

The Orsett logo consists of the word "orsett" in a white, lowercase, sans-serif font, positioned to the right of a red square containing two vertical white lines.

*Orsett Sunbelt Properties Fund, LLC*

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Orsett Properties, Ltd.

2929 E. Camelback Road, Suite 210

Phoenix, Arizona 85016

Phone: (602) 241-3220

FAX: (602) 241-3294

Email: [michael.freret@orsett.com](mailto:michael.freret@orsett.com)

Web: [www.orsett.com](http://www.orsett.com)

Managing Broker/Dealer: Pacco Capital Solutions, LLC, 1821 56th Avenue, Greeley, CO 80634  
Phone: (970) 506-0205

Marketing Consultant, Michaeljohn Kudlik, Financial Service Group, 4760 Highland, Suite 245, Salt Lake City, UT 84117  
Phone: (801) 277-0600

This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to buy any security. An offer can only be made by the confidential Private Placement Memorandum (PPM) of Orsett Opportunity West Fund I, LLC. This document summarizes only certain portions of the PPM and is qualified in its entirety by, and should be only read in conjunction with, the Private Placement Memorandum. All investment return dollar amounts REFERENCED HEREIN OR IN THE MEMORANDUM ASSUMES that Orsett Opportunity West Fund I, LLC achieves its investment objectives. There are several RISK FACTORS involved in investing in this offering and in real estate in general. Please read all of the risk factors in the PPM prior to advising an investment in this offering. The pictures and images used in this brochure are for illustration only and not a depiction of actual properties in this fund.

### *Offering Brochure: For Broker/Dealer Use Only*

This brochure is an Executive Summary of the offering, Orsett Sunbelt Properties Fund, LLC, and is not the official Private Placement Memorandum (PPM). It does not replace the PPM in any form. There are many risks associated with the current commercial real estate market. Please read all of the "Risk Factors" in the PPM. The pictures and images used in this brochure are for illustration only and not a depiction of actual properties in this fund.

*Orsett Properties, Ltd. (the Sponsor) is a mid-sized, private real estate development, acquisition, asset and property management company that currently owns and operates a portfolio of 14 properties comprising approximately 1.1 million square feet, and currently consists seven office and back office properties, four light industrial projects, two retail centers, one multi-family project, as well as approximately 275 acres of commercially developable land. The Fund has been formed to acquire Class “A” and Class “B” office buildings located in primary commercial submarkets of historically high-growth communities throughout the Western and Southwestern United States. (PPM: Page 5)*

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This stock image is for illustration only and does not depict a property to be included in the fund.



Orsett Properties, Ltd.  
 2929 E. Camelback Road, Suite 210  
 Phoenix, Arizona 85016  
 Phone: (602) 241-3220

*Orsett Opportunity West Fund I Manager, LLC: The Manager*

Orsett Opportunity West Fund I Manager, LLC, a Delaware limited liability company, or the “Manager”, will manage the Fund and make all acquisitions and operating decisions for the Fund.

The Manager is owned by Orsett Properties, Ltd. (Orsett) which directly or through affiliates has a long history of acquiring, developing, managing and disposing of office, retail, industrial and multi-family properties, especially in the Phoenix, Arizona metropolitan area. Orsett has been in existence since 1972 and is wholly owned by Curt Feuer, a man of substantial financial means.

*The Sponsor’s intention is to focus on the acquisition of suburban office assets from ‘distressed sellers and lenders’ in growth areas. The Fund will target Investments in the \$5 million to \$15 million range. The Fund will not invest more than \$15,000,000 in any single Investment without obtaining prior consent, and will hold the Investments for four to five years – or based on market conditions. (PPM: Pages 8 & 29)*

Mike F. doesn't like this pict anymore.  
 This is one of Orsett's properties.

*The Strategy (Review Pages 7 & 27 of the PPM)*

The Fund intends to leverage the experience of Orsett’s executive management team and their relationships with real estate brokers, banks, attorneys and other real estate professionals to identify and acquire suitable Investments.

Due to the recent distressed real estate market and decline of the Commercial Real Estate (CRE) market in the US, the Fund’s investment strategies are to acquire commercial real estate investments at a current lower market. The Fund is anticipated to:\*

- Build an opportunistic and value-added real estate portfolio primarily to provide growth of investor capital based on a resurgence of the CRE market in the near future.\*
- Target assets that are primarily existing Class “A” & Class “B” office buildings that provide opportunities to:
  - create increased value through re-leasing, redevelopment, merchandising and management
  - realize the upside inherent in current below market rents
  - also invest in other asset classes including unimproved land.
- In all cases the Fund will apply a hands-on management and entrepreneurial approach to the acquired assets.
- Make distributions to the Members upon liquidation of the Investments, which may be passive income and partially sheltered as a result of depreciation & amortization expenses, and could reduce tax liability arising from the Fund’s cash flow.\*
- Realize income that is taxable at capital gains rates on the sale of the Investments.\* Please review the Tax Considerations on Page 13 of the PPM.

