful architect/builder/client relationships. Since opening his own firm, Schaumburg has maintained offices in Scottsdale, Arizona; Port Charlotte, Florida; Dubai, U.A.E.; Vail, Colorado; and Fort Worth, Texas.

Schaumburg has designed residential projects for clientele including: Terry Bradshaw, sports broadcaster and former quarterback for the Pittsburgh Steelers; former Texas Ranger Julio Franco and other major league baseball players; Bruce Travis, former president of Duracell and Gillette; corporate executives of Alcon, Burlington Northern and Radio Shack; and Jack Messman, former CEO of Union Pacific Resources.

During the past fifteen years Schaumburg has produced between thirty and forty single-family designs annually, with fifteen to twenty of these homes valued at \$1.0 million or more. These design projects include spec homes for: the Cascades Golf & Lakeshore Community in Tyler, Vaquero Country Club in West Lake and both Mira Vista Country Club and Riverhills in Fort Worth. Schaumburg also designed over twenty private residences in the Cascades in Tyler in 2004 - 2005.

Schaumburg Architects, P.C. affords Schaumburg the opportunity to focus his talents on a number of architecturally significant commercial & multi-family projects. These include condominiums, rental apartments, hotels, shopping centers and retail developments. He is currently working on projects all over the state. Schaumburg's commercial design projects include: the 12-story Lincoln National Bank building located at 1200 Copeland Road in Arlington, Texas, which made the cover of the Henry S. Miller International Marketing Magazine; Stadium Place Office Park in Arlington, Texas; and numerous offices, medical centers, restaurants, nightclubs, schools, museums, churches, college buildings, jewelry centers and retail space.

Schaumburg has designed many town homes, multi-family rental apartments, condominiums and lofts for noted builders and developers, including: 6th/Arch Adams Condominiums, Magnolia Green and Hilltop for Village Homes; Cassidy Corner and Pecan Place Condominiums for Fort Worth builder/developer Tom Struhs;

Maple Station for Cedar Springs Development; Tanglewood Villas for TRP; Lake Country Town homes for CMPA; and South Main Lofts for Palladium Group. Schaumburg has recently designed a 17-acre mixed-use development project for Legacy Developers in Mansfield, TX; a 150-acre mixed-use master plan in Midlothian for Legacy Developers; a 35-acre residential development in Navarro County for Southport Marina Inc. Since 1974 Schaumburg has designed approximately 10,000 apartment rental units. Presently on the drawing boards: three rental apartment projects totaling 900 units in Mansfield & Burleson, Texas for Dolce Living, a



major Florida Developer; a major College Campus in San Juan Capistrano, CA to include 3,000 student housing residential units; and a 400 unit multi-family project at Richland Chambers Lake in Corsicana, Texas.

Internationally, Schaumburg maintained an office in Dubai, U.A.E. and partnered projects there with George Abdulla, then head of the Military Police of the seven Emirates. The aforementioned Henry S. Miller cover design resulted in the 1988

design commission of a 12-story building in San Paulo, Brazil for Plan Norte, International of Rio, Brazil. In the United States, Schaumburg has designed projects in numerous states throughout the country.

Schaumburg's completed design/build projects include: Schaumburg Lofts, his own office and residence complete with six contemporary condominiums, completed in 2004; 410 Mills Street, seven traditional-style units in downtown Fort Worth, completed in 2005; 959 West Bluff Street, four contemporary-style units, completed in 2006 and Le Bijou, fourteen luxury condominiums priced at \$1 million and up, in downtown Fort Worth, completed in 2007. Schaumburg has also assembled and sold several large tracts of land including The Left Bank on 7th Street in Fort Worth & the New Town Lake project in Fort Worth which required purchasing 30+ businesses. The assembly began in 2001 and was sold in 2007 for over \$35 million.

