

Mountain Investors invites you to Leadville

MT Massive Apartments



Proven Track Record of Performance

Proven Track Record of Innovation

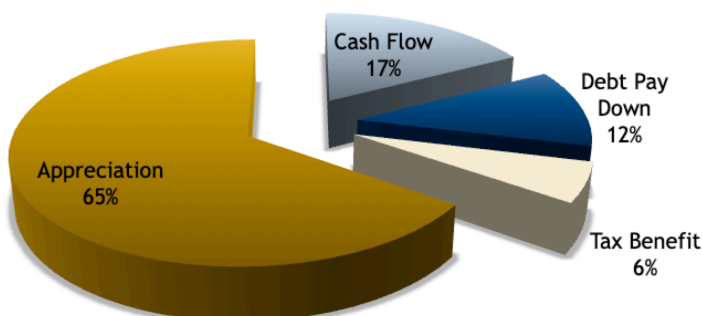
**TANGIBLE REAL ESTATE INVESTMENTS IN THRIVING
UP AND COMING COMMUNITIES (ZOOM Towns)**

We invest in communities with the right levels of:

- ✓ Infrastructure, investment in schools, ease of travel, and available pools of talent
- ✓ Need for greater number of, and more updated housing solutions

ACTIVELY MANAGED BY MOUNTAIN INVESTORS

- ✓ Investors have complete visibility through timely reporting on all investments
- ✓ We only invests in properties that exhibit extraordinary cash flow returns
- ✓ Investment returns through income growth, the associated appreciation of the asset, professional operations, and debt pay down
- ✓ Invest in multi family rental properties because they are more stable and show greater long term returns



PROVEN RESULTS

BOULDER COUNTY, CO PORTFOLIO 35% ROI

WELD COUNTY, CO PORTFOLIO 44% ROI

COOK COUNTY, IL PORTFOLIO 15% ROI



Mt. Massive Project

LEADVILLE, CO

28 units in the heart of Leadville. This property is made up of 4 multi family buildings located within 1 mile of the Colorado Mountain College and historic downtown. This property has spectacular views and is located on the commuter friendly Mineral Trail. Currently cash flowing buildings at low end of market rates with rehab/stabilization potential to meet a higher end housing need in Leadville. Unlisted price of \$3M owner financed at 80% LTV. Estimated 5-10 year hold.

Financial Highlights:

Seeking funding for rehab, in order to achieve market rent stabilization. Rental cash flow will supplement extensive rehab of this exceptional property in the high growth Leadville community. Anticipating cash flow from operations during rehab process, and excellent returns once rents are stabilized. Investment options include full equity position or annual PREF ROI. 5 - year minimum investment.

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LEADVILLE HIGHLIGHTS

Leadville is experiencing an increased demand for quality housing and there are many good reasons.

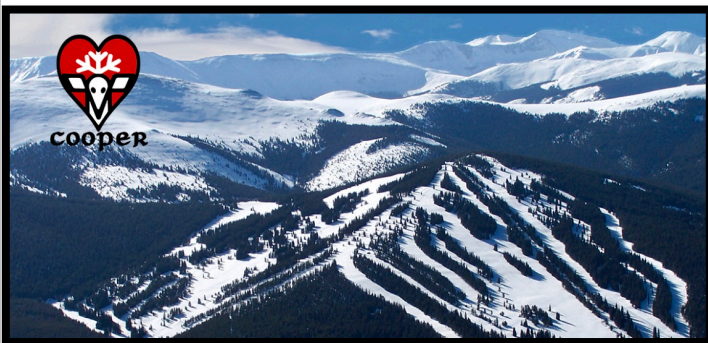
The City of Leadville is located just 90 minutes from Denver and an easy drive to some of the top ski resorts in the country. In addition, the City boasts having the highest elevation of any incorporated municipality in the United States and in close proximity to several of Colorado's "fourteeners" including Mt. Elbert and Mt. Massive.

The popular Mineral Trail connects to all areas of the City including the highly regarded Colorado Mountain College. A picturesque historic downtown that includes shops, restaurants and entertainment (including an opera house) provide for year-round activity. In recent years the City has made significant investment in infrastructure and public improvements and is one of the only cities in the country that operates its own ski resort (Ski Cooper). Additionally, The Colorado Mountain College has an active campus that specializes in ski mountain operations.



Over the past several years both the region and Leadville have become increasingly popular with young and older age cohorts alike. Both the 18 to 34 and 55 and over population are experiencing the fastest growth; a trend that is projected to continue over the next decade. Leadville also exceeds the State of Colorado in percentage of residents with college degrees. While quality of life and recreational opportunities are attracting people to Leadville, so is a growing economy. Many people living and seeking to live in Leadville commute to jobs throughout the region.

Leadville is a community that is investing heavily in the future. We have recently seen outside investment flowing into a project called The Railyard of Leadville. This mixed use development will raise the bar for properties in Leadville, and help drive demand for Mt Massive Apartments. All of the above contribute to making Leadville a very solid investment opportunity.



INVESTMENT HIGHLIGHTS

Property Highlights

- Located just 90 minutes from Denver
- Significant multi use development has begun in response to need for quality housing
- Built in demand for purpose built university housing
- Short walk to Colorado Mountain College and historic downtown Leadville
- Direct access to the popular Mineral Trail from property
- Within 30 min of skiing at Vail, Copper, and Ski Cooper

Planned Improvements

- Buildings are currently fully occupied at below market rents. Planned improvements have been carefully vetted to increase rents, NOI, and property value
- Improvements include; new decks and fencing, repaving and landscaping of parking areas and driveways, adding in-unit washer/dryer and updating of each apartment
- Significant public and private investment taking place throughout City

Pro Forma financials based upon extensive rehab and stabilization of rents:

