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OUR PRIVATE INVESTMENT MANAGEMENT FIRM PROVIDES CAPITAL TO GROW COMPANIES WITH INNOVATIVE PRODUCTS & SERVICES.

White Oak Real Estate Opportunity Fund 2010, LLC

Offering Brochure: For Broker/Dealer Use Only

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 White Oak Real Estate Opportunity Fund 2010, LLC (the "Company"). The use of this Executive Summary is authorized only when preceded or accompanied by the PPM together with any amendments or supplements thereto. This document summarizes only certain portions of the memorandum 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 White Oak Real Estate Opportunity Fund 2010, 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.

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White Oak Real Estate Manager I, LLC

From left to right:

Friedl Böhm, Michele Souder, Jack Kessler, Mike Menzer and Jim Cramer

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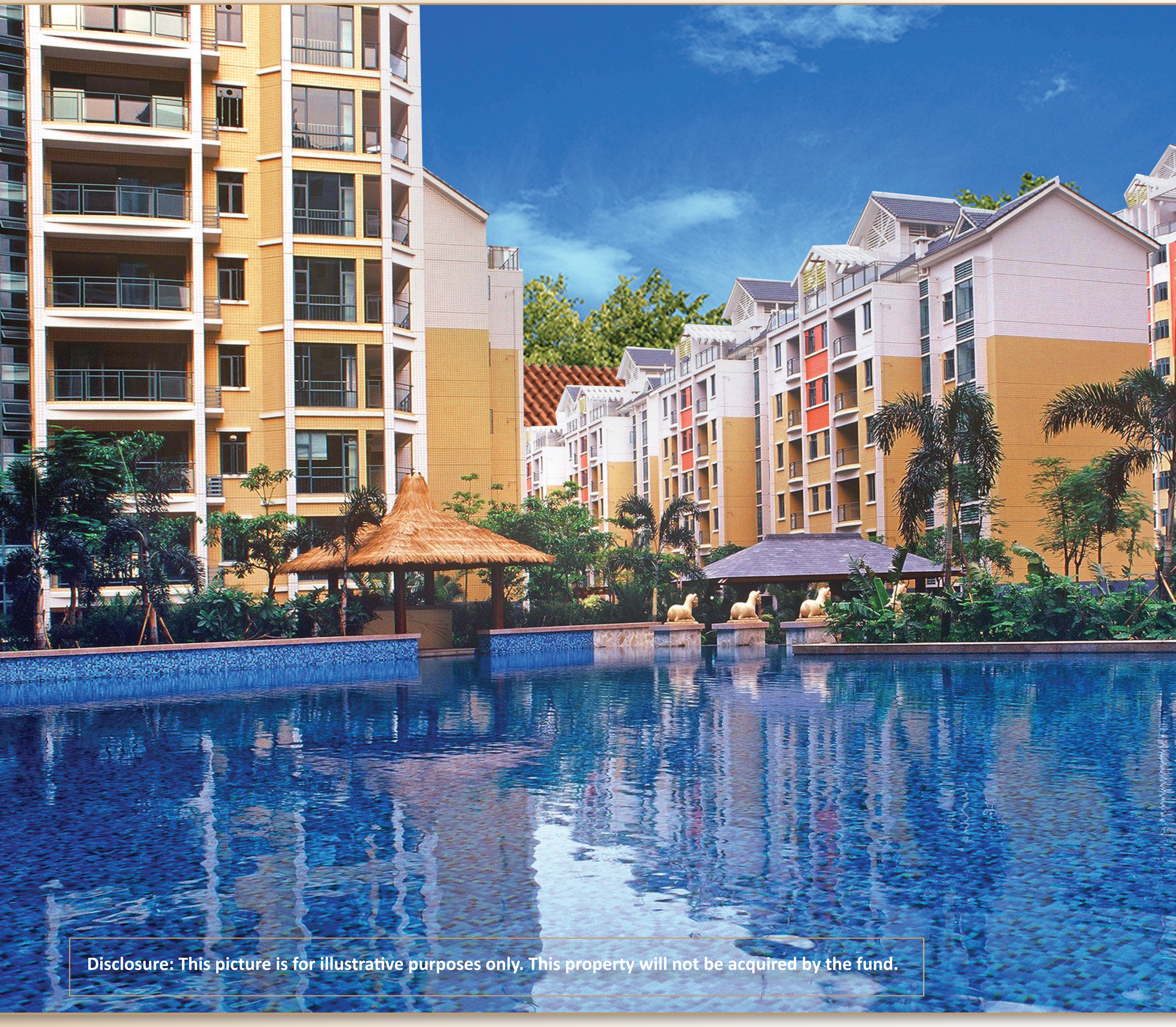


Multifamily Housing

It's the summer of 2010 nearly two years since everyone was caught off guard by the most damaging real estate bust in American history. Remember the early 90s when the real estate market fell sharply, then rebounded just as dramatically? Investors rode the bandwagon up while properties were appreciating 40% or more throughout the mid 2000s. It was possible for a small investor to purchase a fourplex in 1986 for $250,000 and sell it in 2006 for $2 Million.

When we look at history and compare it to the current real estate environment we find:

2010: Multifamily

- Historically, interest rates have never been lower.
- More people are losing their single family homes to foreclosure and downsizing to rentals.
- New Multifamily construction has declined considerably.
- The recession and shifting demographics will swell the ranks of people who will rent, not buy, housing over the next five years, so roughly 10 million extra folks could be moving into rentals
  Source: Barron's cover story, July 24, 2010
- Distress creates opportunities, and last year was one of the worst periods on record for multifamily properties.
- Multifamily buildings have endured much distress in 2009, but Commercial Real Estate Performance Information And Analysis (REIS) as well as other data providers generally expect apartments to be one of the first sectors to rebound in commercial real estate.
  Source: National Real Estate Investor, January, 2010

Renter Nation

Barron's Magazine: Cover

By Gene Epstein

July 26, 2010

The recession and shifting demographics will swell the ranks of people who will rent, not buy, housing over the next five years.

The American dream of owning a home is still very much alive, but it will be no more than a dream for a growing number of people over the next five years. That's bad news for home builders, who already have big troubles, as June's reports on housing starts, existing-home sales, building permits and unsold-home inventories showed. But it is good news for anyone renting out a home, apartment or condo, or any real-estate investment trust specializing in residential rental properties.

Most U.S. households own the dwelling they live in, and that isn't likely to change. But demographic and economic forces, together with some perversities of government policy, are combining to push the share of ownership back to where it was in the early 1990s. Already, in the wake of the housing bust that brought on the Great Recession [of 2008-09], the share of U.S. households owning homes has slid steadily—from 69% at its peak in 2004 to 67.2% in this year's first quarter. And the rate is likely to fall to its 1993-94 level of 64% by 2015.

