









"Let's Build Wealth Together"

Q& A: NEXREGEN Firewheel Village Offering
-TEXAS RESIDENTS ONLY-

"How large is Firewheel Village?"

- 14.5 acre property
- 148,870 square foot building
- Former Wal-Mart store that has been expanded and divided into six tenant suites
- 100% leased

"What stores have leased space in Firewheel Village?"

Tenant	Description	% of Property	Lease Expires
	NYSE:BIG 1400 stores in 47 states	24%	2013
	Privately owned 385 stores in 30 states	40%	2012
	Nasdaq:TUES 790 stores in 47 states	8%	2010
	Privately owned lease guaranteed by Hobby Lobby; 26 stores in 6 states	17%	2020
	Operating under Chapter 11 Bankruptcy	9%	2015
	Privately owned 6 stores in greater Dallas area	3%	2009

"What about the most important element in real estate, 'Location, location, location'?"

- The Property is located in the Firewheel area of Garland – a Northeast Dallas suburb – on Lavon Road (Hwy 78) just South of the President George Bush Turnpike (Hwy 190)
- The Bush Turnpike was recently extended to Lavon Road; an additional 10-mile extension to I-30 will commence in 2008.
- The Property is near the newly opened super-regional mall, Firewheel Town Center - a magnet for shoppers from US 75 to the West and I-30 to the East. Many national retailers have opened stores in the Firewheel area

“Why should I invest in Firewheel Village?”

- Rents being paid by our tenants average \$6.58 per square foot per year
- Rents for comparable space in the area are \$15.00 per square foot per year
- Purchase price for Firewheel Village is \$91 per square foot, below replacement cost
- New mortgage: 10-year loan with interest fixed at 5.70% payable “interest only” for entire 10 years
- Interest payments are \$3.98 per square foot per year

“What are the benefits of an investment in Firewheel Village?”

- Stable, consistent cash flow of roughly 7% per year, payable quarterly
- One-year, no questions asked money back guarantee
- Capital preservation and potential appreciation
- Forecasted 3 to 7 year ownership period, after which Property will be sold and proceeds distributed to shareholders
- Pride of ownership; Dallas-area property in dynamic growth area

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