

Investment Opportunity



May 2011

Who We Are

Company Profile

Georgia Residential Partners, LLC was formed in 2005 as a real estate services company that focused on creating win/win real estate transactions for investors and tenants alike. Our programs primarily focus on the use of the lease/purchase as an investment strategy as well as a path to home-ownership for aspiring tenants.

In the five years that Georgia Residential Partners, LLC has been in operation, we have become one of the premier companies in Atlanta for providing lease/purchase placement and consulting. Our



This is a house in Stone Mountain, Ga that we renovated in December 2009.

website, AtlantaLeasePurchase.net is one of the most highly ranked websites in Atlanta for the leasing of residential properties.

In 2007, we noticed that a tremendous opportunity in the foreclosure/rehabilitation market was opening up and we transitioned our business to accommodate this shift in the market. Since this time, we have leveraged the downturn in the real estate market to acquire, renovate and sell numerous foreclosed and distressed residential properties.

Managing Partner (Bio)

Georgia Residential Partners, LLC was founded by Ken Corsini, a resident of Woodstock, Georgia. Ken has a bachelors degree in Risk Management from the University of Georgia as well as a Master's Degree in Residential Development from Georgia Tech. He has owned and operated Georgia Residential Partners, LLC for 6 years and in that time has been involved in hundreds of real estate transactions. In the past 3 years alone, Ken has bought and sold close to 100 residential properties. Having recently defended his thesis on real estate values in Metro-Atlanta as well as having 6 years of hands on experience, Ken has a vast understanding of how and where to invest profitably in the Atlanta Market.

Special points of interest:

The window of opportunity to buy distressed real estate will continue over the coming years. Barclays Capital forecasts 4.7 million distressed sales over the next three years, with 1.6 million coming in 2010, 1.6 million in 2011, and 1.5 million in 2012.

Cash Investor vs. the Landlord Investor

We want to make clear that there are two kinds of investors that can benefit from our services.

The first type of investor doesn't mind doing the work of a landlord. This is an investor who wants to own individual investment properties, manage them, and ultimately work with the investment until it is sold to a lease purchaser. This investor

typically only needs about 20% down, good credit and stable income to finance a property.

The second type of investor is typically a higher net worth individual. They do not have the time to manage properties, but are interested in investing in real estate without the hands-on commitment it takes to be a landlord. They can pay cash for multiple

residential properties and may divert money that is currently sitting on the sidelines for a higher return in real estate. **They would rather partner with somebody who knows the business and can manage the investment from start to finish for them.** - For a handful of investors, this is exactly what we are offering!

Why Investors Keep Coming Back ...

As described on the first page, the first type of investor is one who wants to own an investment property, manage it and hopefully turn a nice profit over a period of 1-2 years.

Many investors watch late night infomercials about other investors who have made millions investing in real estate, but they just don't know how to get started. Some may have even tried purchasing a house and found the process daunting and the prospect of renovating and leasing the property more than intimidating.

The investor that does try to go it alone will quickly realize that lenders and contractors are VERY difficult to manage and leasing a vacant property is almost always a challenge.

Investors come to us because we solve all of those problems for them. First off, we hold their hand throughout the entire financing process.

Second, our contracting arm, ProServe Home Solutions, LLC is an experienced renovation company that will manage all aspects of the renovation at a

very affordable price.

Third, our experience and web presence gives us a tremendous advantage in placing quality lease/purchase tenants; Tenants who are actively working towards eventually buying the property from the investor.



This is a house in the middle of one of our renovations: Fall 2008.

Lease/Purchase Tenants Benefit Too

▼
"The Lease/Purchase is one of the best exit strategies in this market because qualifying for financing has become increasingly difficult"

The reason our business works is because we are truly creating a win/win transaction for both the investor and the tenant. Most of our tenants cannot own a home currently because of credit issues.

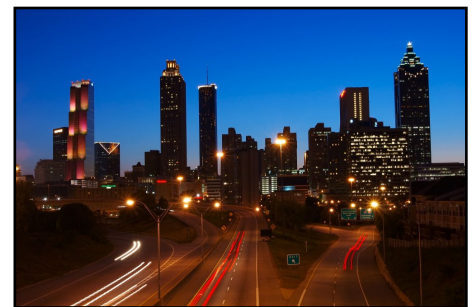
From day one, our tenants are assigned a loan officer who will work with them to remedy past credit issues and establish positive credit. Most credit challenged individuals genuinely want to own a home, but have simply never been educated on

how to improve their scores.