Member of the American Institute of Architects, Schaumburg is the winner of numerous National Home Builders Association and National Apartment Builders Design Awards. These include Best Townhome Project Design, Best Residential Design over 5,000 square feet, and Best Residential Design under 2,000 square feet. He received the Kaleidoscope of Homes Best of Show Award on five separate occasions. Schaumburg also accepted the 2002 Design Award for Best Residence awarded by the Texas Association of Lathing and Plaster. Ken is a member of the Affordable Housing Subcommittee and a member of the Trinity Uptown Advisory Committee. Involved in community affairs, Ken is also a member of Fort Worth South, Inc., Downtown Fort Worth Inc., and the Greater Fort Worth Real Estate Council. Due to his expertise in development, he has also been called upon by the City of Fort Worth to be involved in various zoning committees such as the mixed-use design guideline committee. Ken's designs have graced the covers of numerous magazines including the Henry S. Miller International Marketing Magazine and Builder/Architect of Fort Worth and Tarrant County. Schaumburg's designs can be seen in Dallas/Fort Worth Home Book, B Scene Magazine, Building Savvy, BOMA Fort Worth, Street of Dreams and Kaleidoscope of Homes. Visual examples can be observed on his website www.schaumburgarchitects.com.



Dr. Edward A. Johnson



PROFESSIONAL EXPERIENCE

Presently, Dr. Johnson is President and CEO, University Realty Advisors, LLC. A Founding Executive for nation's first real estate firm which advises higher education institutions, cities and developers on the relocation of main campuses and branch campus expansion programs in Sunbelt cities.

Prior to that, Dr. Johnson was CEO and Board Chair of The San Juan Colleges where he was Responsible for the development of a proposed series of private university branch campuses in San Juan Capistrano, CA.

Developed full business plan for capitalization of the campus and education programs focused on merging liberal arts with workforce competencies. Served as President and CEO, Everest College Phoenix; 4,000 sf student, for-profit college owned by Corinthian Colleges, Inc.

As President of Sterling College from 1997 to 2007, Dr. Johnson Served as chief executive officer of a 475- student liberal arts college affiliated with the Presbyterian Church (USA). Major accomplishments included development of strategic plan and supporting business plan, Higher Learning Commission reaccreditation, initiation of nation's first undergraduate program in social entrepreneurship, \$8 million historic renovation of an academic building, new enrollment management program, \$11M capital campaign and \$5M additional private funds, Templeton Foundation award for spiritual formation programs, Teagle Foundation grant for servant leadership model development, new Board development program, and new strategic partnerships.

As Executive Director of Arizona Commission for Postsecondary Education, Dr. Johnson was responsible for administering the Commission, including planning, coordination, administration, legislative relations, and supervision of statewide postsecondary education programs from 1992 through 1997.

EDUCATION

Ph.D. Arizona State University, Tempe, Arizona, Higher Education

JD Creighton University School of Law, Omaha, Nebraska, May 1976.

BS Morningside College, Sioux City, Iowa, History and Political Science, May 1973.

PUBLICATIONS

"The Role of Private Fund Raising in Enhancing the Excellence and Competitiveness of Arizona's Universities,"



Michael D. Bradbury

THE LAW OFFICE OF MICHAEL D. BRADBURY

Education:

Graduate: B.S. (1964) University of Oregon

Post-Graduate: J.D. (1967)

RETIRED DISTRICT ATTORNEY'S, COUNTY OF VENTURA STATE OF CALIFORNIA 1979-2002

Michael started his career in September of 1967 as a Law Clerk in Ventura County under the tutelage of the DA's office. By December of the same year he was appointed Deputy District Attorney. By 1978, Michael had moved up to Chief Assistant District Attorney and was then elected to District Attorney in November 1978. By August of 1985 he was admitted to practice before the U.S. Supreme Court on motion of the Honorable Edwin Meese III, Attorney General of the United States. Re-elected until his retirement in 2002, Michael moved into private practice lending his skill set and professional activities to a long list of achievements, awards and other accolades in California and around the country.