The flip side of this trend is a rising rental rate, which probably will hit 36% by 2015, versus 32.8% in 2004. Every percentage-point increase represents nearly 1.3 million households, and the average household includes more than two people—so roughly 10 million extra folks could be moving into rentals over the next five years.

> Based on the years when the boomers, busters and echo boomers were born, the size of certain age groups will expand and contract as the years pass, creating imbalances that haven't been, and won't be, altered by the net influx of immigrants into the U.S. Through 2015, those imbalances point to a decline in the rate of home ownership.
>
> Largely because the echo boomers are more numerous than the baby busters, there are now more U.S. residents aged 15 to 29 than 30 to 44. So five years from now, the nation will have more 20-to-34-year-olds than 35-to-49-year-olds.
>
> At the same time, the study sees the number of households headed by someone under 35—a prime rental group—expanding faster than the overall population.

Dallas-based Axiometrics tracks monthly price and occupancy data on apartments in 305 markets around the country. Its research chief, Jay Denton, reports that, on new leases written through this year's first six months, effective rents—those after all concessions are taken into account—rose a robust 3.2%, after declining through 2009 and much of 2008. And occupancy growth, adds Denton, is close to the best he's seen in the past 13 years.

That turn should last for quite a while.

This article is an excerpt from a published article. To read the article in its entirety, please follow this link: http://online.barrons.com/article/SB50001424052970204078204575377403833112416.html?mod=BOL_twm_ls#articleTabs_panel_article%3D1

Profiting From Record-Breaking Distress in Multifamily Properties

National Real Estate Investor

By Dr. Victor Calanog

January 26, 2010

The relative lack of new developments in the pipeline from 2011 to 2013 suggests that multifamily properties may generate good returns in the near-term. Several sources project large rent increases during this period for metropolitan areas that have no new buildings planned for delivery. “With pricing at attractive levels and financing still somewhat available via government-sponsored enterprises, today might be the time to invest in multifamily properties,” says Dr. Victor Calanog. He goes on to state:

Distress creates opportunities, and last year was one of the worst periods on record for multifamily properties.

- The national vacancy rate hit 8% by the end of the year, up from a previous high of 7.8% in 1986. Similarly, asking and effective rents cratered at magnitudes previously unseen, both at the national and MSA levels.

- Asking rents fell by 2.3% through 2009, the largest annual decline on record. Effective rents fell by 3.0% for the year, more than triple the worst decline previously recorded in 2002.

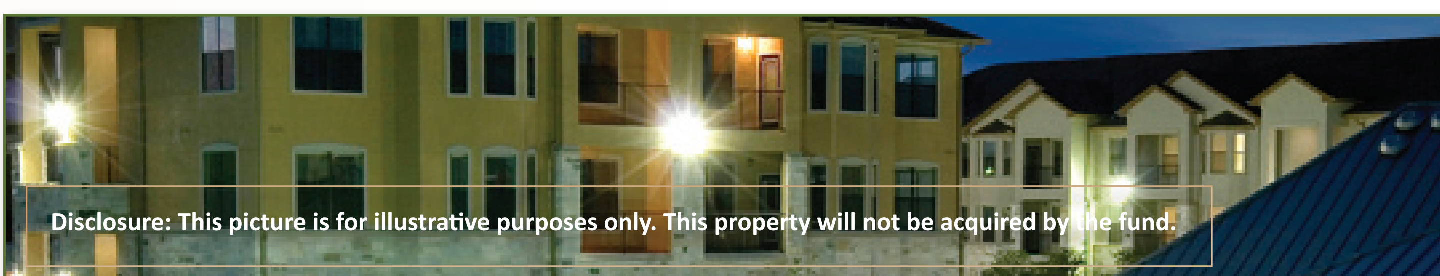
- Deterioration in loan performance for debt supported by multifamily properties reflected the pressure that actual collateral was enduring.

- Data for securitized loans show that overall delinquency and default rates (CMBS loans that are 60 days or more past due) spiked from 2.32% at the end of 2008 to 7.22% by the end of 2009.

- Multifamily buildings have endured much distress in 2009, but Commercial Real Estate Performance Information And Analysis (REIS) as well as other data providers generally expect apartments to be one of the first sectors to rebound in commercial real estate.

If there are indeed opportunities looming on the horizon commencing in 2011, this is the year that serious investors should begin scouring the landscape for good deals.

This article is an excerpt from a published article. To read the article in its entirety, please follow this link: http://nreionline.com/distressedinventory/profiting_from_multifamily_0126/



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

Apartment Leases, Rents Pick Up

Real Estate News and Analysis from The Wall Street Journal

By Dawn Wotapka

June 16, 2010

As the housing downturn drags on and on, (today comes news that starts dove 17% in May) the apartment sector is picking up.

As I write in June 16th's Journal, some of the nation's largest apartment-building landlords are reporting an end to rent declines.

The main reason is demand:

The first four months of this year saw the strongest apartment demand in a decade. "It's a much more bullish sign than anticipated," Hessam Nadji, managing director of Marcus & Millichap, tells The Wall Street Journal's "Developments". With layoffs no longer dominating the headlines those who have kept their jobs or who found new ones are more likely to ink leases. Renters who bunked with roommates during the crash – and are probably tired of them by now – are striking out on their own, while others are upgrading from that bargain-priced unit to one with amenities. Meanwhile, the jobs market doesn't look that great. The newly employed may be hesitant to commit to a 30-year-fixed mortgage, no matter how low rates are.

Plus, now that the first-time home buyer tax credit is history, fewer renters are exiting for home ownership, companies report. Some tenants are even sticking around by choice, aware they don't have to worry about their home's plunging value or fear owing more than their house is worth. They can "wait out the turbulence in the single-family market," says Jeffrey Friedman, chief executive of Associated Estates Realty Corp., an Ohio-based apartment landlord.

David Neithercut, chief executive of Equity Residential, the nation's largest landlord, has noticed this "psychology change" in consumers. There is "a change in one's thought process about the benefits or wisdom of owning a single-family home," he said at a recent industry conference. "There is no one in this room who doesn't know someone who is upside down in a house or know someone who can't sell their house and move to another community to take a new job opportunity."