\*There is no assurance that any of these objectives will be achieved. Please seek tax investment advise from your qualified tax advisor.



This stock image is for illustration only and does not depict a property to be included in the fund.

### *The Sponsor*

Orsett Properties, Ltd. (the Sponsor) is a mid-sized, private real estate development, acquisition, asset and property management company. The equity for all but one of the properties in its portfolio has been provided by the Sponsor's sole owner, Curt Feuer.

In 1972, Mr. Curt Feuer founded the company in Wellesley, Massachusetts as a complimentary business to his existing law firm, Kassler & Feuer, PC. At that time, his real estate business focused on smaller value-added retail and residential projects in Massachusetts and gradually grew to include office, hotel and multifamily assets.

Orsett Properties, Ltd. was established to facilitate the acquisition, development and management of Mr. Feuer's private real estate portfolio while he continued his legal practice.

### *New Title*

After researching several markets, Mr. Feuer concluded that Phoenix, a well established city in the heart of the Sun Belt, offered the best opportunities in the late 80s which proceeded one of the most severe real estates busts of all times in that region.

### *A quote from the Arizona Republic, circa August 2007:*

"Those who remember the real estate crash and saving-and-loan crisis of the late 1980s to early 1990s insist that today's problems pale by comparison. That meltdown indelibly changed the political, economic and power infrastructure of metro Phoenix and Arizona."

"It was as close to a complete meltdown in the Valley as you could get," said Phoenix attorney Michael Manning, who helped the government's Resolution Trust Corp. (RTC), prosecute those held responsible for the debacle."

In 1989, Orsett used the same vision as today to focus on the then damaged, but fundamentally sound, commercial real estate market in Arizona. Following almost two years of analysis Orsett purchased twelve retail shopping centers from the RTC and its affiliates or successors at prices that were a fraction of their replacement costs. Each property was ultimately stabilized and fully occupied establishing Orsett as one of the premier private real estate management and services companies in Arizona.

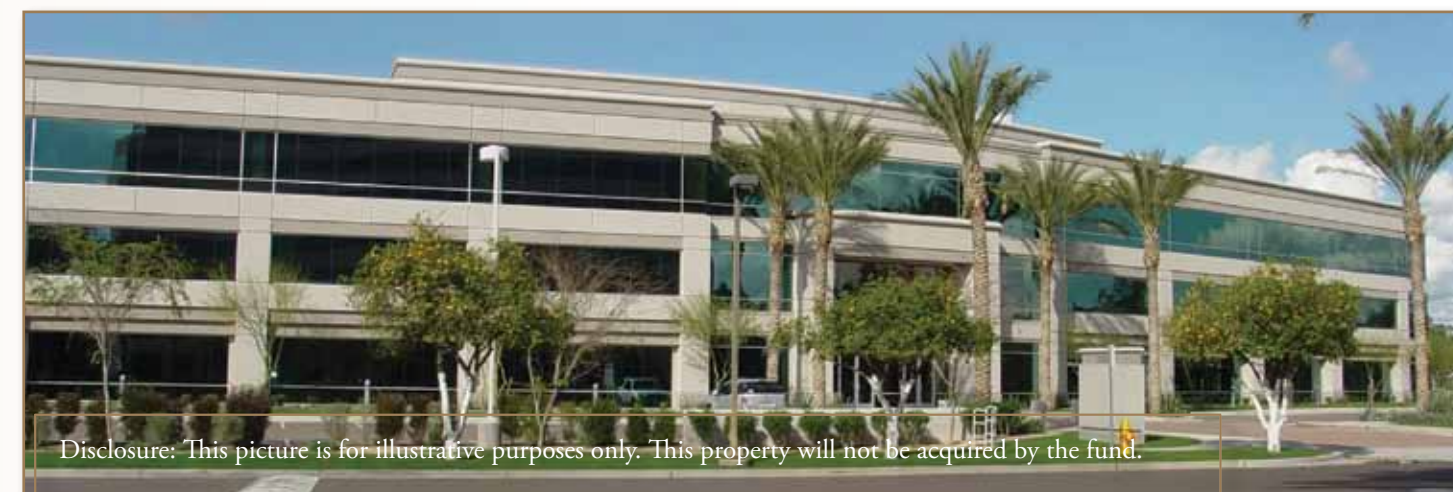
### *New Title*

In the late 1990s, Orsett began to strategically dispose of the stabilized retail holdings and reinvest the proceeds in a combination of office and industrial developments, land, and short-term opportunity investments. During this period of growth and expansion, Orsett added over 85 years of accumulated construction, asset, and property management expertise to the Arizona company office.

Over the next 8 years, Orsett developed, managed and leased over 20 projects comprising more than 2 million square feet of suburban office, back office and light industrial spaces. Also during this period Orsett purchased and disposed over a dozen properties consisting of land, note purchases, and build-to-suit projects.

