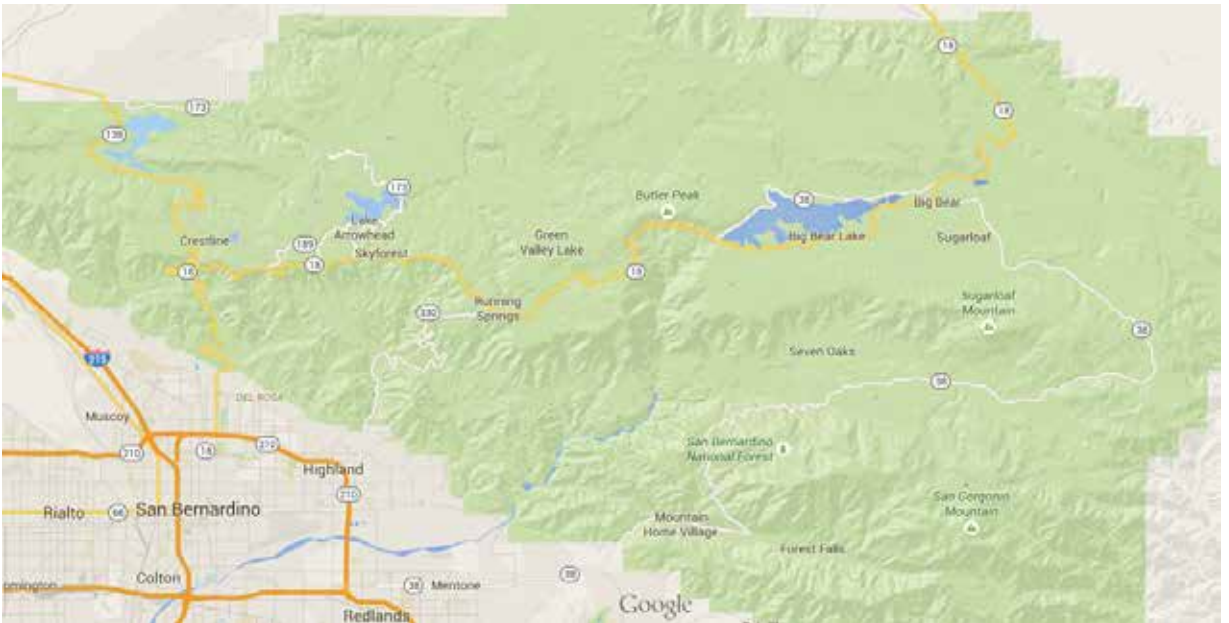


GREAT INVESTMENT OPPORTUNITY



LAKE ARROWHEAD | BIG BEAR | CRESTLINE | SILVER LAKE
JOINT VENTURE

REAL ESTATE DEVELOPMENT
CABINS RESORTS

LOTS

Address	ZIP Code	Lot Sq Ft	APN
Pine/Upper Road Etc,	92305	14,876	0305-072-15-0000
Upper Boulder Rd.	92382	2,491	0327-073-30-0000
Hill, Arrow Bear Pk.	92382	2,500	0327-112-76-0000
Hill, Arrow Bear Pk.	92382	2,500	0327-112-78-0000
Avenue G, Big Bear	92408	2,491	0315-016-05-0000
Hwy 18, Arrow Bear Pk	92382	4,311	0327-116-14-0000
Hwy 18, Arrow Bear Pk	92382	4,046	0327-116-15-0000
Hwy 18, Arrow Bear Pk	92382	5,618	0327-116-17-0000
Hwy 18, Arrow Bear Pk	92382	5,534	0327-116-18-0000
Conway Dr. Arrow Bear Pk.	92382	2,875	0327-189-52-0000
Conway Dr. Arrow Bear Pk.	92382	2,775	0327-189-53-0000
Little Bear Creek Rd	92321	3,055	0330-025-12-0000
Acacia Rd, Lake Arrowhead	92352	2,392	0330-071-08-0000
29701 Hickory Dr	92321	1,750	0330-072-82-0000
Lignum Vitae Dr. Cedar Glen	92321	5,279	0330-111-28-0000
29887 Hickory Dr. Hook Creek	92321	2,800	0330-112-11-0000
Lignum Vitae Dr. Cedar Glen	92321	3,632	0330-113-22-0000
Eucalyptus Rd	92352	3,300	0330-124-31-0000
Eucalyptus Rd. Lake Arrowhead	92352	3,200	0330-124-32-0000
Pine Dr	92352	3,000	0330-203-45-0000
600 Coulterr Dr. Hook Creek	92352	3,143	0330-221-06-0000
596 Coulter Dr. Lake Arrowhead	92352	3,129	0330-221-09-0000
519 Coulter Dr. Lake Arrowhead	92352	4,196	0330-222-37-0000
Acacia Rd, Valley of The Moon	92325	22	0339-141-61-0000
Marion Dr. Sawpit Canyon	92321	2,500	0341-242-46-0000