This article is an excerpt from a published WSJ Blog. To read the article in its entirety, please follow this link: http://blogs.wsj.com/developments/2010/06/16/home-buyer-psychology-changes-fuels-rental-market/

Realtors Predict Stronger Multifamily Market for 2011

Multi-Housing News

By Dees Stribling, Contributing Editor

June 1, 2010

Washington, DC—In its most recent commercial real estate report, the National Association of Realtor (NAR) is predicting that most kinds of commercial real estate fundamentals will continue to weaken through the end of 2011. The exception to the pattern, says the organization, will be multifamily rental properties, which will see a decrease in vacancies as well as modest rental increases next year. A significant increase in net absorption in the quarters ahead – with one exception – will be one of the drivers of the downward movement of multifamily vacancy rates. As the economy creates jobs in the second half of 2010, one of the immediate results, says NAR, will be household formation, and most of those households will be apartment dwellers.

A drop in the completion of new units will be the other major driver in lowering vacancy rates for multifamily properties. In 2009, some 177,500 units were completed, according to NAR. In 2010, there will be 59,300 and in 2011, only 53,300. As it happens, multifamily is the only bright spot for commercial real estate in 2011, the organization concludes. In contrast to lowering vacancies and rising rents for multifamily properties, office, industrial, and retail properties will all continue to see higher vacancies and mostly lower rents in 2011.

Read the complete article at: http://www.multihousingnews.com/news/realtors-predict-stronger-multifamily-market-for-2011/

2010 U.S. Real Estate Investment Outlook and Market Perspective

RREEF Research, a member of the Deutsche Bank Group

Prepared by Alan Billingsley & Alex Symes and Produced by Joyce Garma

March 1, 2010

Apartment Properties – Recovery is on the Horizon

The Issues: The apartment sector moved to the head of the class in early 2010 and recent surveys suggest that it is currently the preferred asset type for institutional investors. This optimism is supported by the widely held belief among investors that the pricing in this sector is near or at the bottom and holds the best prospects for recovery. The combination of short-term leases, strong prospects for demand fundamentals, as job growth resumes, and the availability of attractive financing through the Government Sponsored Enterprises (GSE) should enable the asset class to be the first sector to recover. Furthermore, there is significant upside for rent growth due to the desirable demographic trends that will materialize over the next few years while only a few deliveries are forecast. Given this outlook for a relatively quick recovery, the apartment sector poses the fewest risks to investors at this time. However, caution should be exercised relative to market selection, as some markets will require more time than others for recovery.

Outlook: The outlook for apartment investment is positive. The improvement in demand trends that emerged last summer indicate that the worst for the sector may be over. Apartments are again positioned to be the first real estate sector to recover and it is expected that vacancy might stabilize in 2010, followed by the possibility of rent growth in 2011. There are excellent demographic trends now materializing that will counteract current weakness and enhance the recovery once sustained job growth finally reemerges. An upbeat outlook, future access to equity financing, and indication that prices may be bottoming places apartments near the top of the list for investment in 2010.

Read the entire article at: http://www.irei.com/uploads/marketresearch/155/marketResearchFile/Strategic-Outlook-2010.pdf

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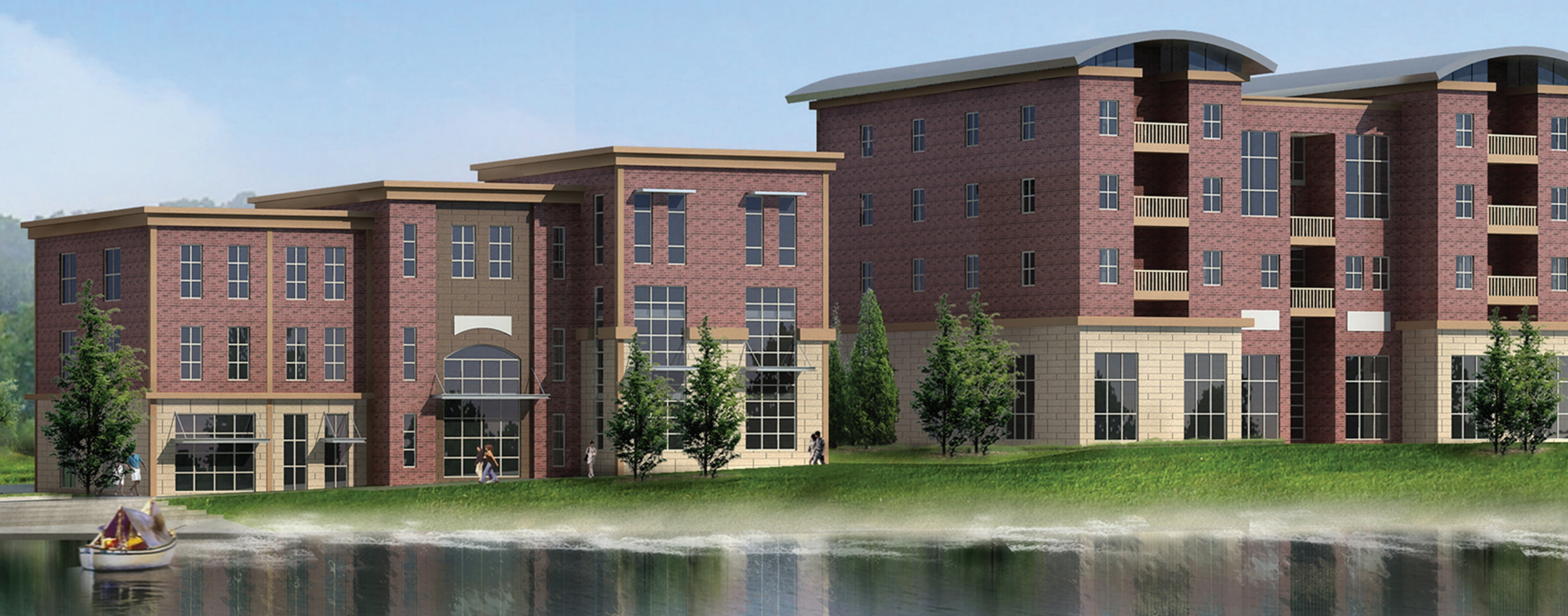
This is not an offer to buy or sell any security. Securities are offered by the Private Placement Memorandum (PPM), which must precede or accompany this piece, to suitable, accredited investors. Investments are highly speculative, subject to up front fees and expenses that may impact the investor returns 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.

White Oak Real Estate Opportunity Fund 2010, LLC

An Investment in Multifamily Real Estate

Executive Summary



Minimum Subscription:	$50,000 Increasing in Increments of $25,000
Maximum Amount of Membership Interests:	$15,000,000 with a greenshoe to $25,000,000
Preferred Return:	8% per Annum on Adjusted Capital Contributions

The Company will generally target Investments consisting of apartment complexes with 200 to 400 apartment units, where the owner is financially distressed, generally located east of the Rocky Mountains and in the Midwest and Southeastern United States, excluding Florida, and will either acquire such opportunistic Investments or purchase the senior debt of such Investments from the lender, mortgage servicer or current owner.