Orsett Properties, Ltd. filed its original Articles of Organization in Massachusetts on June 23, 1998, and was merged into its Arizona counterpart effective November 30, 2007.

- Management company moves to Arizona in order to pare costs.
- Between 1991 and 1993, Orsett purchased twelve retail shopping centers in Phoenix area from distressed sellers including the Resolution Trust Corporation (RTC).
- Able to lease 100% of the available space in their retail shopping centers.
- Establishes itself as a "player" in the private real estate industry in Phoenix.
- Late 1990s, began to strategically dispose of the stabilized retail holdings and reinvest the proceeds.
- Added over 85 years of accumulated construction, asset, and property management expertise to the Arizona office.
- Next 8 years, developed, managed and leased over 20 projects comprising more than 2 million square feet.
- Purchased and disposed over a dozen properties consisting of land, note purchases, and build-to-suit projects.
- 1999, Orsett Properties, Ltd. maintained two office locations: Wellesley, Massachusetts and Phoenix, Arizona.
- Over next 4 years, sold all remaining properties in Massachusetts and focused on acquisitions in Phoenix.
- By 2007, the Massachusetts office closed and the Phoenix, Arizona office was Orsett's single focus.



## Orsett Strengths

### 1 ACQUIRE, BUILD, MAINTAIN

Orsett Construction, LLC (“OC”), is a wholly-owned subsidiary of the Sponsor and is a fully licensed dual building contractor, qualified in both commercial and residential construction for both the Sponsor and third parties. It was formed in the State of Arizona on April 23, 2009.

### 2 Experience in Significant Commercial Asset Classes

The Sponsor has substantial experience in all aspects of the business of commercial real estate. The Sponsor has been actively involved in the acquisition, development, management, financing, and disposition of real estate since 1972.

### 3 Orsett’s Current Personal Portfolio

Consists of 15 properties comprising approximately 1.2 million square feet, and eight office and back office properties, four light industrial projects, two retail centers, one multi-family project, as well as approximately 275 acres of commercially developable land.

### 4 Strong Financial Position

The Sponsor shows a strong financial position as a result of its real estate business. As of July 2010, the Sponsor’s year-to-date total income was 40% over budget, total expenses effectively on budget, with a net loss 61% favorable to a budgeted year-to-date loss. Management stated that consulting, commission, and development fees are exceeding expectations.

### 5 Long History

The Sponsor’s intention is to focus on the acquisition of suburban office assets from distressed sellers and lenders in growth areas of the Southwestern United States.

Orsett has been investing in real estate for over 30 years and over that span has owned and operated properties in nearly every real estate category: office, industrial, warehouse, retail, hospitality, multi-family and residential.

Over the past 7 years, it has completed the acquisition, development, management and disposition of 17 office and back office projects.

The equity for Orsett’s projects has always come solely from its principals without relying on any fee-based work.

Orsett’s most distinguishing characteristic is its devotion to sound and localized asset and property management principles that maximize property income.

### 6 Growing and Stable Entity

The Sponsor has been operating and growing effectively since 1972. Key employees have been with the Sponsor for many years despite operations moving from Massachusetts to Arizona. There are 14 full time employees who enjoy uninterrupted salaries, a discretionary bonus structure, and a suite of benefits including health insurance and a 401(k). The Chief Financial Officer has worked with Mr. Feuer in some capacity for 25 years.

The staff at Orsett Properties, Ltd. consists of “C-Level” management professionals with above standard college/university degrees and long standing experience in their fields. Please review the Biography section of this memorandum.

### 7 Opportunistic Buyer

Currently, the Sponsor believes the commercial real estate market has reached or is near its valuation bottom, and the next 36 to 48 months will provide an opportunity to acquire assets below replacement cost.

In order to take advantage of buying low and selling high, and to fully capitalize on the opportunities in this market, the Sponsor will be seeking capital through accredited investors and the independent Broker/Dealer channel.

### 8 The Offering

The Sponsor plans to only invest in existing Class “A” and Class “B” Office properties and to focus on the acquisition of suburban assets from distressed sellers and lenders in growth areas of the Western and Southwestern United States.

The Sponsor believes that the commercial real estate market in this region has suffered substantially during the last two years, and that only a small portion of the coinciding reduction in value has been recognized by owners and lenders.

Disclosure: The pictures in this brochure are either properties from the Orsett portfolio or stock images purchased for illustrative purposes only. These properties will not be acquired by the fund.



