DANIEL CAPITAL MANAGEMENT

RESIDENTIAL REAL ESTATE INVESTMENTS

September 2009

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About us

Daniel Capital Management Inc. provides comprehensive advisory services, working with investors to develop and execute sophisticated M&A and real estate transactions. Services include financing, financial, tax, business plan, legal and accounting advice, as well as drafting of legal instruments and negotiations with counterparts.

Daniel Capital Management Inc. also specializes in buyouts, recapitalizations, real estate development and acquisitions, change of ownership transaction, corporate divestitures, industry consolidation and expansion capital investments.

Daniel Capital Management Inc.'s founder, Ran Daniel, is an experienced professional who provides objective financial advice and analysis, transaction support and strategy consulting to clients.

Ran Daniel, Principal

- Ran Daniel has a rich background in finance and international business management. He served as chief financial officer of start-up companies (in the software and medical device fields). Prior to that, he served as the international chief financial officer of Ness Technologies, Inc., where he controlled global reporting and finance-related activities for international operations and played leading roles in planning and executing the company's extensive cross-border M&A activities. Before working at Ness Technologies, Inc., Ran Daniel was a senior manager in the audit and corporate finance division at Ernst & Young LLP in Israel and an analyst at the Bank of Israel.

- Ran Daniel is licensed as a Certified Public Accountant (CPA) in the United States and Israel and is admitted to practice law in New York. He also is a certified Financial Risk Manager (FRM), Chartered Financial Analyst (CFA), and an active member of the CFA Institute, the New York Society of Security Analysts (NYSSA), the Global Association of Risk Professionals (GARP) and the New York State Bar Association. Ran Daniel holds a Bachelor of Economics, a Bachelor of Accounting and an MBA in Finance from the Hebrew University as well as a Graduate Degree in Law from the University of Bar Ilan.

Company Profile

- **We are** an international investment and real estate management group. The group is a leading provider of comprehensive solutions to remote institutional and private investors, who would like to take advantage of real estate and other investment opportunities in the U.S. Our philosophy consists of venturing and forming a partnership with our investors, investing our funds with our investors, focusing on income generating investments and properties with future growth potential, maintaining and improving the properties and investments during the tenure of the investment. We are ready to create, act, react, and find a solution at a pace that exceeds today's competitive global market. We have the ability to locate and finalize various types of real estate investment deals across the U.S., while specializing in the New York, Vegas and South East Florida markets. Our solutions suit remote investors, who would like to participate in the distressed properties of residential and commercial real estate market. The group identifies and acquires prime investment real estate for sale to remote investors.

Company Profile

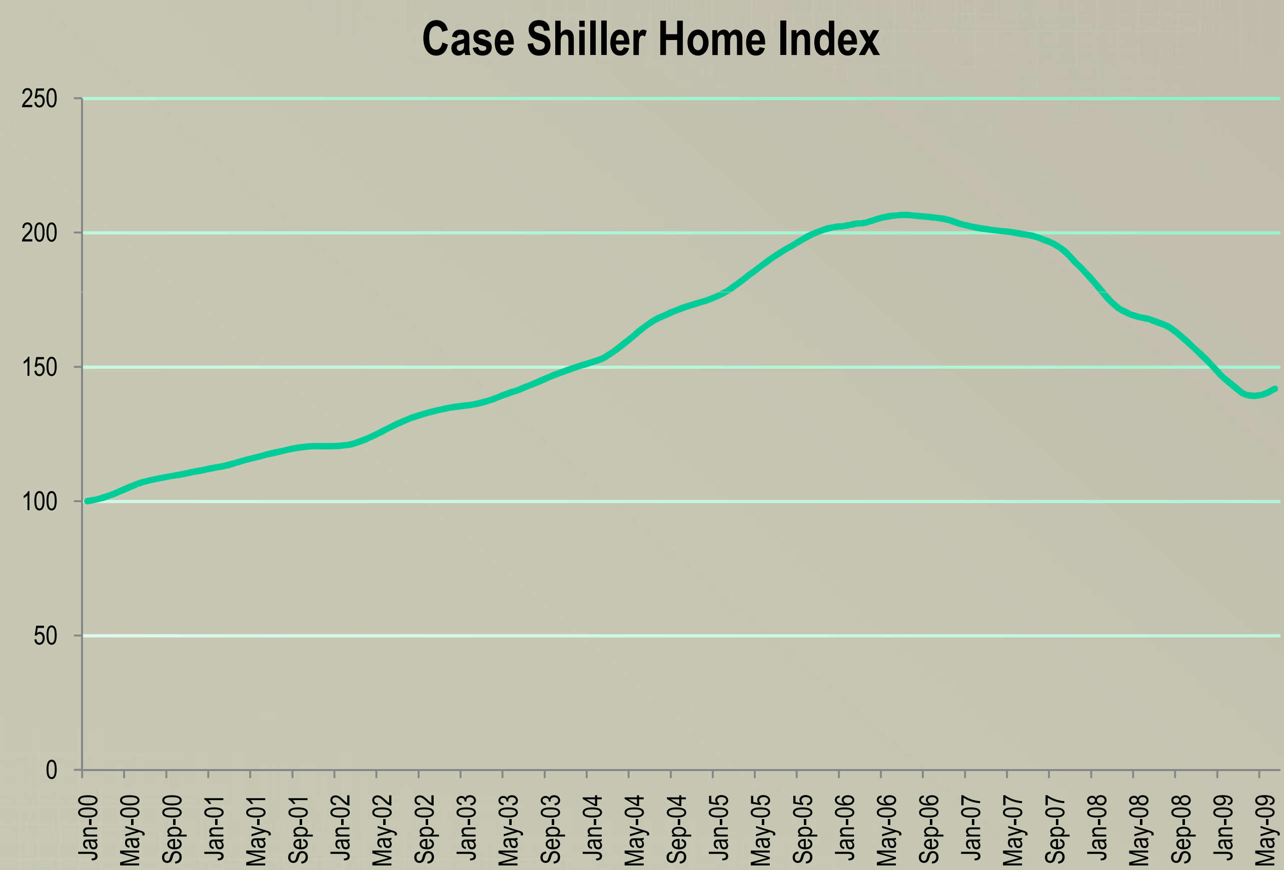
We manage the essential details of the transaction on behalf of the investors, including financing, legal, accounting and taxation. Subsequent to the closing, we develop and manage the acquired property and conduct the sale of the property, if needed.

