

Marcher Properties LLC

INVESTMENT OPPORTUNITY DEAL SHEET

Under Negotiation

Marcher Properties is currently in negotiations or the following investment opportunities:

Omaha:

<u>Property Type</u>	<u>Structure¹</u>	<u>Total Investment Required²</u>	<u>Minimum Investment</u>	<u>CAP Rate³</u>	<u>Annual Cash-on-cash⁴</u>	<u>Total Annual Return⁵</u>
MFR	JV	\$420,000	\$50,000	9.0%	8%	22%
	Assignment	\$438,000		8.9%	12%	32%
MFR	JV	\$80,000	\$25,000	10.0%	14%	46%
	Assignment	\$120,000		10.0%	15%	46%
Comm	JV	\$80,000	\$25,000	11.5%	13%	51%
	Assignment	\$120,000		12.9%	15%	51%

Under Contract

Marcher Properties has the following properties under contract:

<u>Address</u>	<u>Property Type</u>	<u>Total Investment Required</u>	<u>Minimum Investment</u>	<u>CAP Rate</u>	<u>Annual Cash-on-cash</u>	<u>Total Annual Return</u>
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For More Information:

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- 1 JV: Joint venture between Marcher Properties and investors; Assignment: Marcher Properties assigns the purchase contract to investors.
- 2 Based on 20% down payment and any initial reserves, closing costs, financing costs and other associated fees.
- 3 The CAP rate given is the expected CAP rate from the property for the first year of ownership.
- 4 Five year average annual return. All returns are projections only and investors must perform their own due diligence to determine the appropriateness of any investment.
- 5 Includes both projected annual cash flow and projected proceeds from sale. All returns are projections only and investors must perform their own due diligence to determine the appropriateness of any investment.