# Orsett Opportunity West Fund I, LLC

An Investment in Class “A” and Class “B” Office Properties

# Orsett Opportunity West Fund I, LLC

## Executive Summary

<i>Investment Units</i>	<i>Price to Investors</i>	<i>Selling Commissions &amp; Expenses</i>	<i>Proceeds to the Fund</i>
Per Investor Unit	\$1,000	\$	\$
Minimum Purchase	\$50,000	\$	\$
Minimum Offering	\$1,000,000	\$	\$
Maximum Offering	\$25,000,000	\$	\$
Greenshoe To	\$50,000,000		

<i>Expense Distributions</i>		
Selling Commissions	Gross Proceeds	8.0%
Marketing/Due Diligence	Reimbursement	1.50%
Wholesalers	Fees	1.0%

### *The Objective*

Orsett Opportunity West Fund I, LLC, a Delaware limited liability company, or the “Fund”, has been formed to acquire assets from distressed sellers and lenders of primarily Class “A” & Class “B” office buildings located in commercial submarkets of high-growth communities throughout the Western and Southwestern United States .

The Fund intends to invest in properties as sole owner and through joint ventures or other co-ownership arrangements or may acquire debt secured by deeds of trust and mortgages on properties. These are referred to as the “Investments”.

This is not an offer to buy or sell any security. Securities are offered by the Private Placement Memorandum (PPM), which must precede or accompany this piece, to suitable, accredited investors. Investments are highly speculative, subject to fees and expenses that may impact the investor returns and outweigh the benefits, are generally illiquid, the stated investment objectives may not be met, appreciation and income are not guaranteed and there is the potential for the loss of principal invested.

Disclosure: This picture is for illustrative purposes only. This property will not be acquired by the fund.

### *Acquisitions: Hold 4 – 5 Years*

- Solid real estate assets rather than trophy assets, however in trophy markets
- Fractions of their replacement and original market values due to recent CRE downturn
- Hold four to five years until they return to higher value\*
- Sponsor has “skin in the game”

\*There are no guarantees these projections will be met.

### *Side-by-Side Investment*

The Sponsor will invest up to 10% of the equity side-by-side with the Investors, and will likely use that equity to seed the Fund with its first Property.

### *Personal Attention to Detail\**

The Sponsor creates a spotlight on all of its entities and assets by maintaining a personal relationship with every detail of their operation. Senior management meets weekly to review leasing activity, on-going repairs & maintenance, capital improvements, tenant activity/issues and strategy. A representative of each department is present at the meetings.

Mr. Feuer, CEO and Founder of Orsett Properties, Ltd., the Sponsor, is directly or indirectly involved in all aspects of management of the portfolio. He plans to continue the same level of involvement as his private portfolio of real estate expands and as the Sponsor comes out with Regulation D investment offerings.

The Chief Executive Officer, Mr. Michael Freret, stated “Mr. Feuer is actively involved in every aspect of property management and personally does inspections of buildings under management.”\*

- Every property is visited by the property manager or a building supervisor at least every other day.
- Property management personnel are also involved in the acquisition process.
- Outsources new tenant leasing to national brokerage firms such as CB Richard Ellis, Cushman & Wakefield, Cassidy/Turley, Grubb & Ellis, etc.
- Sponsor’s in-house leasing department focuses on renewals and targeting prior, long standing, tenant relationships.

\*FactRight Due Diligence Report

### *Summation*

#### *Orsett Opportunity West Fund I Manager, LLC*

One of Orsett’s most distinguishing characteristic lies in its devotion to sound and localized asset and property management principles that maximize property income. Their keen understanding of market fluctuations allow them to make critical decisions on when, where and how to invest in the commercial real estate market.

The principals of Orsett have a wide network of relationships with real estate owners, investors, operators and developers of all sizes and investment formats, across the United States, especially in the western United States. The Fund believes that its relationships provide it with a competitive advantage, greater access to off-market transactions and flexibility in its investment choices.

Orsett Opportunity West Fund I Manager, LLC, a Delaware limited liability company, is the sole Manager of the Fund and is a newly formed entity. The Manager is wholly-owned by Orsett Properties, Ltd., or Orsett. Orsett acquires, develops, manages and disposes of real property, especially in the Phoenix, Arizona metropolitan area, which includes Scottsdale, Chandler, Paradise Valley and other municipalities.

Orsett has been investing in real estate for over 35 years, and during that span has owned and operated properties in nearly every real estate category: office, industrial, warehouse, retail, hospitality, multi-family and residential.

During the past 7 years, it has completed the acquisition, development, management and disposition of 17 office and back office projects.

The equity for Orsett’s projects has always come solely from proceeds invested by its principals and not from fee-based work.

#### *For Accredited Investors Only*

Changes to the accredited investor requirements:

For purposes of calculating an investor’s net worth above, “net worth” is defined as the difference between total assets and total liabilities, including home, furnishings, and personal automobiles, but excluding the value of an investor’s primary residence. In the case of fiduciary accounts, the net worth and/or income suitability requirements may be satisfied by the beneficiary of the account, or by the fiduciary, if the fiduciary directly or indirectly provides funds for the purchase of the Investor Units.

For more detail on accreditation requirements, please view pages 1 -3, “WHO MAY INVEST” section of the PPM.

