

REAL ESTATE IS A TEAM SPORT

1 WE BUY CASH FLOW APARTMENT BUILDINGS IN EMERGING MARKETS

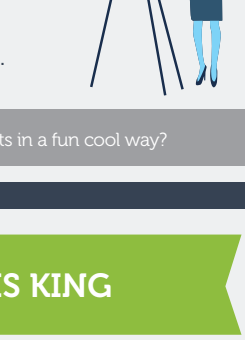
- a. Emerging market means job and population growth.
- b. We target:
 - i. Northern/Central California sub markets
 - ii. Phoenix, Arizona



** I envision a graphic that shows red hotels (monopoly) on a continental US map placed over Phoenix, Los Angeles, and Bakersfield CA (north of LA)

2 BENEFITS OF OWNING CASH FLOW APARTMENTS

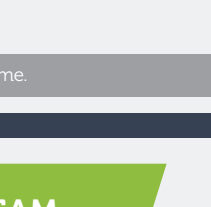
- a. Tax-Advantaged cash flow
- b. Appreciation
- c. Tenants pay down the principle on the loan
- d. Invest as a Team and have ZERO Management headaches.



** What would illustrate these benefits in a fun cool way?

3 TAKE ADVANTAGE OF INCREDIBLE FINANCING

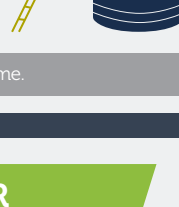
- a. Because of our excellent track record, our lenders finance with a sub 3.9% interest rate on a 35-year term.
- b. This type of financing won't be available forever! That is why we are buying as many cash flow apartment buildings right now.



** Track record. Experience. Banks love me.

4 CASH FLOW IS KING

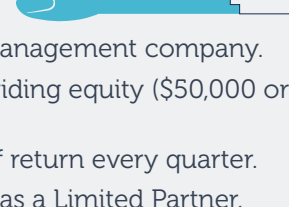
- a. Most of our apartment buildings earn about an 8% cash return in the first year.
- b. We distribute a quarterly statement with a check each quarter.
- c. Most of our apartment assets experience about a 20% Internal Rate of Return (which includes cash flow, appreciation, tax benefits, and principle reduction of the loan).



** Track record. Experience. Banks love me.

5 WE INVEST AS A TEAM

- a. WE find the deals.
- b. WE obtain incredible bank financing.
- c. WE hire and manage a reputable local property management company.
- d. YOU join the team by providing equity (\$50,000 or 25K minimum).
- e. YOU get a preferred rate of return every quarter.
- f. YOU enjoy limited liability as a Limited Partner.



** Track record. Experience. Banks love me.

6 USE YOUR IRA OR RETIREMENT ACCOUNT

- a. Many of our investors love adding a solid cash flowing apartment building to their IRA or retirement portfolio, and we can show you how.



** Target demographic is a couple in their late 40's to early 50's, would be cool to show an active older couple (not exaggerated old) having fun on a beach or sipping Mai Thai's.

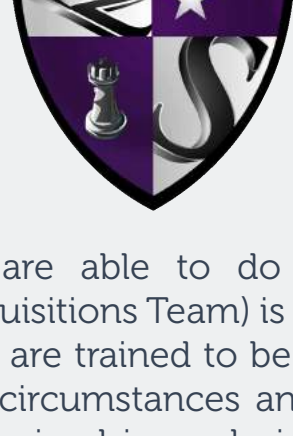
FOUNDER: MATT SKINNER



Matt Skinner is the founder of the Twelvestone Group, a high performance real estate investment firm specializing in acquiring cash flow apartment assets & doing well placed real estate development projects in Southern / Central and Arizona. We pay our investment partners a higher rate of return than they can typically find elsewhere.

Matt got his start in real estate, in the trenches... literally. He started a construction company in 2002 which naturally lead into spec building and development and has been partnering with great people he calls his "Circle" to acquire and add value to properties since the early 2000's.

THE A-TEAM



Twelvestone's primary competitive advantage is its ability to consistently provide great off-market opportunities to acquire.