Now, Michael sits on the Board of Directors several institutions, banks, advisory boards and other foundations providing a long history of legal advice and expertise. Listed in Who's Who in American Law, Michael has also been a guest speaker at the White House Conference, a Delegate, a Consultant and Presenter leading to many awards and commendations for outstanding service.

Community activities are a long list of Board Memberships and references throughout his career. To name a few:

Governor Schwarzenegger, Honorable Pete Wilson, former Governor, State of California, Honorable William P. Clark, former Secretary of Interior and former Justice of the Supreme Court, Honorable Edwin Meese, III, former Attorney General of the United States and Counselor to the President, Hon. John Van de Kamp, former Attorney General of the State of California



Dr. Jack Calareso

As the Operating Executive for San Juan Colleges Management, L.L.C., Dr. Calareso is responsible for day to day operations of acquired non-profits. He has P&L responsibility for the schools and will manage the daily governance of colleges acquired in the consortium.

Dr. Calareso is well known as a turnaround agent for struggling independent private universities and has spent the last twenty years revitalizing struggling colleges.

His accomplishments include:

- Dean of the School of Education and later Provost for St Rose University

- President of Briar Cliff University in Sioux City IA.
- Ensured the financial viability of Ohio Dominican University. He re-established the school's intercollegiate football team, added a very successful adult evening program, and acquired surrounding real estate to assure the growth of this Columbus OH liberal arts college.
- Currently serves as President of Anna Maria College in Paxton MA.

Dr. Calareso holds a doctorate from Marquette University and a BA from Boston College. He is a frequent speaker at international, national, regional and local conferences, workshops and symposia on topics related to leadership, higher education, strategic planning, ethics, civic engagement, theology and social issues. He is the author of numerous articles and books.



Dr. Mark DeFusco

Dr. Mark DeFusco is the Chief Executive for San Juan Colleges Management, L.L.C, leading all phases of business operations for the tenant nonprofit schools. Dr. DeFusco identifies partner colleges for acquisition, manages acquisition diligence and closing, builds branch campuses on San Juan colleges properties, grows student census and development of programs, and insures the viability of acquired non-profits as tenants.

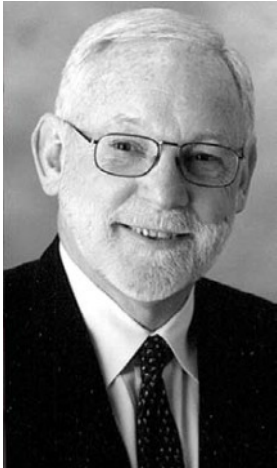
Dr. DeFusco has a long and varied history in higher education (see enclosed article from the ***Chronicle of Higher Education*** in the appendix). His accomplishments include:

- Established of the first management consultancy for higher education located in a university setting at the Center for Higher Education Policy Analysis at the University of Southern California.
- Established the first New Venture Investor Conference for the Education Industry co-sponsored by Berkery Noyes and Stanford University
- Lead important Merger transactions while Managing Director of the Wall Street Investment Banking firm, Berkery Noyes.
- Established Vatterott Education Holdings as a Top 50 firm recognized by the St. Louis Regional Chamber and Growth Association.
- Built the first University of Phoenix campuses on the East Coast for the Apollo Group.

Dr. DeFusco was Senior Research Associate for USC's Center for Higher Education Policy Analysis. Prior to that, he led the higher education practice for Berkery Noyes, a leading Wall Street Investment Bank focused specifically on Education Mergers and Acquisitions. He served as CEO for private equity held Vatterott Education Holdings, and postsecondary college with 20 campuses in 10 Midwest states. Previous to that, Dr DeFusco held several senior management positions with the Apollo Group, holding company for the University of Phoenix.