#### *How to Subscribe*

Send the executed Subscription Agreement and wire funds or deliver a check made payable to:

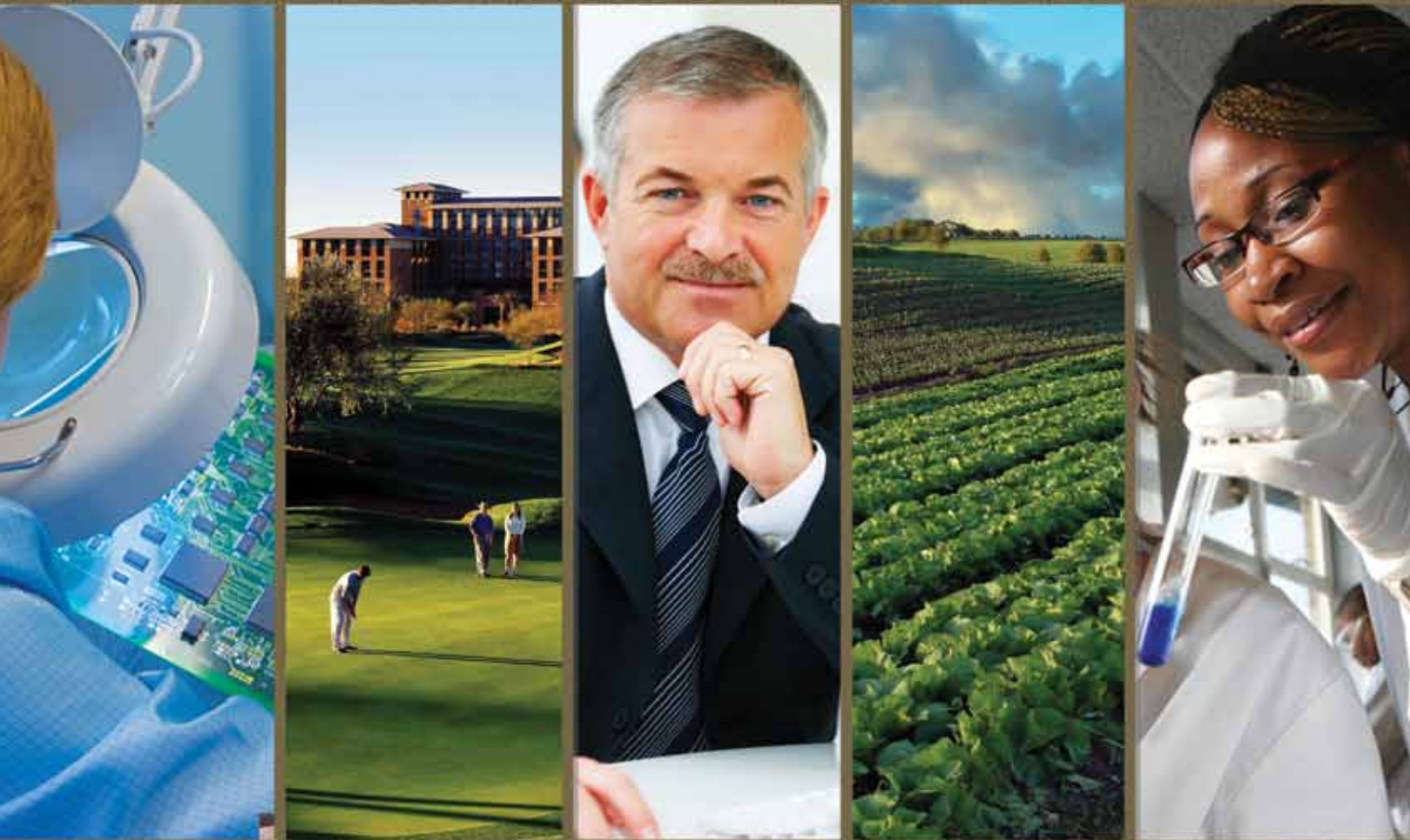
“Orsett Opportunity West Fund I, LLC”

Mail to: Pacco Capital Solutions, LLC, Attn: Samantha Franzen, 1821 56th Avenue, Greeley, CO 80634

Phone (970) 353-7122 or (970) 506-0205

Email: Samantha Franzen: sfranzen@capwestsec.com

# The Market



The term “Sun Belt” became synonymous with the southern third of the nation in the early 1970s. There was a shift in this period from the previously economically and politically important northeast to the south and west. Events such as the huge migration of immigrant workers from neighboring Mexico, warmer climate, and a boom in the agriculture industry allowed for the southern third of the U.S.A. to grow by leaps and bounds economically. The climate spurred not only agricultural growth but was also a haven for many retirees who set up retirement communities throughout the region, most famously in Florida, Arizona, Nevada and California.

Source: Wikipedia Encyclopedia. The images are stock photos.

