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## Presentation Outline

- Orsett Properties, Ltd.
- ◆ Executive Team
- ♦ Real Estate Outlook
- Orsett Sunbelt Properties Fund, LLC
- Contact Us



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## Orsett Properties, Ltd.

- Founded in 1972, Orsett Properties, Ltd., the Sponsor, is a private commercial real estate development, acquisition, asset and property management company.
- Headquarters in Phoenix, Arizona.
- Long-standing relationships with lenders, brokers, and vendors.
- In-house construction and property management experts.
- Current assets include 1.1mm SF of office, light industrial, retail and multifamily properties plus approximately 275 acres of land.

## Orsett Properties, Ltd.

- Experience as an owner/operator of real estate through previous economic recessions, such as the early 1990's and the Resolution Trust Corporation.
- Solid financial position also maintained throughout current economic turmoil.
- This has been achieved by identifying real estate that may provide consistent, reliable cash flow
  - Located in areas of economic activity
  - Maintain diverse tenant mix
  - Sound fiscal and management principles



### Executive Team



Curt R. Feuer, Esq. Founder & Chairman

- 35 years experience acquiring, managing, and disposing commercial real estate assets.
- Founding Partner of Kassler & Feuer, P.C managed the firm for over 20 years.
- Director of Safety 1st, Inc. (SAFT), Boston Private Bank and Trust Company, Digitas.com, and the Wang Center for the Performing Arts.
- B.S. in Accounting from Brooklyn College of the City University of New York
- J.D. and L.L.M. from Boston University



### Executive Team



*Michael W. Freret Chief Executive Officer* 

- Joined Orsett in 1997 and returned to Orsett in 2008 as CEO.
- Responsible for Orsett's day-to-day activities.
- Duke Realty Corp. developed \$125mm commercial assets including 2.3mm SF with Amazon.com.
- Opus West Corp. managed 2mm SF of development projects.
- B.A. from Colby College
- J.D. from Georgetown University



# Real Estate Outlook

• Jan 23, 2011 - The Arizona Republic - Commercial-realestate market registers positive changes; Potential buyers look; 'blind optimism' gone

Link to web article

 Jan 6, 2011 - USA Today - Real estate funds defy forecasts with 27.6% 2010 gain

Link to web article

 Dec 23, 2010 - National Real Estate Investor - Office Property Sales Rise Amid Encouraging Economic News <u>Link to web article</u>



# Real Estate Outlook

- Dec 23, 2010 Phoenix Business Journal Commercial real estate could rebound in 2011 <u>Link to web article</u>
- Dec 17, 2010 The Arizona Republic Arizona unemployment rate drops, outpaces U.S. <u>Link to web article</u>
- Dec 9, 2010 National Real Estate Investor Office Sales Gain Traction - Buyers expand search for low-risk properties in top markets. Link to web article

#### Investment

Investment Units	Price to Investors
Per Investor Unit	\$1,000
Minimum Purchase	\$50,000
Minimum Offering	\$1,000,000
Maximum Offering	\$25,000,000
Greenshoe To	\$50,000,000



- \$25mm Fund to acquire from distressed sellers
- Target investments:
  - Assets priced between \$5mm and \$15mm
  - Value-add opportunities, utilize Orsett property management techniques
  - Improperly-capitalized assets, stabilize cash flow
- Acquisition Criteria:
  - Class A and B office properties
  - High-growth, infill locations of Sunbelt states
  - Historically stable submarkets
  - Acquire at discount from distressed sellers

### Objectives of the Fund

- Preserve investor principal
- Provide monthly income to the investor
- Achieve appreciation from a portfolio of assets



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### Features of the Fund

- 8% preferred return, paid monthly
- Target annualized return of 10-14%
- Hold period of 5 years

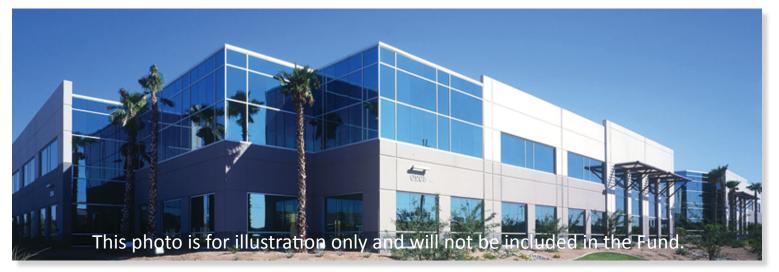




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### Features of the Fund

- The Sponsor will co-invest up to 10% of the total equity in the Fund
- Income will be partially sheltered from taxes
- The Sponsor is subject to a Clawback Provision
- The Fund is not correlated with the stock market





### For More Information

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