- **Our Vision** is to become a leading remote investment solutions provider with emphasis on quality, professionalism, reliability and technological innovation.
- **Global Presence -** We have presence and affiliates in the USA, Israel, France, and the UK.

The Opportunity

According to the S&P Case -Shiller home price indices, which represents the value trend line of the residential real estate market in the ten and twenty of the most biggest metropolitan regions across the United States have fallen in more than 30 percent since the real estate market picked during the middle of 2006. As the U.S market shows signs of recovery, we help our investors to be positioned to exploit opportunities in the real estate market by bridging the gap of distance, language, knowledge and professionalism by providing you a comprehensive solution for any size and type of investment. Thus, we focus on buying bargain-basement distressed properties if the prices are below intrinsic value with a potential for highly outstanding returns.

S&P Case -Shiller home price indices



Investment Approach

What should you look when you buy a property

•Geography (location)

•Non financial fundamental, such as: weather, Ocean/sea, environmental regulation

•The demographic fundamentals of the state, city and neighborhood.

•Economic fundamentals (macro and micro)

•The property conditions

•Additional investments

•The total cost of the property (Cost may include brokers commission, legal and accounting services)

•What are the options to finance or refinance your investment

•Rental opportunities and the ongoing expenses (property taxes, utilities, repairs, etc)

•Is there any senior debts on the property, which will be passed to the buyer (e.g. tax properties)

•Is the title is clean from any encumbrances?

•Exit strategy

The Advantages of real estate investment in the U.S

- Attractive properties at attractive prices due to the economic crisis.
- Familiar language and culture
- Clear and defined regulation environment
- Transparency

Why should you invest with US?

- We walk through our investors during the tenure of the investment, with all the major aspects of the investments, such as: legal, financial, taxation, collection, etc.
- We develop and maintain close relationships with our investors.
- We have close relationships with brokers, bankers and service providers In the U.S.
- We have high quality of deal flow.
- We have strong team at all levels (financial, accounting , taxation, real estate and legal).
- We have a deep understanding of the capital and real-estate markets.
- Our analysis capabilities.

Services and Solutions

- We identify the opportunities according to the customer’s objective and constraints, accordingly to his risk- return profile and time horizon. We leverage our own resources and our network of affiliates to identify, filter and learn the opportunities from our and other sources.
- We perform comprehensive Due Diligence on the property. The due diligence includes: location and its macro aspects (infrastructure, education, immigration, unemployment, growth, etc.), financial, taxes, legal, zoning and other aspects.
- We walk the customer through the deal.
- We maintain the property throughout the holding period. Maintenance include: Renting, Collection, Property taxes, Insurance, Utilities and other services.
- Managing the exit strategy

What should you account before you invest

- The total cost of the investment, such as:

1. The property cost
2. Transfer and other taxes, when applicable
3. Forming LLC – usually, not more than $500 per property
4. Legal cost (lawyer, accountant, etc.)
5. Recoding fees - usually, not more than $1,000 per property
6. Broker fee

- Expected net Cash flow should include: rental income minus property taxes, insurance, management and maintenance cost, interest and income taxes.

Exit Strategy

- Ultra high yield
- Sell the property at profit when the market recovers
- Sell it to groups of upfront-buyers

Fee Structure

- 2% per transaction
- Call option to purchase 5% of the property at cost
- De minimis fee during the holding period

Contact Details

Inquiries regarding the proposed Investment Platform including further relevant services should be directed to:

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