White Oak Real Estate Opportunity Fund 2010, LLC

White Oak Real Estate Opportunity Fund 2010, LLC has been organized as an Ohio limited liability company with White Oak Real Estate Manager I, LLC, an Ohio limited liability company as its Managing Member.

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White Oak Partners, Inc., an Ohio corporation, will provide investment advisory and management services to the Managing Member on behalf of the Company.

The Management Team

White Oak Real Estate Opportunity Fund 2010, LLC has formed an affiliate company that is dedicated as the asset manager of the Fund Investments, White Oak Real Estate Manager I, LLC.

The management company will focus exclusively on the professional asset management oversight of the Fund's investment properties. As more fully explained below, the management company is comprised of an experienced team of real estate professionals who's goal it is to support that the Fund's investment strategy is consistently adhered to, that the current yield is attractive, that they capitalize on opportunities to create value, and that the exit strategy is timed in the market so to potentially maximize the gain on sale of their properties. There is no guarantee that these objectives will be met.

The Company, with a target equity capitalization of $15,000,000-$25,000,000, will rely on the substantial investment experience of its management team with a combined history of over 75 years of experience in acquiring, developing and managing multifamily real estate properties. The resumes of each of the Principals give a brief glimpse of the type and depth of experience they possess.

White Oak Real Estate Manager I, LLC
From left to right: Friedrich Böhm, Michele Souder, Michael Menzer, John Kessler, James Cramer

This group represents The Management Team (collectively referred to herein as the "Principals"), plus their relationships with dozens of multifamily owner/managers across the country. The Affiliates and Principals of the Company have been actively involved in real estate, with a concentration in multifamily, throughout their careers. On a combined basis, they have acquired, owned and/or managed over $12 billion of real estate in their careers, approximately 80% of which have been multifamily real estate projects (approximately 100,000 units).

Company Objectives

The Company's objective will be to deliver:
Reasonable and market-competitive risk-adjusted private equity returns.

The Company will seek to achieve this objective:
By principally investing in existing multifamily real estate properties that offer cash flow and long-term capital appreciation.

The Company will be the originator of most of the Investments but may not necessarily be the lead investor. The Company will target properties where financial restructuring or capital investments will create opportunities for rent advancement and capital appreciation. In addition, the Company may have opportunities to purchase senior debt at a discount (with the intent to acquire the underlying real estate through foreclosure).

We plan to invest in assets where our equity will allow an existing property to generate significant cash flow in the current economic environment. We plan to improve or restructure qualifying properties and hold them until higher rent levels and prices are achievable.

Real Estate Upheaval and Global Economic Collapse: A Potential Opportunity!

The goal of the Company is to take advantage of the current upheaval and uncertainty in the real estate market due to the global economic collapse and to be **an opportunistic buyer of multifamily projects;** with the team assembled and described herein, the Company has the:

- **Requisite talent**
- **Ability**
- **Experience**

There is no guarantee that these objectives will be met.

Target Locations

The Company will target existing multifamily apartment communities:

- 200-400 units
- East of the Rocky Mountains
- In the Midwest
- Mid-Atlantic regions and
- Southeastern United States (excluding Florida)
- Single family housing values have gone down
- Job losses seem to have stabilized
- Ratio between average home mortgage payments and apartment rental rates has begun to stabilize; and
- Properties that are encumbered by debt are higher than current rental rates and economic occupancy.

The Company will also seek properties that may be repositioned from "B Quality" facilities to "A Quality" facilities with smart rehabilitation or redevelopment.

Property Assumptions

Based on initial equity of $15,000,000 and utilizing debt equal to approximately 65%-75% of each property's actual cost, based on the properties supporting a 1.30 to 1 debt coverage ratio (for the principal and interest) the Company expects to make approximately 3 to 6 investments of approximately $2,500,000 to $6,000,000 each:

- Assuming initial equity of $15 million
- The funding of 65%-75% of cost with debt
- Total investment in properties would approximate $50 million.

The management team expects to purchase an average of two to four Investments per year during the investment period.

Investment Fundamentals

The Company has the talent and the resources to carefully evaluate the market and the market potential for each property. Properties that the Company will pursue will typically have:

- A high occupancy rate, and
- A positive market projection for the future.
- Invest in properties which we believe are well below competitive market rents in the area, thus enhancing our opportunity for rental growth and resulting value creation during the period of time the property is held in the portfolio.
- The Company will evaluate acquisitions on a case-by-case basis and may acquire Projects that do not meet one or more of these criteria.

There is no assurance that any of these objectives will be achieved.

If a reasonable level of invested equity is insufficient to reposition a particular property, the Company will look at alternative solutions. However the Company will not invest in properties that need substantial physical improvements or that has been adversely impacted by a deteriorating local neighborhood or sub-market.

White Oak Real Estate Manager I, LLC will focus exclusively on the professional asset management oversight of the Fund's investment properties. The management company's goal is to ensure that the Fund's investment strategy:

- Is consistently adhered to
- The current yield is attractive
- Capitalizes on opportunities to create value, and
- The exit strategy is timed in the market to maximize the gain on sale of our properties.

Throughout the selection and acquisition process and the active management of property performance, White Oak, on behalf of the Fund, has the following objectives:

- Produce current income for investors through operations of the properties with a minimum goal of current distributions yielding 8% per annum;
- Preservation and Protection of Investor's Capital; and
- Produce a tax-advantaged capital gains profit by selling the properties in the near future at values in excess of our purchase price.

There is no guarantee that these objectives will be achieved.

Minimum Subscription: $50,000 increasing by $25,000

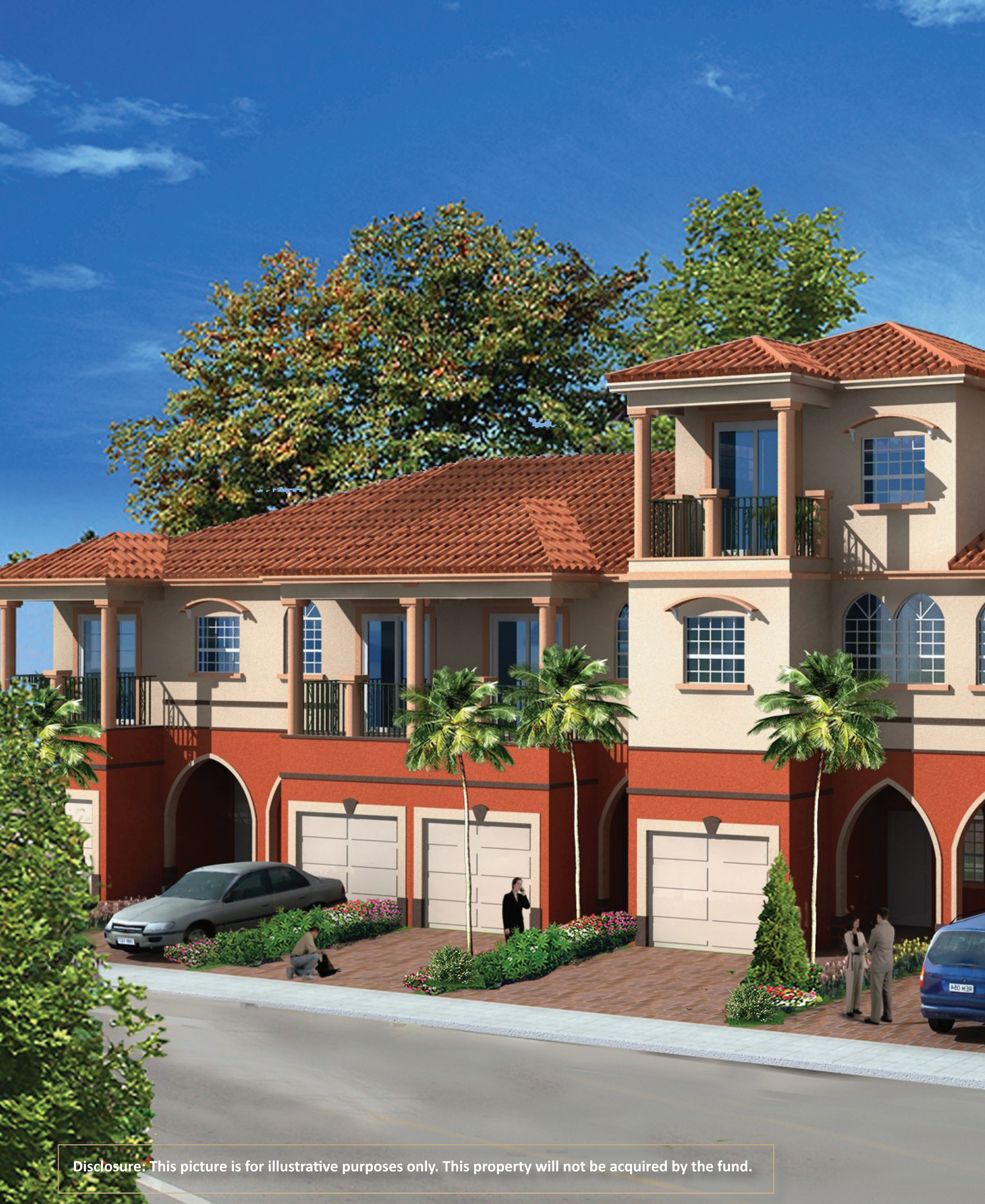
The minimum subscription amount for the purchase of Membership Interests in the Company is $50,000 increasing in increments of $25,000 above the Minimum Subscription; provided that the Managing Member, in its sole discretion, reserves the right to accept subscriptions for lesser amounts and to reject any commitment for any reason.

Target Return: 12 - 15% and 8% per annum on the Adjusted Capital Contributions

The Company's target investment return will initially range from 12-15% return on equity during the life of the investment.

To the extent the Company has sufficient Funds Available for Distribution, the Non-Managing Members will receive an amount equal to 8% per annum on their Adjusted Capital Contributions to the Company, consisting of each Non-Managing Member's initial Capital Contribution less all capital returned to such Non-Managing Member from time to time through distributions of capital. Preferred Return is paid on an annual cumulative, non-compounding basis and commences to accrue with respect to each Non-Managing Member on the date the Company acquires Investments with the proceeds of such Non-Managing Member's Capital Contributions. All Preferred Returns are paid on a pro rata *pari passu* basis.

There is no guarantee that these objectives will be achieved.



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

Anticipated Cash Distributions

We anticipate quarterly cash distributions from the excess cash flow of each property. White Oak's goal is to sell the investment properties as quickly as possible once markets have stabilized.

Our primary investment goal is to protect our investors' principal. Our next goal is to return periodic cash distributions to our investors from net operating cash flow generated by the properties producing a higher than comparable annual bond equivalent yield. Our final goal is to realize a capital gain from the sale of the properties during better market conditions for real estate investments.

Accordingly, we will target a gain on sale that will appreciably enhance the overall return on investment.

Subject to the limitations set forth above during the initial 12 months after the Company acquires each Investment and after the payment of all debt service requirements, necessary capital expenditures, and operating expenses, if any, and the funding of necessary reserves, all Funds Available for Distribution generated from the operations of the Company will be distributed as follows:

First To all Members, pro rata, until all Capital Contributions have been returned;

Second To the Non-Managing Members, pro rata, in the amount of all accrued and unpaid Preferred Return (8% per annum, calculated on a simple and non-compounding basis on the declining balance of each Non-Managing Member's Adjusted Capital Contribution, accruing for each Non-Managing Member from the date of closing on the first Investment with the proceeds of such Non-Managing Member's Capital Contribution);

Third 80% to the Non-Managing Members, an amount to the Class B Non-Managing Member equal to the Class B Incentive (as defined in the PPM), and the remaining 20% to the Managing Member, until such time as the Non-Managing Members have received a cumulative return on their Adjusted Capital Contributions equal to 10%;

Fourth 75% to the Non-Managing Members, an amount to the Class B Non-Managing Member equal to the Class B Incentive, and the remaining 25% to the Managing Member until such time as the Non-Managing Members have received a cumulative return on their Adjusted Capital Contributions equal to 12%; and

Thereafter 60% to the Non-Managing Members, an amount to the Class B Non-Managing Member equal to the Class B Incentive, and the remaining 40% to the Managing Member.

These distributions are not guaranteed.

Investment Leverage

The Company intends to cause each Investment Entity to obtain financing to either acquire or refinance approximately 65%-75% of the purchase price of each Investment. It is anticipated that such financing will be obtained from government-sponsored entities such as HUD, Fannie Mae and Freddie Mac.

The Company's financing goal is to secure such government-sponsored financing on a long-term, non-recourse basis with a fixed rate of interest (or in some cases, a floating rate with a cap). In the event that such government-sponsored debt is unavailable or unable to be secured timely in order to acquire an Investment, the Company is permitted to obtain financing from a traditional commercial lender to bridge such timing gap. In such event, the Managing Member or its Affiliates and/or Principals may be required to personally guarantee such loans. If any individual personally guarantees any loan on behalf of the Company or any Investment Entity, such individual shall be paid by the Company a guaranty fee which is consistent with current market.

