



Orsett Sunbelt Properties Fund, LLC

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Orsett Sunbelt Properties Fund, LLC

Disclaimer:

Orsett Sunbelt Properties Fund, LLC may be considered by ACCREDITED INVESTORS ONLY. This material does not constitute an offer to sell nor a solicitation of an offer to buy any security. Such offers can be made only by the confidential Private Placement Memorandum (the Memorandum”). Please be aware that this material cannot and does not replace the Memorandum and is qualified in its entirety by the Memorandum. This investment involves various degrees of risk, including the speculative market and financing risks associated with fluctuations in the real estate market. Please refer to the “Risk Factors” section of the Memorandum. The materials and information contained herein are investment objectives of the company. There is no guarantee that these objectives will be met.

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-real-estate 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

[Link to web article](#)

Real Estate Outlook

- ◆ **Dec 23, 2010** - Phoenix Business Journal - Commercial real estate could rebound in 2011
[Link to web article](#)
- ◆ **Dec 17, 2010** - The Arizona Republic - Arizona unemployment rate drops, outpaces U.S.
[Link to web article](#)
- ◆ **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](#)

Orsett Sunbelt Properties Fund, LLC

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

Orsett Sunbelt Properties Fund, LLC

- ◆ \$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

Orsett Sunbelt Properties Fund, LLC

Objectives of the Fund

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



Orsett Sunbelt Properties Fund, LLC

Features of the Fund

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



Orsett Sunbelt Properties Fund, LLC

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





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Questions and Answers

For More Information

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