

Although I am making 1 or 2 offers per day. I haven't bought a building for some time because I didn't find the right property at the right price. attached please find the investment summary for the 13 units in Inglewood. I like the building, the area, the price and most importantly; the potential of the building and the area. As of the 2010 U.S. Census, Inglewood had a population of 109,673.

It was incorporated on February 14, 1908. The last few years, a lot of improvements have been happening in Inglewood. The city is upgrading its infrastructure and enacting new laws to encourage businesses to move into Inglewood. A modern library, new chief of police, and most noticeable, the Los Angeles Stadium and Entertainment District at Hollywood Park, home of the Los Angeles Rams, is under construction and projected to be completed by 2020. Rents and value will increase substantially. In addition to what's happening in Inglewood, rents are currently 20% below market. In addition, during our due diligence on this property, we discovered 4 of the 2 bedrooms had 2 bathrooms and 7 of the 1-bedrooms had an additional den, which is used as a second bedroom by the current tenants. The irony is that the owners did not know that in advance. They told us that all 4, 2-bedroom units have 1 bath each and none of the 7, 1-bedroom units have a den.

The first year return will be 5% per year and by the 3rd year, we expect the return to be 7-8% per year. Once we sell the buildings, the return will be in the double digits

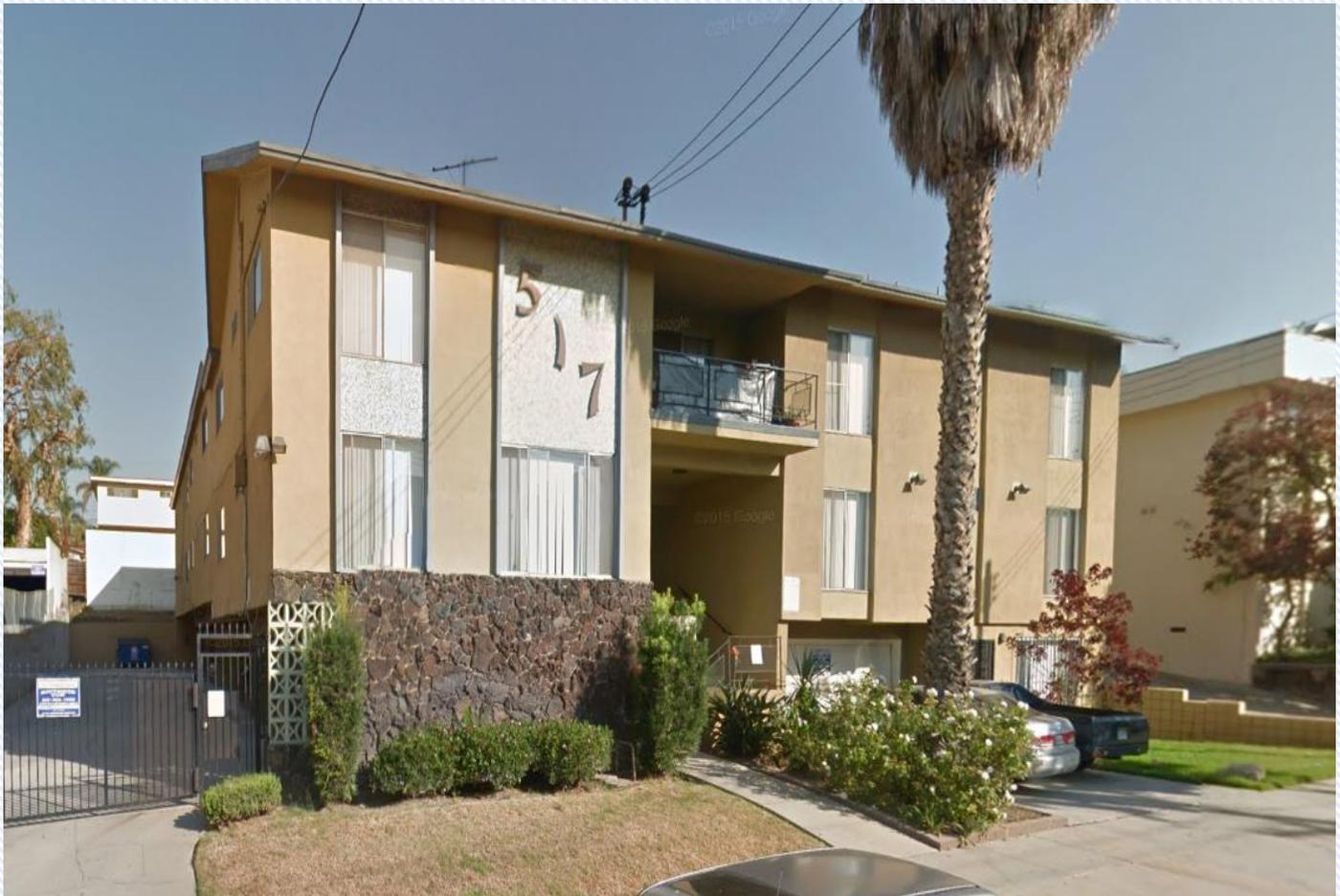
Executive summary

13-Unit Apartment Building

12 shares of \$100,000 each; minimum investment of one unit or \$100,000

Total Subscription: \$1,200,000

This Executive Summary does not constitute an offer to sell or a solicitation of an offer to buy any securities of any company. Any offers and sales of securities will only be made through a Subscription Agreement and the materials referred to in that agreement, subject to acceptance by the issuer of those securities.



**517 Evergreen Street,
Inglewood, CA 90302**

LOCATION DESCRIPTION

Area amenities include Kindred Hospital, UC-Santa Monica, Daniel Freeman Hospital, Hollywood Park Race Track, The Forum as well as the highly anticipated new Ram's Football Stadium. Additionally, Inglewood's skyline has changed to reflect modern high-rise buildings including City Hall, Civic Center complex, and retail destinations like the Promenade at Howard Hughes, which is home to a satellite campus of Pepperdine University.

With ease of access to the 405, 105, and 110 freeways and the Los Angeles International Airport, Inglewood is an attractive area for businesses and residents alike.

Inglewood residents hold white- and blue-collar jobs. There is a rapidly expanding air freight business and the Part of Los Angeles averages 165.1 million metric tons of revenue yearly, securing several thousand full-time and contract employees, not to mention the large educational employers, such as Pepperdine, Loyola Marymount, and Antioch University.

PROPERTY HIGHLIGHTS

517 Evergreen Street is a 13-unit apartment complex built in 1962, which consists of a two-story building that is situated around a central courtyard. The building is constructed with a wood frame and stucco and a pitched composition roof system. The unit mix is comprised of (1) studio (8) 1-bedroom, 1-bathroom, and (4) 2-bedroom, 1-bathroom units.

Units are separately metered for electricity, and feature refrigerators, dishwashers, stoves, upgraded carpet, and plenty of storage space. Select units have been renovated with dark wood-plank linoleum flooring, glazed countertops in the kitchens and bathrooms, and mirrored wardrobes in the bedrooms. Some of the one-bedroom floor plans have a den/office area with an attached closet off the living room. A common area laundry facility has 2 washers and 2 dryers. Parking consists of 13 carports and 2 open spaces. There is also a 2-car garage rented for storage.

PURCHASE PRICE & JUSTIFICATION

The property is expected to be purchased for \$2,616,300, which we believe is a good value in today's market. The current rent is about 15% below market. In the last 12 months as well as the next few years, the rental market has been improving and continue to improve in Inglewood. Our projection is based on 5 % effective occupancy and 35% expenses. With 40% down payment, we believe the investment has the potential to have return on the investment of about 5% per year starting twelve months after close of escrow. The second year, we expect the cash flow to be 6% or more and will continue to grow. Additional value will be created through effective management and increased rent and appreciation.

