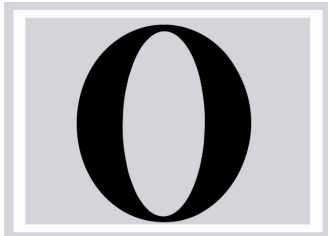


**OWEN GROUP HOLDINGS, LLC**

**Capital Fund Project**

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**Owen Group Holdings, LLC**  
**1100 Parker Square #230**  
**Flower Mound, TX 75028**  
**972.691.7600**

## Company Profile

Owen Group Holdings is a privately held company consisting of Owen Real Estate Group, Owen Group Property Management and Owen Group Development. The Real Estate Group is made up of experienced real estate professionals who are highly trained in the areas of premier residential real estate, commercial and investment real estate.

The Residential Real Estate Division has the depth and knowledge of the current market to ensure to its clients quality customer service and detail toward all aspects of the transaction.

The Commercial Division works with investors from all over the world assisting their needs in the areas of office, retail, industrial, land and hotel acquisitions.

The Property Management Group is comprised of professional property managers that assist the clients in management of residential, commercial and large commercial developments with a staff of general contractors available for maintenance and rehabilitation issues.

The Development Group has been involved in development and providing in-depth consulting for all client development projects. The agency holds membership in the National, State of Texas, and Dallas/Fort Worth Associations of Realtors; and participates in both the Dallas/Fort Worth Metro and Regional Multiple Listing Services.

# Company Officers

## **Sam Owen – Chief Executive Officer**

Mr. Owen founded Owen Group Holdings, LLC in August of 2003 after a successful career as a Mergers and Acquisitions executive for a fortune 100 company.

The firm in the last 6 years has grown rapidly into a highly recognized company and is now nationally and internationally accomplished in commercial sales and commercial land development.

Mr. Owen has developed relationships with national retail tenants and couples his vast acquisition knowledge to lend guidance to investors and land development groups. He also shares his knowledge through various conferences and seminars throughout the country.

## **Eddie Elizardo - Vice President/Partner**

Eddie's expertise covers all aspects of real estate including, multi-family development, land acquisition, investment property, and commercial development. Eddie has 5 years experience specializing in commercial sales and leasing, acquisition and disposition of office/retail space.

He also has been involved in many tenant representation transactions. He is the principal point of contact for all customer relations and development. Prior to joining Owen Real Estate as a partner, Eddie was an Agent with Century 21 Evans in Flower Mound. He has also served in a managerial position with RR Donnelly and Sons.

# Company Officers

## **Jim Hanking - Vice President of Retail/Office Leasing**

Jim Hanking joined Owen Real Estate Group in March 2008 as Vice President of Retail and Office leasing. In 2000, Jim founded and served as President of S&S Ventures Group, Inc. which specialized in development, operations management and tenant/landlord representation for clients in the casual dining industry. Jim is a member of the Texas Real Estate Commission, Texas Association of Realtors, and the North Texas Commercial Association of Realtors. He achieved the designation of Commercial Real Estate Broker in January of 2008.

## **Steve Belli – Vice President of Development**

Steve has 25 years of diversified experience in commercial development, investment, acquisition, asset management and lending. From 1986 through 1997 Steve was in the Financial Services/Office Building Investment department of Coldwell Banker Commercial Real Estate (CB Richard Ellis).

Mr. Belli's responsibilities included the financial underwriting/valuation and oversight of the sales process. During this period, Steve was directly involved in over \$250,000,000 of office building dispositions with Crescent Equities, CALPERS, New York Teachers Investment Fund and several local and regional private equity partnerships. From 1998 to present, Steve has focused on the development and acquisition of office and retail strip mall properties through the formation of single purpose limited partnerships.

# Company Officers

## **Marcus Wisenbaker – Vice President of Project Management**

Marcus has been in Real Estate for 5 years. He joined Owen Group Holdings in 2003 after working in a private project management firm in Austin. Marcus serves as the Project Manager for our projects and ensures the project is on time and budget, maintaining constant contact with the General Contractor.

Marcus also oversees all residential and commercial property management duties and works with owners in direct relation with their properties financial performances.

## **Pat Connors – Director of Construction**

Over 35 years experience providing comprehensive construction and real estate advisory services to owners, lenders, investment advisors, real estate investment trusts, attorneys, insurance companies, municipalities, and other industry professionals.

Completed projects include a 56 story high rise office building, high end and executive offices, hotel renovations, shopping centers, retail stores, new hotels, utility company facilities, warehouse distribution centers, manufacturing, project development and food processing facilities, along with various other projects. He provided oversight services for 23 various projects, simultaneously, with total budget of over \$410,000,000.

# Company Divisions

## Commercial Division

### Brokerage Services

Owen Group Holdings provides a complete range of commercial real estate brokerage services for purchasers and property owners in areas of office, retail, land, Multi-family, hospitality and industrial. Our strategic approach is supported by market research & analysis, and the industry specific expertise of each commercial associate.