Sand Hill Rd. Cedarpines Park	92322	2,500	0342-032-18-0000
Deer Run Rd. Cedarpines Park	92322	2,230	0342-122-54-0000
Burnt Mill Canyon Rd.	92322	2,530	0342-124-15-0000
Cold Springs Rd	92322	4,671	0342-232-11-0000
Waters Dr. Cedarpines Pk.	92322	3,237	0342-255-33-0000
Waters Dr	92322	3,237	0342-255-34-0000
Mojave River Area	92322	2,518	0343-024-20-0000
Boaz Rd	92408	3,237	0339-146-05-0000

HOUSES AROUND



ADDRESS: 229 GLEN AVON DR , CEDAR GLEN 92321
SP: \$120,000
APX SF: 1,044



ADDRESS: 763 Greenbriar DR , LAKE ARROWHEAD 92385
LP: \$595,000
APX SF: 2,468



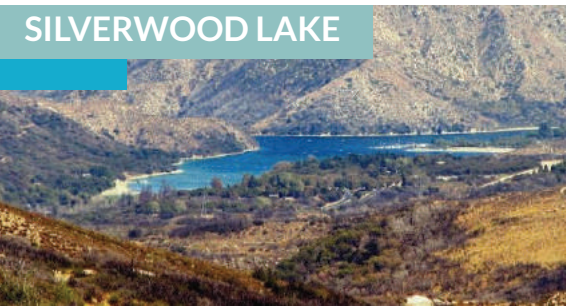
ADDRESS: 29396 Lake View DR , CEDAR GLEN 92321
LP: \$115,000
APX SF: 736

LAKE ARROWHEAD



Nestled in the majestic mountains of the San Bernardino National Forest, widely known as "The Alps of Southern California," is the best kept secret on the West Coast - Lake Arrowhead. A stunningly beautiful, cozy and quaint mountain resort paradise, Lake Arrowhead features countless outdoor recreational activities such as hiking, backpacking, bicycling, water and snow skiing, fishing, and much more.

SILVERWOOD LAKE



This is a vacant land property that we acquired as part of a portfolio of foreclosures. The property is conveniently located less than a mile from beautiful Silverwood Lake. Unlike most of Southern California, at Silverwood Lake you get 4 distinct seasons of fun while only being 67 miles from Los Angeles. With a population over 2,000,000 residents, San Bernardino County land is in high demand.

