

## THE MARKET & DEMAND FOR OWNERSHIP UNITS

This special property needs to be shared by the many local residents within a 10-mile radius, or more. The demographics of the local 5 municipalities of Algonquin, Lake in the Hills, Crystal Lake, Carpentersville and the western portion of Barrington Hills show a population of about 150,000 people, about 50,000 households, of which 40,000 are owner occupied. If you add in Fox River Grove, Cary and unincorporated areas, the population approaches 200,000 people.

Initially, only 1,000 ownership shares will be sold priced at \$1,000 each. A maximum of 2 shares will be allowed to be purchased by any one individual. A waiting list will be formed for future sales of additional shares. The price for the additional shares may be subject to be increased; initially to \$1,250 each. It is important to reserve your position in line to purchase an ownership share by signing up and paying a non-refundable \$50 deposit. Once 1,000 shares are reserved and committed to individuals, all Private Placement Real Estate Syndication documents will be posted on the website and you will need to review all the documents and complete the purchase of your ownership share by paying the balance of \$950 per share. These funds will be deposited into a private escrow account at the bank and managed by my attorney. I will not have access to these funds until a closing occurs for the purchase of my partners' membership interests in the current limited liability company that holds the title. I am a Managing Member in this LLC. Once a closing occurs, all remaining funds will be released and deposited into an operating account for the new corporation of the now established Syndication entity.

Assuming a population of 200,000 people and owner occupied units of about 60,000, a very small percentage of this market will be able to purchase an ownership share. Just on the basis of owner occupied housing units, only 1.7% of these owners will be allowed to purchase a share. I believe the competition for these ownership units will be brisk, so do not delay in signing up and getting in line to buy a share as soon as you hear about this opportunity.

Please keep in mind that the purchase of an ownership share includes everyone in your family, husband, wife and all children under 21 years old. I recommend all single family home owners, townhome owners and condo owners buy an ownership share. You can effectively assign the ownership of these "river rights" as part of your residence. If in the future you sell your home, these "river rights" can be passed on to the new owner and a greater purchase price should be realized. It would not surprise me, that in 5 years, when all sales of these ownership shares have stopped, the only shares that would become available, would be private sales of these shares at prices determined by the seller. Who knows what premium the market will place upon the value of these shares? \$5,000, \$10,000, \$15,000? No one can predict at this time, but the value will be at a premium, I expect.

Who should buy an ownership share? I want a very large base of types of owners. With the amount of improvements that will be built on the property, it would be good to have a selection of construction related individuals such as, architects, civil engineers, excavators, concrete contractors, dock contractors, electricians, underground boring contractors, plumbers, etc. Any large and small business owners, manufacturers, HVAC contractors, teachers, doctors, nurses, computer consultants, website designers, municipal employees, police, firemen, landscapers, tree removal and trimming contractors, bank employees, animal shelter employees, musicians, restaurant and bar owners, veterinarians, current and

**former military service veterans, active retired individuals, preppers, security camera specialists, Christian families, church administrators, all retail store owners, pet store owners, entrepreneurs, etc.**

**In addition to the above, all boaters, non-boaters, boat mechanics, fishermen, wild life enthusiasts, people that enjoy the fresh air, people that want to enjoy the river, canoeists, kayakers, paddle boarders, beach goers, dog owners, people that enjoy meeting people, people that want to be good citizens and respect our precious natural resource, our Fox River!**