

Prospective Partner Investment

Dan Johnson



Bank Owned - REO

1463 Leland Dr
Decatur GA 30037

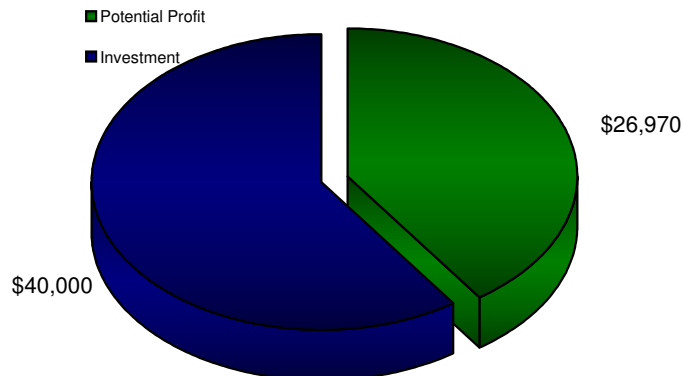
50.00% Equity Interest
0.00% Preferred Return
\$ 40,000 Investment

Jeffrey Sandford
404-555-1212

| Partner Profit Share | Month 1 | Month 2 | Month 3 | Month 4 | Month 5 | Month 6 |
|---------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Before-Tax Projected Cash from Sale | \$ 115,005 | \$ 110,646 | \$ 108,982 | \$ 107,718 | \$ 106,455 | \$ 105,191 |
| Return of Capital | (51,250) | (51,250) | (51,250) | (51,250) | (51,250) | (51,250) |
| Before-Tax Profit (Loss) | 63,755 | 59,396 | 57,732 | 56,468 | 55,205 | 53,941 |
| Net Distributable Cash/Profit | \$ 63,755 | \$ 59,396 | \$ 57,732 | \$ 56,468 | \$ 55,205 | \$ 53,941 |
| Managing Partner's Profit Share | (31,877) | (29,698) | (28,866) | (28,234) | (27,602) | (26,970) |
| Dan Johnson's Share of Profits | \$ 31,877 | \$ 29,698 | \$ 28,866 | \$ 28,234 | \$ 27,602 | \$ 26,970 |

Cash to Dan Johnson

| | | | | | | |
|--|------------------|------------------|------------------|------------------|------------------|------------------|
| Dan Johnson's Share of Profits | 31,877 | 29,698 | 28,866 | 28,234 | 27,602 | 26,970 |
| Dan Johnson's Return of Capital | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 |
| Total Cash to Dan Johnson | \$ 71,877 | \$ 69,698 | \$ 68,866 | \$ 68,234 | \$ 67,602 | \$ 66,970 |
| Dan Johnson's Cash on Cash Return | 79.7% | 74.2% | 72.2% | 70.6% | 69.0% | 67.4% |



Investment Period is Six Months