## The Sun Belt

The Sun Belt is open for business 12 months per year enjoying some of the most beautiful climates in North America. This region is abundant with natural resources supporting oil & natural gas exploration and is a magnet for sports enthusiasts and tourists.

The Southwest is home to industries such as:

- Aerospace
- Transportation & Distribution
- Agriculture
- Healthcare
- Retirement
- Mining
- Finance
- Amusement
- Hospitality
- and High Tech Manufacturing.

Each industry feeds the need for office space.

- Arizona grows enough cotton each year to make more than one pair of jeans for every person in the United States.
- The top agricultural crop exports are vegetables, hay, cotton, and cottonseed.
- Arizona ranks 2nd nationally in its production of cantaloupe & honeydew melons, head & leaf lettuce, spinach, broccoli, cauliflower and lemons.

Source: University of Arizona: Agriculture Department



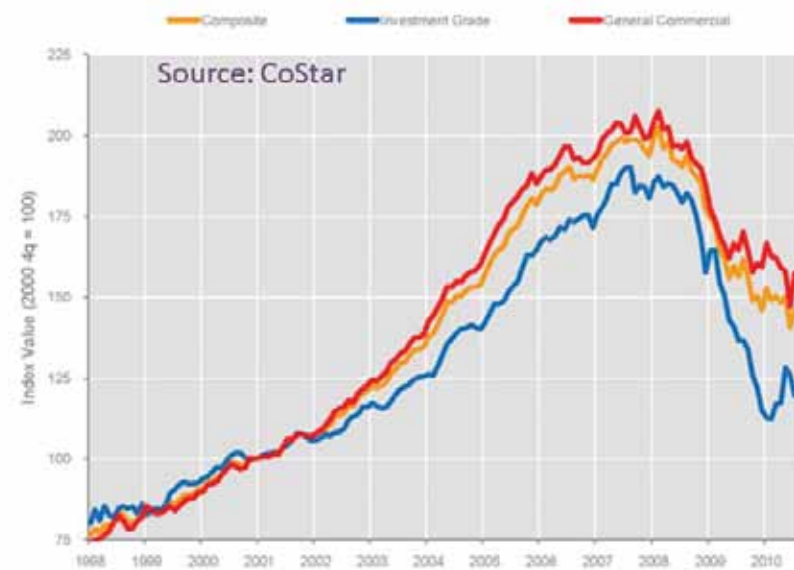


CoStar Commercial Repeat-Sale Indices, September 2010

www.costar.com/ccrsi

(<http://www.costar.com/about/article.aspx?id=8447>)

History shows commercial real estate values in up and down trends. Opportunistic buyers purchase low, and sell high.



[Since the peak in mid 2008] Investment grade CRE, shown in blue, is low.

General commercial real estate and the broad-based CoStar composite index for all commercial real estate reversed the positive trend reported in last month's findings and came in at -3.48% and -1.38% respectively for the month of August, 2010.

Repeat sales values for investment grade commercial property reversed their negative trend from July and moved positive again with a 3.73% climb in August. Even with tighter financing, there appears to be plenty of institutional and REIT capital oriented to the lower-risk core markets.

For the past three months (July, August & September, 2010), all three indices are negative at -3.92% for the broad general index, -3.24% for investment grade and -3.92% for the composite. For the past 12 months, all three indices are down approximately 10% to 11%. [Creating the possibility for an entry into the CRE investment market.]

The investment grade index has been increasing since the beginning of the year. One reason for the volatility is the proportion of distressed sales, which are continuing to climb in absolute levels.

Moody's: Commercial Real Estate Price Index declined in July

By CalculatedRisk, September 20, 2010

(<http://www.calculatedriskblog.com/2010/09/moodys-commercial-real-estate-price.html>)



The chart is a comparison of the Moodys/REAL Commercial Property Price Index (CPPI) (shown in red) and the Case-Shiller composite 20 index (shown in blue). It is important to remember that the number of transactions is very low and there are a large percentage of distressed sales.

- Commercial real estate prices (as measured by this index) fell 7% combined in June and July, 2010
- The index is now down 43.2% from the peak in 2008
- The index is only 0.9% above the October 2009 low

Has the CMBS Market Finally Turned the Recessionary Corner?

Deal Flow, Demand, Pricing and a Drop in Delinquency Rates Point To New Momentum

By Mark Heschmeyer

CoStar, November 10, 2010

(<http://www.costar.com/News/Article/Has-the-CMBS-Market-Finally-Turned-the-Recessionary-Corner-/124267>)

For the past 12 months, activity in the commercial mortgage-backed securities (CMBS) market has been ever so slowly building momentum. U.S. CMBS loan delinquencies declined last month for the first time in 33 months. The market is also finally seeing demand for new CMBS transactions as three CMBS deals went to market in the past couple of weeks, marking the most active period since the downturn.