In the event that traditional commercial financing is not available to bridge such timing gap, the Managing Member or any Affiliate may provide such financing on commercially reasonable terms. White Oak's asset management expertise will help to enhance this investment opportunity for several reasons:

White Oak's Practices

- White Oak closely monitors both the economic performance of the investment properties and the operation of the rental communities as performed by third-party management companies.
- Neither the Manager nor its affiliate, White Oak Partners, will be the property manager. We plan on engaging a highly qualified local manager for each property acquired.
- White Oak exercises thorough due diligence in its selection of investment properties for the portfolio.
  - Only properties in stable markets will be considered.
  - The age and physical condition of potential acquisitions compared with comparable properties are studied.
  - Tenant occupancy rate and rental rates are evaluated in relation to the market area and comparable properties.
  - The value at which the Company might consider acquiring a property is established to support a rate of return on invested equity which is consistent with established investment parameters.
  - Provided that an acquisition can then be negotiated on terms acceptable to the Company, our highly experienced and professional due diligence and legal team will proceed toward closing.
  - An important component of the final due diligence phase will be to evaluate and select a highly qualified property manager in the local market to handle the operation of the rental community.
  - Focus on stable market areas and properties with rents which are somewhat below market averages; with inherent opportunity to increase the income stream over time.
  - The company will evaluate acquisitions on a case-by-case basis and may acquire projects that do not meet one or more of these criteria.

There is no assurance that any of these objectives will be achieved.

Summation

White Oak's Experience

White Oak has a professional staff with a combined history of over 75 years of experience in acquiring, developing and managing multifamily real estate properties.

White Oak's asset management discipline supports a proactive approach to maximizing asset performance, including regular monitoring of all property operations and an annual maintenance program to protect asset values.

White Oak's Asset Management team members make regular on-site inspections. They require monthly and quarterly financial as well as operating reports from the property managers.

Data collected from the site visits and operational reports are analyzed regularly by White Oak's Asset Management team. This level of discipline exhibits the team's response to trends and variances observed in property performance, thus ascertaining that each property is adhering to White Oak's target criteria.

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Executive Team

Friedrich K.M. Böhm, Senior Partner & Chairman

Mr. Böhm serves as Senior Partner and Chairman of White Oak Partners, Inc. Prior to joining White Oak Partners, Mr. Böhm was Chairman of NBBJ, a leading international architecture and design firm, until 2006. Under his leadership, his former firm grew into an international consulting power with over 1,000 professionals in 5 countries. Mr. Böhm was one of the creators of the firm's mission to help its clients transform their businesses through thoughtful organization and superior design. Under Mr. Böhm's direction, his former firm designed in excess of 200,000 multifamily apartment units. In addition to large projects in cities such as Beijing, Taipei, London, Istanbul and Moscow, Mr. Böhm has been credited with helping define the modern character of downtown Columbus, Ohio. As both a community leader and architect, he has helped to set the standards for Columbus' thoughtful development, including many of downtown Columbus' prominent buildings.

Born in Krems, Austria, Mr. Böhm was educated in Austria and the United States. In 1966, he received his Dipl. Ing. from the Technische Universitat Wien. A Fulbright Scholar, he received his Masters Degree in City and Regional Planning in 1969 at The Ohio State University. His relationship with the school continues today, with recognition in 1988 as a Distinguished Alumnus, and positions from 1969-73 as a lecturer and from 1986-92 as an adjunct professor. He has also served as Chairman of the Advisory Board of the OSU School of Architecture and is presently advising the University on several key projects.

In addition to his architecture practice, Mr. Böhm was a co-founder of the Daimler Group; a central Ohio based real estate Development Company that develops approximately $150,000,000 of real estate annually. He serves on Daimler's board and remains a partner in the company. Through his vast international connections, Mr. Böhm has also developed several real estate projects overseas and today is a partner in Storm Properties, a real estate development company based in Moscow, Russia.

Together with Mr. Kessler, Mr. Böhm has developed a number of apartment projects in Ohio and today in Company with Mr. Kessler owns 6 apartment projects in central Ohio with a total of over 1,000 apartment units. Their Company has not only proven successful in the development and management of many real estate development projects, but together they have explored and implemented a variety of financing alternatives for their projects. Their currently owned projects are either conventionally financed or financed through a HUD program, and 3 of their projects were refinanced by HUD in early 2010.

Mr. Böhm has served on the Board of Directors of the Huntington National Bank, currently serves on the Boards of M/I Schottenstein Homes, TRC Companies, and the Daimler Group. He has also been instrumental in assisting numerous young entrepreneurs start their new ventures. He is a founding Partner of Transmap, The Daimler Group of Developers and Travel Partners. Mr. Böhm also serves the community as current or former board member of The Wellington School (former chairman), Muskingum College, The Columbus Symphony Orchestra and The Columbus Museum of Art.

As a diplomat, Mr. Böhm has served on the Special Advisory Committee to the Austrian Chancellor, was named Honorary Consul for Austria in 1993, and in 1995 received the Grand Decoration of Honors in Silver for Services to the Republic of Austria. Among Mr. Böhm's many achievements are his being named as Entrepreneur of the Year by Inc. Magazine, being named a Fellow to the American Institute of Architects in 1992 and a Senior Fellow to the Design Futures Council in 2004, as well as his receipt of the AIA Ohio Gold Medal Award in 2002.

John W. Kessler

Mr. Kessler is Owner of the John W. Kessler Company and Chairman of The New Albany Company, both of which are located in New Albany, Ohio, a large "New Town" development of approximately 5,000 acres in the Columbus, Ohio area. The New Albany Company develops land, single and multifamily housing, retail, offices and all of the necessary community facilities associated therewith, ranging from schools to a library and an arts center. Under the direction of Mr. Kessler, The New Albany Company has developed over 600 apartment units.

In the early 1960's, Mr. Kessler was the co-founder of Multicon. Multicon was one of the largest, national development companies of approximately 14,000 garden apartments through the mid-70's. Mr. Kessler was also the developer of Seabrook Island, a 1,400-acre resort in South Carolina.

In recent years, Mr. Kessler has developed and purchased a number of apartment projects in Ohio, mainly in Company with Mr. Böhm. Their Company presently owns 6 apartment projects in central Ohio totaling greater than 1,000 units; 4 of these apartment projects are financed through HUD. Mr. Kessler not only has a wealth of experience in the acquisition and/or development of multifamily projects, he also has great deal of knowledge of the financing of such projects through government sponsored entities, having most recently refinanced 3 multifamily projects through HUD in early 2010.