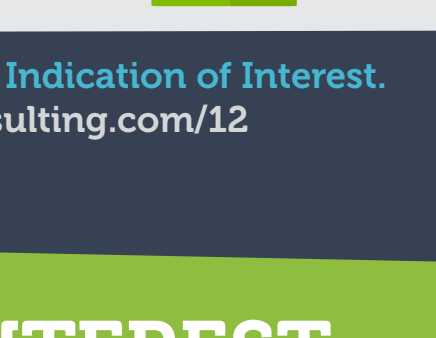
We are able to do this because our A-Team (Acquisitions Team) is an elite group of deal makers who are trained to be able to go anywhere, under any circumstances and make deals happen. They are trained in analysis, negotiation, salesmanship, marketing, and the fine art of hard work.



For more information about the A-Team: www.TwelvestoneCapital.com/our-team

OTHER INVESTMENTS...

Getting back to Matt's bread and butter: The Twelvestone Group has weathered the downturn in the market by hedging its downside with cash flowing apartment buildings. This enables Twelvestone to have the foundation to venture into the higher stakes / higher reward arena of development. Development is fun and exciting and is full of tremendous reward, but it is not for the faint of heart.



To see our next offering, please fill out this quick [Indication of Interest](http://www.MattSkinnerConsulting.com/12). Or do it online at: www.MattSkinnerConsulting.com/12

INDICATION OF INTEREST

CONFIDENTIAL QUESTIONNAIRE

By completing and signing this form, you are only indicating interest in investing in certain real estate opportunities and are not legally bound to purchase any securities nor are any securities yet being offered to you.

This "Indication of Interest" will allow us to get to know each other better, and you will be added to "The Circle," which will allow us to share our latest opportunities with you, as well as investor appreciation events and inside information about real estate investing.



Name: _____ Date: _____

Email: _____ Phone Number: _____

I have funds immediately available to invest in the amount of:

- ☐ \$50,000 – 100,000 ☐ \$100,000 - \$250,000

- ☐ \$250,000 - \$500,000 ☐ \$500,000 - \$1,000,000 ☐ \$1,000,000 +

I meet one or more of the below qualifications to be a Prospective Investor (please check all that apply):

- ☐ I have a personal or business relationship with Matt Skinner, Twelvestone Group or its affiliates.
- ☐ I am an "Accredited Investor" because I had an income in excess of \$200,000 in the last two years and I expect an income in excess of \$200,000 for the current year; OR my net worth or joint net worth with my spouse exceeds \$1,000,000, not including the value of my primary residence.
- ☐ I have real estate experience and/or sufficient counsel to understand the potential risks in this type of investment.

Print Name of Undersigned

Signature

5 PILLARS



OF SOUND INVESTING

A litmus test to see how other investment vehicles stack up

INTRINSIC VALUE

1

Is your investment backed by something tangible? Something with real value that can be touched and seen and used to meet a real physical human need? Real estate shelter is among the most basic of human needs.

TAX ADVANTAGED

Is your investment taxed at a high rate with zero relief? Real estate is still one of the best avenues for tax advantaged investing.

2

LEVERAGE

Real estate is the only asset on which nearly any bank will lend. Leverage allows us to make our dollars go further and expand our returns. Leverage can be a two-edge sword if not implemented properly.

3

FINITE

Are they making more of it? If you invest in trendy companies you will run the risk of the next big thing knocking it off its pedestal. Just ask a little company called MySpace. Instinctively you know that as the population grows, the value of land will continue to increase as it becomes shorter in supply per capita. Owning assets with a growing demand that cannot be duplicated or replicated is just plain smart.

4

CASH FLOW IS KING

5

Is your investment paying you dividends? A yield? Or a distribution of cash to spend and do with as you want, month after month, quarter after quarter? How do you know if your money is really working hard for you if there is nothing to show for it at the end of the month? Wealth is built and measured on cash flow.

For more information about investing in real estate, log on to:

www.invest.twelvestonecapital.com



TWELVESTONE GROUP