It's not all good news in the CMBS world, but the recent trends are being viewed as a positive indicator for 2011, when the volume of new deals is projected to more than double from this year.\*

\*This is an opinion from CoStar and cannot be substantiated.

## *For Good U.S. Commercial Properties, Prices Jump Index*

### *Reuters*

New York, August 3, 2010

(<http://www.reuters.com/article/idUSTRE6720CR20100803>)

Prices for investment-grade U.S. commercial real estate nearly set a record in the second quarter [2010], but the number of sales remained listless, as investors chased stable, high quality properties, while owners of distressed properties held out for better prices, according to MIT Center for Real Estate indexes.

The prices for commercial properties sold by major institutional investors surged 17.3 percent in the second quarter very near the 17.8 percent record increase since the Transaction-Based Index (TBI) was created in 1984. The record was set in the second quarter 2005, in the midst of the last property boom.

The index tracks the prices that institutions such as pension funds pay or receive when buying or selling commercial properties such as shopping centers, apartment complexes and office towers.

### *Net Lease Insider*

#### *“Trophy Markets”*

GlobeStreet.com, August 5, 2010

(<http://www.globest.com/blogs/netleaseinsider/-301437-1.html>)

David Geltner, director of research at the Center for Real Estate, said this:

“High investor demand for safe investments is pushing prices sharply up from the deep bottom for prime properties fully leased out to solid tenants.”

This coincides with a recent trend of higher price points reached by net leases. However, it has less to do with “trophy buildings” than “trophy markets” with high investment rated tenants.

### *Why live and work in the Southwest?*

[www.geography.com](http://www.geography.com)

(<http://geography.about.com/od/specificplacesofinterest/a/sunbelt.htm>)

Milder winters made the region attractive to retirees as much of it is relatively comfortable year-round and it allows them to escape cold winters. Additionally, new types of businesses and industries like aerospace, defense & military, and oil moved from the north to the Sun Belt as the region was cheaper and there were fewer labor unions. Oil for example helped Texas grow economically, while military installations drew people, defense industries, and aerospace firms to the desert southwest and California. Favorable weather led to increased tourism in places like Southern California, Arizona, Las Vegas and Florida.

By 1990, Sun Belt cities like Los Angeles, San Diego, Phoenix, Dallas and San Antonio were among the ten largest in the U.S. Despite recent economic problems, the U.S. South and Southwest, the areas that comprise the Sun Belt, still remain the fastest growing regions in the country.

## *Top List of Employers in Arizona & Texas*

- Companies such as Banner Health of Phoenix have nearly 20,000 employees there.
- Intel Corp founded in 1968 is 5th on the list of top employers in Arizona.
- Bashas’ Supermarkets are 7th with an employee count of 9,966 while Kroger food stores employ 9,340 in Arizona with an equal number of employed here by J.P. Morgan Chase.
- US Airways, founded in 1981 employs 9,200.
- Pinnacle West Capital Corp. of Phoenix was founded in 1985. This electric utility company ranks 15th with 7300 employees.
- Phelps Dodge Corp. is a Phoenix mining company founded in 1834. They employ more than 5,200 in the state.
- Sun Health Corp. is a large non-profit healthcare organization.
- Carondelet Health Network is the oldest and largest not-for-profit health care provider in southern Arizona.
- Northern Arizona Healthcare is an organization in Northern Arizona employing over 2,200 people.
- Nationally known Petsmart Inc. is headquartered in Phoenix.
- UniSource Energy Corp., parent company to Tucson Electric Power (TEP) and UniSource Energy Services (UES), is the largest corporation headquartered in Southern Arizona.
- Swift Transportation Co. is now the nations largest publicly-held truckload carrier.
- Mesa Air Group Inc., based in Phoenix is in the transportation business.
- Microchip Technology Inc. is based in Chandler, AZ.
- Scottsdale Insurance Co. is headquartered in Scottsdale, AZ and a wholly owned subsidiary of Nationwide®, they employ over 1250 people.
- Empire Southwest LLC is a heavy equipment company based in Mesa, AZ.
- Sun Land Beef Co. is a beef processing company owned by Smithfield Beef Group. They have over 1200 employees in the state of Arizona.
- Based in Phoenix, AZ, Cavco Industries Inc. has built a quality reputation as being a leader in all types of housing in the Southwest employing over 1000 people.
- Lockheed Martin Corp. employs 1,200 in Arizona.
- Affiliated Computer Services, Inc. (ACS) is based in Dallas. ACS is a FORTUNE 500 company of more than 58,000 employees.
- American Airlines (AA) is a global airline doing business in 250 cities and 40 countries throughout the world. AA is headquartered in Dallas.
- Apache Corporation headquartered in Houston, TX, was formed in 1954. Today, they have grown to become one of the world’s top independent oil & gas exploration and development companies.