Mr. Kessler is a Board Director of Abercrombie & Fitch and Commercial Vehicle Group. He also serves on the Columbus Regional Airport Authority, The John Glenn School of Public Affairs, and is a Board Member of The Columbus Company and Columbus Downtown Development Corporation. Mr. Kessler is past Chairman of The Ohio State University Board of Trustees; Ohio Public Works Commission, United Way of Central Ohio, Greater Columbus Chamber of Commerce, Columbus Museum of Art and The Ohio Arts & Sports Facilities Commission and past President of the Columbus School for Girls. He also served on the Board of Directors of JPMorgan Chase & Co., The Limited, Inc. and Cleveland Federal Reserve.

Mr. Kessler was inducted into the Central Ohio Business Hall of Fame, received the Builder of Columbus Award, the Builders Exchange Columbus Award, Columbus Chamber of Commerce Outstanding Citizen, the Gerlach Award and the Columbus Public Schools Hall of Fame Award.
Mr. Kessler is a graduate of The Ohio State University, College of Business Administration. Mr. Kessler lives in New Albany, Ohio.

As a developer, owner and manager of large apartment projects over a period of 40 years he provides invaluable strategic knowledge to the Company.

Friedl Böhm, Mike Menzer and Jack Kessler

Michael J. Menzer, Founder & Senior Partner, CEO

Mr. Menzer is the founder and Chief Executive Officer of White Oak Partners, Inc., a private equity firm located in Granville, Ohio. Mr. Menzer currently divides his time between managing his investments, serving as the Chief Executive Officer of White Oak Partners, Inc., serving as Chairman of the Board of Auriga Measurement Systems, a company specializing in the electronics industry, and serving on the boards of Mecom Oil, Patriot Bank and Woodlands Bank FSB. In addition to being a founder of White Oak Partners, Inc., he is the founder and President of Northstreet Partners LLC, an investment holding company with interests in property development and commercial real estate.

Prior to founding White Oak Partners and Northstreet Partners, Mr. Menzer was the founder and President of Paramount Financial Group, a real estate investment and management company that acquired "to be built", completed and existing multifamily properties that needed varying degrees of rehabilitation. Under Mr. Menzer's direction, Paramount acquired properties across the United States located in 47 different states and having a market value of over $10 Billion, including approximately 100,000 apartment units. Mr. Menzer and his Paramount team funded these acquisitions with over $4.2 Billion raised from institutional investors combined with over $6 Billion in long-term financing through Fannie Mae, Freddie Mac, HUD and Wall Street securitized financing markets. At its peak Paramount employed over 700 people. In 2001, Mr. Menzer sold Paramount to a subsidiary of GMAC and remained as its President until forming Northstreet Partners in 2003.

Mr. Menzer has over 20 years of experience in the multifamily housing investment industry. Individually and through Paramount Financial Group, Inc., Mr. Menzer has also consulted and assisted in the development of nursing homes, congregate care facilities, RHCDS projects, HUD Section 8 and historic property projects and renovations. Mr. Menzer's prior company, Paramount, specialized in the acquisition, syndication and asset management of multifamily housing properties in the United States. At its peak, Paramount managed a housing portfolio of 750 properties, consisting of approximately 100,000 apartment units in 46 states. Paramount offered a range of services, including real estate acquisition, housing tax credits, multifamily and commercial asset management, tax credit compliance consulting, developer services, investment banking and residential and commercial property management services.

Mr. Menzer is a resident of Granville, Ohio and a graduate of Bucknell University. He is a Trustee of the Central Ohio Technical College. Mr. Menzer also serves on boards of the Ohio State Newark Campus Development Fund, Knowledge Works, Hospice Foundation, Patriot Bank, Woodlands Financial, Auriga Measurement Systems, Mecom Oil and Performance Building Products.

Mr. Menzer formerly served on the board of Park National Bank and its public (American Stock Exchange) holding company, Park National Corporation, and Turning Technologies.

Mike Menzer

James P. Cramer, CFO

Mr. Cramer is the Chief Financial Officer of White Oak Partners, Inc. a private equity firm based in Central Ohio.

Prior to joining White Oak Partners, Mr. Cramer was a co-founder and principal of K2 Group; a commercial real estate development firm which specialized in the development of upscale neighborhood retail centers situated in affluent suburban markets. Most recently, the firm completed an upscale center of approximately 100,000-sf in Dublin, Ohio.

Mr. Cramer also served for eleven years as Executive Vice President & Treasurer of The Pizzuti Companies, a regional real estate development company; as well as several years with Deloitte & Touche. Leveraging his extensive background in public accounting and commercial real estate, Jim helped Pizzuti implement the technology, processes, reporting and modeling capabilities required to support the growth of the business from $50 million to nearly $750 million. Jim was instrumental in Pizzuti's initial venture with an institutional capital provider, ensuring that asset-specific modeling, portfolio roll-ups and venture-level reporting met best-practices benchmarks and consistently exceeded the requirements of principals, investors and lenders. A CPA and graduate of Otterbein College, Jim's affiliations include the AICPA, the OSCPA and the Advisory Board of Otterbein's MBA Program.

Michele R. Souder, Senior Partner, Investment Management

Ms. Souder serves as Senior Partner of Investment Management at White Oak Partners, Inc. Her primary duties are to manage the due diligence and acquisition activities for the firm and to provide oversight to White Oak investments. Immediately prior to her association with White Oak, Ms. Souder was a partner in a national, PCAOB registered accounting firm. Ms. Souder's practice included consulting, due diligence, audit and tax clients.

Ms. Souder has served as the chief financial officer of a diversified GMAC real estate subsidiary with brokerage, development, commercial, and residential property management, as well as tax credit syndication operations. While in this position, she was responsible for the asset management of 100,000 multi-family units in North America, as well as financial reporting, treasury, corporate finance, credit management, risk management, and investor services.

At VOA National Services, Ms. Souder served as the senior financial officer and chief accounting officer for a national non-profit developer, owner, and manager of senior housing, skilled nursing facilities, assisted living facilities, and home health businesses. Ms. Souder has also served as the senior financial executive for a national property management organization with 57,000 units under management, a developer and syndicator of multi-family properties, and a developer, owner and operator of student housing facilities.

Ms. Souder was a member of the Crisis Management team of Jay Alix & Associates, a nationally renowned crisis management firm, where she helped to manage clients in a wide variety of industries through mergers, judicial and non-judicial workouts, and liquidations.

Ms. Souder holds undergraduate degrees in Business Administration and in Accounting as well as a graduate degree in Business Administration from the University of Dayton in Dayton, Ohio. Ms. Souder is a licensed Certified Public Accountant.