MANAGEMENT PLAN

Our investment plan is to immediately hire an effective management company, spend about \$65,000 on any necessary improvements, improve tenant retention by promptly responding to reasonable tenant demands, aggressively market the vacancies to qualified tenants, and raise the rent to market rate while controlling the costs.

Our primary objective is to preserve the capital and maximize the return on investment.

As always, the Managers are looking for unique purchase opportunities and will take advantage of the "create value" approach to achieve a substantial profit. The asset plan calls for a holding period of approximately five to seven years. We expect to be able to double or triple our investment by that time. **NOTE: Some of our investors use their IRA and pension accounts to invest in our real estate projects. If you would like more information about using your IRA or pension to invest in this project, please consult with your IRA or pension consultants. We do not provide tax or legal advice.**

THE INVESTMENT

The total subscription we seek to raise is \$1,200,000 which corresponds to 12 shares of LLC membership interests. The minimum investment is one unit or \$100,000. An investment of less than \$100,000 may be allowed in the discretion of the Managers. The \$1,200,000 raised will be used to fund the down payment, improve the property and create a reserve cash account.

Under the terms of the LLC's operating agreement, the investors will receive 6% preferred return per year from the distributable cash flow, which will be not cumulative. Any additional cash flow above 6% will be split, 75% to the investors and 25% to the Managers.

The investors will receive 100% of their capital from refinance or sale of the property. Thereafter, any additional distribution profits that remain will be divided as follows:

- 75 % to the investor Members
- 25 % to the Managers Members

The Managers are expected to invest at least \$100,000 along with the other investors.

Dynamics Capital Group will receive 1.5% of the Gross Collected Income the first year to oversee the property management company's work and make suggestions on how to get the most effective results and 1% thereafter.

In addition, the independent property management company which is not related or affiliated with Karim Jaude will receive maximum 4% of the gross collected income.

ANTICIPATED BENEFITS TO THE INVESTOR

- Capital Preservation: We believe that the competitive purchase price for the property, the potential to create value, and the potential of the rental market in Inglewood all make this a highly attractive investment.
- Positive Cash Flow: After we stabilize the tenancy within six months, we project quarterly cash distributions to the investors by the next year of at least 5% and to increase throughout the following years of the investment.
- Passive Involvement: The Members will not have to worry about management hassles and will have no liability beyond their investment.
- Experienced Management: The Managers will be personally overseeing both the property and the property management company.

INVESTMENT ANALYSIS

#Units	Unit Type	+ - SF	Rent/Unit	Monthly Rent
1	Studio	450	\$875	\$875
1	1 bed 1 bath	850	\$1100	\$1100
7	1 bed 1 bath + den	850	\$1100	\$7700
4	2 bed 2 bath	1050	\$1325	\$5300
Other income				
Total/Average 13		880	\$1150	\$14,975

Investment Analysis

Property Address:	517 Evergreen Street, Inglewood 90302	
Type of Property:	Apartment	
Number of Units:	13	
Unit Mix:	1 (Studio), 1 (1B/1B), 7(1B/1B + den), 4 (2B/2B)	
Purchase Price:	\$2,616,300.00	
Down Payment \$:	1,046,520.00	40%
Total Equity to be raised	\$1,200,000	
Total Mortgage:	\$1,569,780.00	60%
Loan Interest Rate:	3.5%	
Amortization:	30 years	
Schedule Gross Income	\$179,700.00	
Other income	\$4,800.00	
Gross Income	\$184,500.00	
Vacancy	5%	
Total Collectable Income:	\$175,275.00	
Expenses %:	35%	
Expenses \$:	\$64,346.25	
Net Operating Income:	\$113,929.00	
Monthly Loan Payment	\$7,049.00	
Debt Service	\$84,588.00	
Cash Flow:	\$29,341.00	
Money Raised	\$1,200,000	
Principle reduction first year	\$32,645	
Return on the money raised first year including principle payment. We expect this return to increase every year.	5.1%	