



"Let's Build Wealth Together"

PROGRAM DESCRIPTION
NEXREGEN Firewheel Property Offering
-TEXAS RESIDENTS ONLY-

Investment Goal

Double your investment through a combination of quarterly cash distributions and capital appreciation within a 3 to 7 year time frame.

Program Description

Property: Firewheel Village Shopping Center, Garland, TX

Offering Size: \$2,750,000

Price per Share: \$10.00

Minimum Investment: 250 shares (\$2,500)

Investor Requirements: Either (a) \$45,000 annual income and \$45,000 net worth, or (b) \$150,000 net worth

Closing Dates: Shareholders are admitted on a weekly basis

Investment Strategy

NEXREGEN Firewheel REIT (the "Company") will buy a 90% interest in the Property. The Company's sponsors have already purchased the Property and will deliver it to the Company without markup. The Property is 100% leased and is subject to a new fixed rate mortgage bearing interest at 5.70% per annum. The Property is located in a dynamic and growing retail corridor in the Firewheel area of Garland, TX.

Strong Management

The Company's Advisor includes Ray Wirta and Harold Hofer, who have a combined 60 years of experience in commercial real estate ownership and management. Ray Wirta retired in 2005 as Chief Executive Officer of CB Richard Ellis. CB Richard Ellis is a New York Stock Exchange listed company and is the world's largest provider of real estate services, employing over 20,000 people in 200 offices worldwide.

Cash Flow and Money Back Guarantee

The offering intends to deliver a stable and consistent cash flow to its shareholders in the 7% per annum range, payable quarterly. The goal is to sell the property in 3 to 7 years with the sales proceeds being distributed to the shareholders.

An unconditional one-year money back guarantee is available to the shareholders.

The NEXREGEN Story

NEXREGEN is the sponsor of real estate investments. We stand shoulder to shoulder with our investors by purchasing 10% of every property on the same terms and conditions as our clients. We differ from our competitors in that we market our shares via advertising and the Internet, rather than through stockbrokers. The high commissions payable by our competitors to stockbrokers is eliminated from our offerings, insuring that more of our investors' dollars are actually being invested in real estate.

Our goal is to make direct real estate investment easier and less expensive. We believe that investors are sophisticated enough to be able to make a real estate investment decision without the advice of a commission-based advisor. We believe that by delivering a real estate product to the market that has 10% more of the investment amount actually being invested in the real estate, versus being paid to others in the form of commissions, our product will be superior.

www.NEXREGEN.com

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This material is neither an offer to sell nor a solicitation of an offer to buy any securities. It has been designed only to familiarize Texas residents with certain aspects of NEXREGEN Firewheel Real Estate Investment Trust (the REIT), which aspects are more fully disclosed by the Prospectus. Readers must be aware that this material cannot and does not replace the Prospectus and is qualified in its entirety by the Prospectus. Any offer must be made pursuant to procedures intended to comply with applicable securities laws. An investment in the REIT is subject to numerous risks as disclosed in the Prospectus; such risks should be reviewed carefully before considering an investment in the REIT.