Professional Consultants

Christopher D. Adkinson, Partner - Kephart Fisher LLC

Mr. Adkinson practices in the areas of commercial real estate and corporate law, including the acquisition, development, financing, leasing and disposition of commercial and multifamily properties, corporate mergers and acquisitions, private placement investment funds, and the formation, restructuring and dissolution of business entities. Mr. Adkinson represents a wide range of local, regional and national clients.

During Mr. Adkinson's tenure with Kephart Fisher, the firm has represented clients in the acquisition of over $275 Million in real property, zoning greater than 2,500 acres of land for development, financing or refinancing greater than $325 Million in debt secured by real property, leasing more than 2 million rentable square feet of space, and raising over $100 Million in private equity for real estate investment funds.

Mr. Adkinson is a graduate of The University of Notre Dame Law School (J.D., 2001) and Ohio University (B.B.A., Cum Laude, 1995). Mr. Adkinson is a member of the Executive Board of The Salvation Army of Columbus and a graduate of Leadership Columbus, a non-profit organization whose mission is to develop informed and committed community leaders selected by the organization to participate in a 10-month signature program.

Market & Real Estate Consultants

The Company plans to use market analysts to perform site-specific market feasibility research for each proposed Investment. The market analysts will evaluate site and floor plans, identify and rank potential markets or sites, and conduct case studies of similar developments to give the Company the edge needed to maximize the Company's return on investment.

William R. Westbrook

Mr. Westbrook is a Managing Member of Brier Hill Associates, LLC, a development and consulting firm involved in the acquisition of financially distressed properties, development and construction consulting for buildings and land. Mr. Westbrook has 35 years of experience in the development and construction industries. He has managed the development and/or construction of a diverse line of projects including mid-rise condominiums, master planned communities, country clubhouse and golf courses, office buildings, schools and wastewater treatment facilities.

Mr. Westbrook, as Director of Development for the New Albany Company was responsible for the development of the New Albany Country Club facilities, the 27-hole Jack Nicklaus Signature Golf Course.

Mr. Westbrook has a Bachelor of Science in Building Construction from Texas A&M University and a Masters of Business Administration from Southern Methodist University.

Compensation To The Selling Group

The following is a description of compensation that may be received by the Selling Group from the Company or in connection with the gross proceeds of the Offering.

1. Selling Commissions: Selling Commissions of up to 7.0%* of the gross proceeds of the Offering from the sale of Membership Interests by Selling Group Members will be paid to the Managing BD, which may reallow some or all of such commissions to the Selling Group Members.

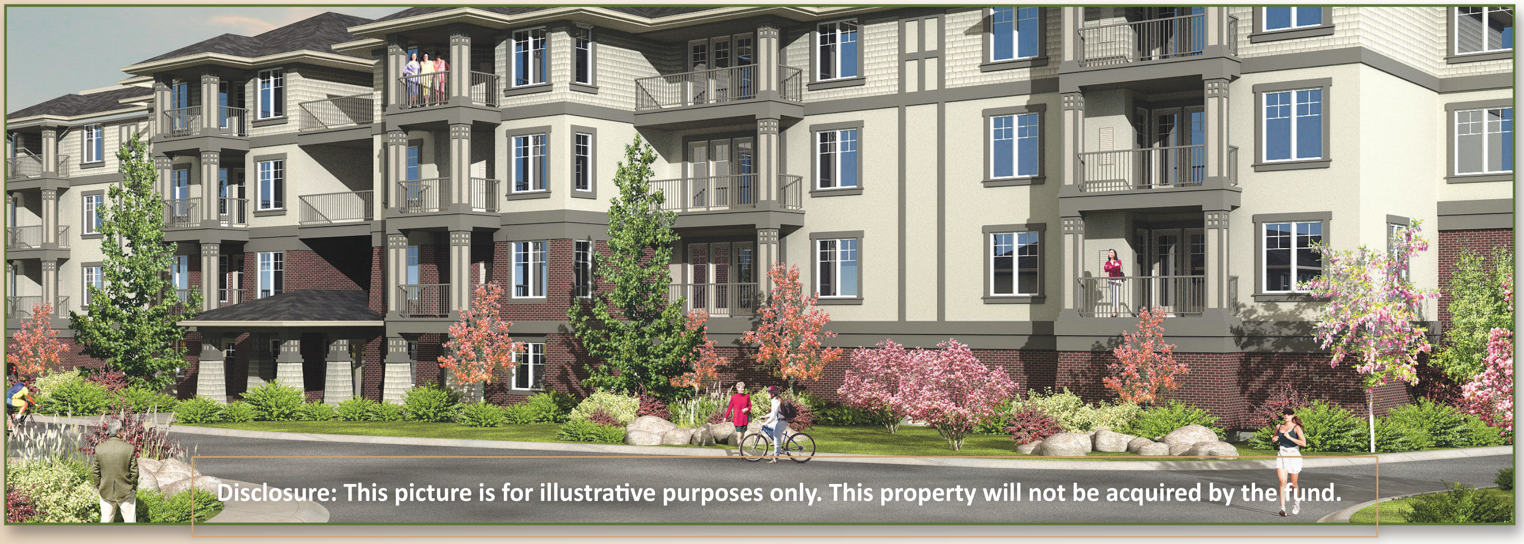
2. Due Diligence Allowance: A non-accountable due diligence allowance of 1% of the gross proceeds of the Offering will be paid to the Managing BD, which may reallow some or all of such allowance to the Selling Group Members.

3. Managing Broker-Dealer Fee: A non-accountable Managing Broker-Dealer fee of 1% of the gross proceeds of the Offering will be paid to the Managing BD.

4. Wholesale Fees and Expenses: Non-accountable wholesale fees and expenses up to 1% of the gross proceeds of the Offering will be paid to the Managing BD to be used to pay commissions to FINRA-registered wholesalers. Any remaining amount not paid to FINRA-registered wholesalers may be reallowed to the Managing Member and used to pay expenses of the marketing efforts.

5. Marketing Allowance: A non-accountable marketing allowance of up to 1.5% of the gross proceeds of the Offering will be paid to the Managing BD to reimburse actual marketing costs incurred on behalf of the Company. Any remaining amounts not reimbursed to the Managing BD will not be reallowed.

*The actual amount of Selling Commissions paid to the Selling Group shall be subject to a sliding commission scale with the following dollar value break points per each Prospective Investor: 7.0% up to $250,000; 4.0% on the next $250,000; 3.0% on the next $500,000; and 2.0% on all amounts greater than $1,000,000.



Disclosure: 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: sredfern@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) as Exhibit “B”.

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 “White Oak Real Estate Opportunity Fund 2010, 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:

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