Dr. DeFusco holds a Ph.D. in Education from the University of Southern California and a BA from Villanova University. He sits on the board of several education firms and is a frequent contributor to academic and business research.

Phil Schwartz: The Man With the Plan that Helped Shape San Juan Capistrano*



SAN JUAN CAPISTRANO INDEPENDENT NEWS 2008

By Mackenzie Reiss

**Exclusively for the San Juan Capistrano Independent*

Simply take a walk through San Juan Capistrano's open space, or note the ridgelines - unmarred by development tracts. You might fill a shopping cart at Costco or perhaps purchase a car from a local dealership. Such developments were the result of Phil Schwartz's vision when he first came upon this modest town of 4,000 in 1970. As city planner, and later, as mayor, Schwartz defined the borders of our parks and homes and governed the people inside the city of San Juan Capistrano.

Schwartz's journey to San Juan Capistrano began deep in the American south. Phillip, along with his brother and two sisters, grew up in the urban landscape of Springfield, Missouri. Later, the family relocated to Sherman Oaks, California. Upon graduation, Schwartz took a hiatus from academia and joined the Navy. After retiring from active duty, Schwartz stayed on as a weapons and security officer in the Naval reserve for another 25 years. Even now, he maintains a line of communication with Navy comrades. Schwartz may have found his land legs but part of his soul is still at sea.

Once on the mainland, Schwartz gave college another go at Cal State Northridge. Phil plunged into his studies, applying his naval knowledge to astronomy and especially, geography classes. His aptitude for the subject caught the eye of a professor who pointed him in the direction of city planning – and Phil had found home." I just clearly saw what it was that I wanted to do," Schwartz said.

He was inspired by field trips to master-planned communities and earned his BS in Urban Planning. Later, Schwartz attended Cal State Los Angeles where he achieved a Master's degree in Administration.

With his education complete, in 1969 Schwartz headed south to answer a newspaper ad seeking a city planner for San Juan Capistrano. The council hired him as "the first trained city planner," recalls Schwartz. "They wanted to set up a master plan of trails, park systems, and other things while I was here."

Schwartz spent the next five years mapping out the city, in addition to pursuing projects in neighboring communities. He lent his considerable skills to making plans for Anaheim, Costa Mesa, San Diego, and Mission Viejo, to name a few. The time spent in cities outside San Juan gave Schwartz a regional perspective when it came to city operations.

"To really get things done for this city, you've got to get involved in regional government," said Schwartz. And that's exactly what he did.

In 1978, with encouragement from then councilmen Ken Friess and Doug Nash, Phil Schwartz was elected to San Juan Capistrano's city council. He went on to serve three terms as mayor, for a total of 22 years of city service.

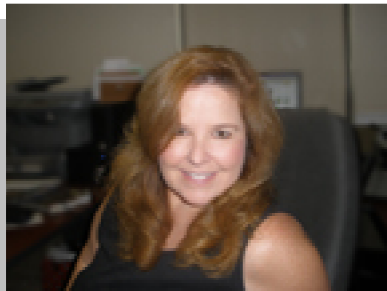
During his time in office, Schwartz was an advocate of open space acquisition and the diversification of economic assets. He brought in retail giant, Costco, as well as multiple car dealerships. Schwartz says the most difficult part of administering the improvements were the battles he faced with individual civilian groups, who too often saw their own interests above those of the city.

"You need a broad spectrum of views," said Schwartz. "And you need a consensus at the end of the day, but what is key here is to be thinking of the City and not yourself."

"I had accomplished pretty much the things I wanted to accomplish," says Schwartz regarding his departure from city government in 1990. "We got the open space, we got the general plan implemented and we got a good economic base started with car dealers, with Costco. All the pieces were there. I felt very comfortable that others could certainly pick up the gauntlet and run with it."

"I'm a city planner-I think about how to make things better than they are now, how to improve our way of life. Everybody has to give a little. Time spent on minutiae, like signs and fencing, might be better spent on the whole."

To further his contribution to the city he loves, Phil and his wife Marsha, teamed up with to found Capistrano Animal Rescue Effort (CARE) in San Juan Capistrano. What began with the discovery of one feral tabby has now blossomed into a self-sustaining organization that has raised more than \$800,000 and boasts over 50 active volunteers.



The ENVOY Investments, LP Management Team

Suzanne McKenzie, CEO

Beginning in real estate at an early age as a real estate licensee, Suzanne was a top producer and the broker didn't want to lose her. She moved to Phoenix Arizona because her husband's business took him there. While in Phoenix Suzanne went to work with a nationwide mortgage servicing company. Later she was offered a position with the company to move back to Texas and operate their Dallas/Fort Worth division. She later branched off from that company to start her own mortgage servicing business and was instrumental in developing a mortgage-servicing business that was in seven states and hundreds of contactors.

In 1995 earned her BBA from Texas Wesleyan University in Fort Worth, Texas. In addition, she attended a couple years of law school and a year of graduate work. After completing her bachelor's degree she decided to go out on her own and went to work for American Airlines, one of the largest employer's in the Metroplex, where she was an analyst in the corporate headquarters property tax department. While with American she had an impressive resume of successful tax mitigations which saved the company millions of potential tax dollars. Primary duties included business personal property and real-estate appraisal as she worked with nationwide appraisal companies on behalf of American Airlines to arbitrate taxes in 40 states.

At AMR Corp. she received her ATM from Toastmasters International. In the years following 9/11 American Airlines offered staff reductions which created an opportunity to go back to self-employment with her husband in his busy appraisal business. As they branched off into the swell of mortgage lending, she earned her loan processors certification and became a loan officer. Over the following years she continued to assist in the appraisal business. There are very few areas of real estate where she is not very knowledgeable.

Range of experience and expertise for includes:

- Graduate Real Estate Inspection School
- Valuation of Fleet Aircraft, Hangers and other real estate holding
- Assisting in commercial and residential appraisals
- Loan processing residential and commercial mortgages
- Mortgage Loan origination

Most recently Suzanne has been accepted by the State of Texas, Real Estate Commission to teach real estate appraisal class as well as other real estate related classes and to provide MCE credits for those classes. With several years in the real estate industry, she now teaches others the art of what it truly takes to be a real estate entrepreneur by offering classes at a local college in Fort Worth. Classes range from basic principles to valuation and financing.

Suzanne continues to gain her real estate experience and develop new areas of expertise. She is a partner in a real estate investment group that is dedicated to not only provide a safe investing environment but also teach her investors solid real estate principles. As an investor, she has bought, sold, maintained and managed many units over the years that range from single-family homes to commercial buildings. She is active in the formation and the administration of these groups.



Jerry McKenzie

Jerry McKenzie started in real estate with his uncle during a building boom in the 70s helping to construct and build residential house to apartment complexes and commercial from the ground up. In the 80s, when foreclosures were at an all time high, Jerry met a need in the real estate industry by opening a small office in Fort Worth that assisted banks in inspection, maintenance, property management, refurbishing and evictions of their REO and auction properties. That one office in Fort Worth grew from a small shop to a large corporation covering seven states. As these bank owned asset properties wore down across the nation, Jerry transitioned into a licensed Real Estate Inspector and onto Real Estate Appraisal.

Since 1993 Jerry has developed a clientele as a General Certified Appraiser in the Dallas/Fort Worth Metroplex area covering a gambit of complex commercial and residential appraisals for local banks, mortgage companies, homeowners, tax payers and probate trustees.

Range of experience and expertise for commercial includes:

- General Commercial Properties such as stand-alone retail, strip centers, office buildings, hotel/motel, gas stations;
- Industrial Properties such as factories, warehouses, and distribution centers;
- Recreational Properties such as marinas with leasehold interest, Camp Sites/Grounds
- Non-profit and Not for Profit Institutes and Schools such as Churches, Fellowship and Community Centers;
- Multiple Family Units such as apartment complexes, duplexes, mobile home parks;
- Raw land, Farm and Ranch Facilities covering multiple counties; and
- Mixed-Use Properties.