We provide specialized expertise in specific property types including:

- Office
- Retail
- Multi-Family
- Hotel (Hospitality)
- Industrial
- Land

# Company Divisions

## **Real Estate Acquisition**

Through a multi-disciplined team approach, Owen Group Holdings offers complete support through the acquisition process. Potential buyers are retaining our professionals to facilitate these transactions due to our local and international expertise. Our primary objective in helping you acquire real estate is to represent your real estate and financial needs through strategic guidance and understanding all aspects of the acquisition; analysis of the properties capitalization rate and financial returns. Financial analyses and valuation are utilized for substantiating the value of a property to meet your objective for current income and long-term growth potential.

## **Real Estate Disposition**

We strive to attain maximum value for your real estate asset by positioning and targeting your property to buyers across the nation and internationally. Marketing strategies are constructed to capture the buyer's interest and provide the detailed information allowing a potential buyer to understand the acquisition, gaining confidence in the transaction.

## **Office / Retail Leasing**

Owen Group Holdings works with building owners, investors and property managers to develop leasing strategies that enhance the properties value through internal appreciation. We understand the importance of creating the right tenant mix and market your property to prospective tenants using a variety of traditional and non-traditional marketing strategies.

# Company Divisions

## **Property Management Division**

Owen Group Property Management has steadily become a premier property management company existing since 2003, and has been able to set itself apart from the competition by offering a full service of products to our clients. Aside from normal property management services we have the ability to offer construction services, rehabilitation services and full landscaping services allowing our clients a one stop shop for management of a new or existing property. Our property management professionals have years of experience in day to day operations, internal appreciation approach models and market niche strategies. Our Property Management division offers a vast range of marketing/advertising strategies and works with the property owners to develop business strategies to maximize internal cash-flow.

## **Asset Management:**

Real Estate asset management offers a structured approach for handling real estate assets considering all factors that accompanies investing in real estate. A systematic process of maintaining and upgrading real estate assets in a cost effective manner that works well for owners.

## **Development Division**

Owen Group Development has been involved in development projects since 2003, from land development, commercial and residential development and providing in-depth consulting for all client development projects. Our approach to market analysis through advanced technology and market knowledge allows our clients to make positive decisions and construct appropriate business models. Our associates will assist you with building a financial model for funding preparation. We have a long history of completing development projects locally and providing representation on a national level.

# Company Divisions

## **Residential Division**

The Real Estate Group is made up of experienced real estate professionals who are highly trained in the areas of premier residential real estate and residential investment real estate.

The residential real estate division has the depth and knowledge of the current market to ensure to its clients quality customer service and detail toward all aspects of the transaction.

Within our residential division we offer a concierge service to all clients allowing your transaction to run smoothly from contract to closing; assisting each client with all the simple tasks with regards to moving, schools and general area knowledge. The concierge service is a specialized service for our clients, comprised of hospitality and area information to assist them in settling into their new neighborhoods.

The agency holds memberships in the National, State of Texas, and Dallas/Fort Worth Associations of Realtors; and participates in both the Dallas/Fort Worth Metro and Regional Multiple Listing Services.

# Outline of Equity Loan/Fund

The Residential and Commercial Real Estate Industries have been greatly affected by the recent events in the US and Global Capital Markets. In fact the realization that the financial markets are moving towards stability in the short term seems highly unlikely. This financial uncertainty coupled with the overall state of the US economy, the direction of the new administration, has the public and private equity and debt markets at a standstill.

This lack of commitment has created a void in the core real estate lending arena which we feel presents current opportunity, and the potential to achieve above average returns on invested capital.

This fund will focus primarily on the following”

- First Lien Mortgages on performing Commercial & Residential Real Estate
- Re-Capitalization of existing partnerships through participation in and induction of preferred equity.
- Income Producing Assets targeting Garden Office, Neighborhood Retail, Office-Flex and Residential
- Loan Originations of \$500K to \$5.0M
- REO / Portfolio Loans

# Fund / Investor Returns

## Investor Return Projections

- Investment Returns – 20% to 45.00%
- Investment Horizon – 1 to 3 years
- Private Fund Investment in increments of \$250,000 to \$10M

## Fund Board of Directors

- Each investor will appoint a representative or have the board act on your behalf.
- The Board of Directors will vote to begin due diligence on a certain project (s), and if project is approved each investor will have an opportunity to decide whether to dedicate deposited funds or pass on certain projects.
- Each project prior to presentation to Board of Directors will be analyzed and underwritten to insure authority.

# Current Projects Under Review

- Below are 5 investment opportunities of 14 currently under review.

## **Northpoint Project: Retail / Medical Office**

Investor Return: 18%-21%

Investor Horizon Line: 30 Months

## **Cottonwood Project: Retail / Office**

Investor Return: 19%-24%

Investor Horizon Line: 36 Months

## **Commercial Development Loan:**

Investor Return (Interest rate return): 10%-12%

Investor Return (Partnership Interest): 20%-25% Return

Investor Partnership Return Horizon: 36 Months

## **REO (Loan Portfolio): Residential**

Investor Return: 27%-35%

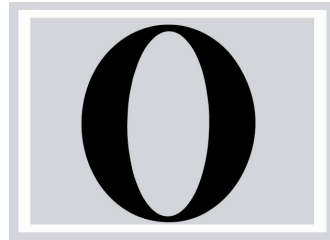
Investor Horizon: 12-16 Months

## **REO (Loan Portfolio): Commercial**

Investor Return: 29%-42%

Investor Horizon: 18-24 Months

# Contact Information



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