

Investment Opportunity

May 2010



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 focused 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 and currently generates numerous tenant leads every day.

In 2007, we noticed that a tremendous opportunity in the rehabilitation market was opening up and we transitioned our business to accommodate this shift in the market. In 2007 we formed an independent sister company, ProServe Home Solutions, LLC to handle the general contracting aspects of this business model.

Since this time, we have utilized the lease/purchase aspect of our business as well as the rehabilitation capabilities to create a turn-key investment model that has a competitive advantage over other real estate companies in Atlanta.

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 5 years and in that time has been involved in hundreds of real estate transactions. In the past 2 years alone, Ken has bought and sold over 60 residential properties. Having recently defended his thesis on real estate values in Metro-Atlanta as well as having 5 years of hands on experience, Ken has a vast understanding of how and where to invest properly 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.

Two Kinds of Investors

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

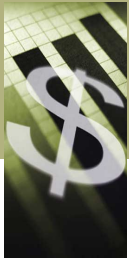
The first type of investor doesn't mind doing the work of being a landlord. This is an investor who wants to own individual investment properties, manage them, and ultimately work with the investment until it is sold to a lease purchaser. This investor

typically only needs about 20% down, good credit and decent 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!

The Opportunity to Invest



We have recently decided to partner with a select few high net-worth individuals who are interested in obtaining a nice return on their money without the daily involvement typically associated with real estate investing. A minimum investment would be approximately \$45,000 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 10% Rate of Return through their IRA right now? - Not to mention a large lump sum from the sale of the property that can be sheltered within an IRA?

Partnership / Timeframe / Returns

Money is made in two primary ways with a real estate investment: 1.) Yearly Cash Flow and 2.) Equity Build-up. Our goal is to help our investors earn a 10% yearly return on the initial cash invested as well as earn a large lump sum when the property is sold.

Our partnership is designed to be as simple as possible. We will identify the investment and partner with our investor to purchase and fund the rehabilitation of the property. This will typically require an investment of between \$45K and \$75K. Once the investment is made, we will manage all aspects of the venture: construction, marketing, tenant placement, property management, bookkeeping, rent collection, and future sale.

Most investments will be held for 3-5 years with a plan to sell when the market will allow us to sell the property for approximately twice the initial investment.

As partners, we will hold the property in a joint LLC with our investor. Since our investor is providing the cash to purchase and rehab the property, our goal is to get our investor a 10% yearly cash on cash return from the rental income. Any income above this will be paid to us for our contribution to the venture. When the property is sold, profit from the sale will be split 50/50 with our investor as well. In an effort to keep these terms as simple as possible, we will have a standard operating agreement with very straight forward language that governs the partnership and LLC. We will also send monthly statements to our investor so they know exactly where each property stands in terms of cash flow and expenses.

Contact Us



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