GREGORY LAKE

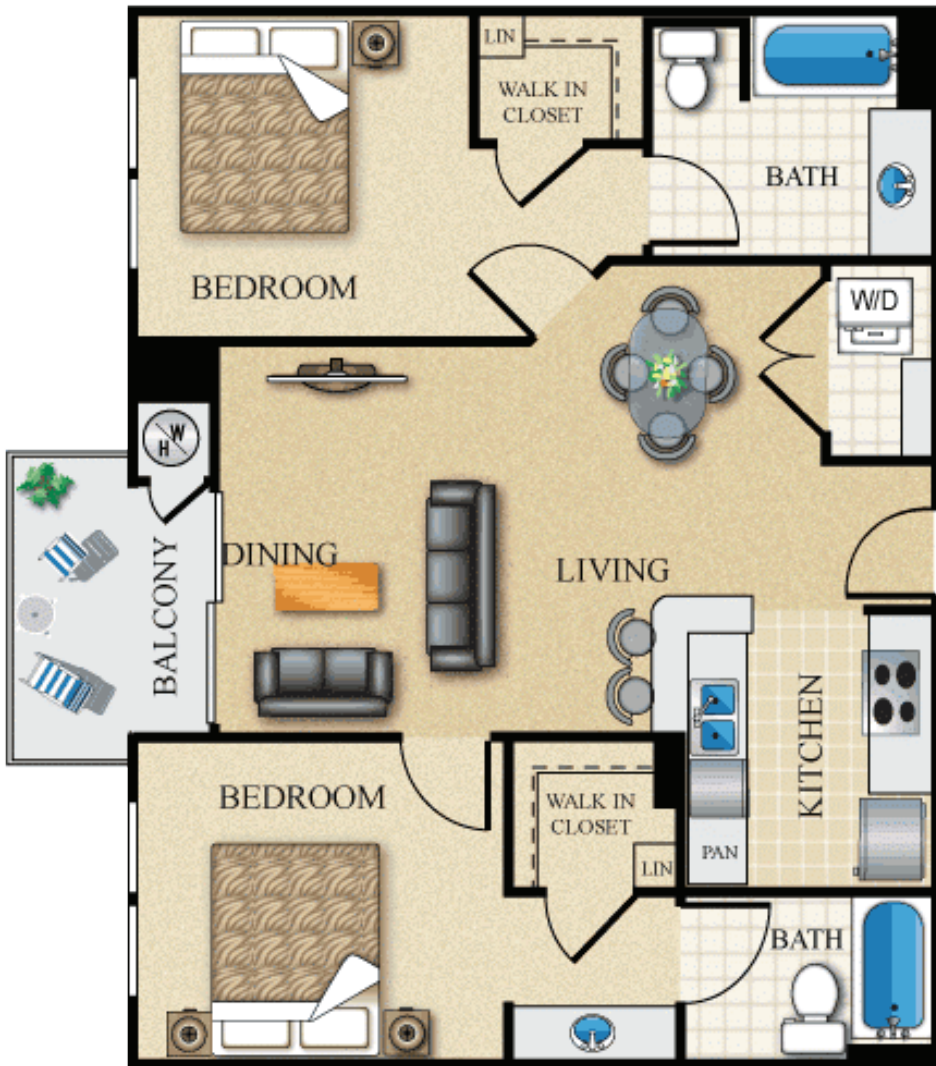


Lake Gregory is nestled up in the San Bernardino Mountains less than 75 miles from busy Los Angeles. This four-season resort has activities for the whole family including boating, swimming, The Waterpark inclusive of a floating water play structure and winding water-slides, a dog park and so much more. Lake Gregory also boasts some of the best fishing in Southern California! Lake Gregory is home to the historic San Moritz Lodge.

DESIGNS PROPOSAL



DESIGN PROPOSAL



EXECUTIVE SUMMARY

Investment

Investment \$2,000,000
100% Capital return in 10-12 months

Construction

1,200 sq/ft total construction
Time to build 6 months approx.
(10 homes will be built at the same time)

Sales

Asking Price: \$300,000 x 10 homes = \$ 3,000,000 before taxes
Time period to sale: while building and 2 months after construction
(selling price could increase)

Profits \$1,000,000 before taxes

Investor

Capital return \$2,000,000
Profit net 30% = \$300,000 from investment