Most of our lease/purchase tenants are thrilled at the opportunity to move into a house and begin working towards homeownership.

Atlanta is a GREAT market for investing

- Atlanta is ranked 3rd nationally in job growth.
- Ranked 3rd for Fortune 500 company HQs.
- Ranked 3rd on *Expansion Management's* list of "America's 50 Best Cities."
- Ranked 1st for "Most Friendly City Logistics in the Southeast" by *Logistics Today*.
- Atlanta is forecast as 3rd largest job generator over next decade (*Global Insight*).
- #1 rental market (*Forbes*).
- 2nd highest appreciating market (*Money*).
- *CNNMoney.com* says Atlanta is the 4th best city in America for investment.
- 4th most affordable market (*Forbes*)



The Opportunity to Invest



We have recently decided to partner with a select few high net-worth individuals who are interested in obtaining a favorable return on their money without the daily involvement typically associated with real estate investing. A minimum investment would be approximately \$55,000 per property and ideally we would like to partner with investors who are interested and capable of investing in multiple properties.



Special points of interest:

It is possible to use self directed IRA's as a vehicle to invest in real estate. Do you know anybody who is getting a 12% Rate of Return through their IRA right now?

The Investor as a Lender

Currently, Georgia Residential Partners, LLC uses bank financing and cash to purchase these discounted investment properties. While we will continue to do this on a portion of our properties, we would prefer to work with private investors that would essentially step into the same role as the bank - that is, provide the initial financing used to acquire these foreclosure properties. By doing this, we streamline our ability to acquire properties, we increase our capacity and we have the opportunity to partner with a higher caliber investor in hopes of developing long-term relationships.

As a capital investor, you would actually be considered the lender on a given property. The great thing about this is your investment is actually secured with a recorded security deed listing you as the first lien holder on the property. This means that if, heaven forbid, Georgia Residential Partners, LLC were to disappear in a mysterious plane crash (*let's hope not*), you as the investor would still have first rights to the property (an asset that is likely owned at approximately 40% of it's actual value).

In an era when banks are failing, stock portfolios are worth half of what they were, an investment in deeply discounted real estate is one of the safest (and most lucrative) strategies.

Time-Frame and Return

Everyone of our transactions has the potential to be unique from the typical model. However, for the most part, the average time-frame for a given investment is approximately 2-3 months. That said, if we choose to hold the property and sell directly to the tenant, the investment time-frame may stretch out a full year. This means we want to work with investors who are flexible investing capital anywhere from 2 months to 12 months.

The return on investment for our capital investors is fairly uniform— we pay investors a flat 12% apr. The mortgage note between the capital investor and Georgia Residential Partners, LLC will be written at 12% annually and recorded with the security deed as the official mortgage note on the property.

For example, we may purchase and renovate a property for a total of \$60,000. At this loan amount, we would pay the investor an amount of \$600 monthly until the property sold. This is actually a simple interest calculation ($\$60,000 * .12 / 12$ months). If we were to sell the property in the middle of the month, the investor would receive the prorated interest for that month.

Sample Properties



Bought 3/2010
Lawrenceville, Ga



Bought 4/2009
Stone Mountain, Ga



Bought 1/2010
Lithonia, Ga



Bought 11/2009
Atlanta, Ga



Bought 3/2009
Lithonia, Ga



Bought 3/2009
Stone Mountain, Ga



Bought 4/2010
Snellville, Ga



Bought 4/2010
Marietta, Ga



Bought 11/2009
Stone Mountain, Ga

I don't think anybody would argue with the fact that the downturn in the economy as well as the housing market has created an unbelievable opportunity for investors. The unprecedented number of foreclosures on the market have created an environment where banks are willing to unload properties at pennies on the dollar. The prices we see today for good residential properties are unheard of in this generation. It is our belief that those investors who take advantage of this window of opportunity to buy when real estate is at its lowest can make some of the safest yet profitable investments in their lifetime.

While our company is already taking full advantage of these unbelievable deals, we want to partner with a handful of other high net-worth individuals to do the same. We are not presenting a new business model that may or may not work; the fact is we are already having much success in this arena. We simply want to take our business to the next level while helping other investors capitalize on the opportunity as well.

If you believe as I do that there is significant income potential in real estate right now, please give us an opportunity to sit down with you and discuss how we can assist you in taking advantage of today's unique residential real estate market.

Regards,

Ken Corsini (Owner)

Contact Us



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