*Executive Team*

*Leadership*

**Curt R. Feuer, Esq.**  
 Founder & Chairman



Founded in 1972 by Curt Feuer Orsett Properties has grown from a small real estate management company into one of the leading real estate investment and management companies in Arizona. As an investor, accountant and tax attorney, Mr. Feuer brings over thirty-five years of real estate experience to Orsett. Mr. Feuer has built or acquired real estate in all product types across the United States, and currently owns 14 offices, industrial and retail properties as well as 275 acres of land in and around Phoenix, Arizona. Mr. Feuer began his career at Arthur Andersen, then founded Kassler & Feuer, P.C., a full service law firm of 125 attorneys and staff, where he was the Managing Director for over 20 years and specialized in the area of taxation and corporate law. Mr. Feuer has been a Director of various corporations including Safety 1st, Inc., Boston Private Bank and Trust Company, Digitas.com, and the Wang Center for the Performing Arts. Mr. Feuer currently serves on the board of the Scottsdale Healthcare Foundation and the Juvenile Diabetes Research Foundation. He received a B.S in Accounting from Brooklyn College of the City University of New York in 1968, a J.D. from Boston University in 1971, and an L.L.M from Boston University in 1975.

**Michael W. Freret**  
 Chief Executive Officer



Mike Freret has been CEO of Orsett since 2008, and is responsible for the day-to-day oversight and success of all of the Company's various projects and businesses, including development and acquisition activities, property management and construction projects. Prior to Orsett, Mike spearheaded Duke Realty Corporation's westward expansion as Senior Vice President of its new Arizona Operations. While at Duke, he focused on warehouse/distribution and office projects, and developed properties with a cumulative value of over \$125 million, including 2.3 million square feet of developments with Amazon.com. In 2004 Mike joined Opus West Corporation as Director of Development, where he oversaw over 2 million square feet of new projects, including high-rise office, retail, and industrial developments, as well as office and industrial projects on Native American ground leases. Mike began his career as a real estate lawyer at Snell & Wilmer, Arizona's largest law firm. Mr. Freret originally joined Orsett as a Development Associate and Counsel in 1998, and assisted in the development and management of over 2 million square feet of office, light industrial and retail projects. He earned a B.A. from Colby College in 1991 and a J.D. from Georgetown University Law Center in 1995.

**David Shreeve**  
 Senior Vice President, Finance



Mr. Shreeve brings more than 20 years of financial and tax expertise to Orsett's financial operations, management and reporting functions. Mr. Shreeve, who began his career with the Internal Revenue Service, possesses a broad skill set that includes expertise in both U.S. and multi-national compliance and taxation in residential, retail, commercial, hospitality and multi-family real estate in both the public and private sectors. Prior to joining Orsett, Mr. Shreeve served as Senior Vice President and Chief Financial Officer with real estate investment companies, Loreto Bay and Sterling Centrecorp.

**Steven J. Vincent**  
 Senior Vice President, Construction



As the leader of Orsett Construction, Mr. Vincent is responsible for transforming Orsett's corporate vision into brick and mortar reality. With 25 years of building expertise and experience at every phase of construction, Mr. Vincent and his team guide each project from concept to completion. During his career, he has successfully completed more than three million square feet of commercial, retail, hospitality and residential projects. Mr. Vincent inspects each job personally and does not consider any project complete until the client is completely satisfied.



This picture is for illustrative purposes only. This property will not be acquired by the fund.

*Managing Broker/Dealer*

Pacco Capital Solutions, LLC, a member of FINRA, will act as the Managing Broker/dealer.

PACCO CAPITAL SOLUTIONS, LLC  
1821 56TH AVENUE  
GREELEY, CO 80634  
Phone (970) 353-7122 or (970) 506-0205  
Samantha Franzen: sfranzen@capwestsec.com

A Prospective Investor qualified to be a Non-Managing Member may subscribe for the purchase of Membership Interests in the Company by completing and delivering to the Managing Broker/Dealer the Subscription Documents included in the Private Placement Memorandum (PPM).

In the Subscription Documents, each Prospective Investor will make certain representations to the Company regarding such Prospective Investor's suitability as an investor in this Offering. Such documents must be submitted together with a check payable to "Orsett Opportunity West Fund I, LLC" for the entire amount of the Membership Interests being subscribed for. In lieu of a check, wiring instructions will be made available.

Following the receipt of such documents and the payment for the Membership Interests, the Company will verify each Prospective Investor's investment qualifications and accept or reject each subscription in its sole discretion. If the Company rejects a subscription for any reason, all funds submitted therewith will be promptly returned.

*For More Information, Contact:*

FINANCIAL SERVICE GROUP  
MICHAELJOHN KUDLIK  
4760 HIGHLAND, SUITE 245  
SALT LAKE CITY, UT 84117  
Cell (714) 335-0600  
Fax (801) 273-0600  
Michaeljohn Kudlik: [mjk@financialservicegroup.org](mailto:mjk@financialservicegroup.org)