Range of experience and expertise for residential includes:

- Residential Properties from Single and Multi-family to condos;
- Condemnation to \$6M properties in North Dallas;
- Valuations for “Proposed” to “As Is” and “After Repair Value” or even “Subject To”; all on

In 2004, Jerry decided to add to his expertise by becoming a Commercial Real Estate Mortgage Broker. As a Mortgage Broker, Jerry is familiar with what it takes to structure the financial aspects of asset portfolios, properties and project positioning in the commercial lending industry.

With several years in the real estate industry, it is time to give back. Therefore, Jerry now teaches others the art of what it truly takes to be a real estate entrepreneur by offering classes at a local college in Fort Worth. Classes range from basic principles to valuation and financing.

Personally, Jerry has bought, sold, maintained and managed many units over the years that range from single family homes to commercial buildings. Financing on properties have included basic FHA assumable loans of the early 80s to more complex commercial financing and even some very creative financing in owner financed properties.

Knowing the great potential of investment return in the real estate market and the difficult path it can be, today Jerry avails himself to individuals that want to participate in the industry by offering an investor opportunity in group format. Formulating these groups provides each member with help, support, and financial reward while minimizing risk in the buying and selling of real property.

Along the way, Jerry has raised his three children right here in the Metroplex. Depending on the time frame, all three children have some exposure to the real estate industry. All three of them have a level of expertise in real estate.

Presently, Jerry lends his knowledge and experience to local, experienced real estate investors forming limited partnerships for the purpose of making money and minimizing risk.

As a group, our limited partners bring to the table a multitude of their own success driven experiences, knowledge, and style. Each partner has a familiarity of their own in local markets and provides the group with the structure and support in all real estate purchases.



Darin Munson

Darin Munson, graduated from the University of Wisconsin in 1996 with a degree in Business Administration. Spirited and intelligent, **Magna cum Laude**, he knew that the corporate path was not for him. So, he set out and acquired his first investment property right after graduation establishing from a humble beginning to what has become a grand career as a real estate investor.

With the hardest purchase, the first one, under his belt; Darin moved forward in the single family marketplace and widen his experience by making acquisitions of over 100 single family homes over time. Along the way, learning to reposition properties by rehabilitation of underutilized property to their fullest potential. Then, properties were either rented, sold or owner financed.

Using the same basic philosophy and techniques from residential, Darin quickly transferred his skill set and proficiencies into commercial properties. Therefore, a natural transition was made easily into the following level of commercial real estate.

Range of experience and expertise for commercial includes:

- \$35 million of Ownership Interest in Commercial Real Estate Asset Portfolios;
- Shared Ownership position in Commercial Development of more than 9,000 units;
- Owns a Property Management Company which;
 - Manages over 2,000 multi-family units, Class A to Class D
 - Manages 107,000 square feet of office and retail space
- Owns a Construction Company which;
 - Oversees development of projects
 - Rehabilitates of under producing properties to market

Over the years, as a professional speaker and versed in multiple subject matter, Darin can be found in front of national and local audiences sharing his expertise and meeting a current demand of many levels of real estate investors wanting a decent return on investment while minimizing risk.

*Bought first investment property in 1996.

*Has acquired, rehabbed and sold, owner financed or rented out well over 100 single family residences.

*Has an ownership position in \$35 Million dollars worth of commercial real estate (multi-family and mixed use).

*Has an ownership position in a commercial development company that has built and managed more than 9,000 commercial units.

*Owns a multi-family commercial property management company; Manages more than 107,000 square feet of commercial office and retail space.

*Has spoken nationally on multiple topics specific to real estate investing for several years.