



Investment Partners Proposal

Mission Statement: Create income and financial reward to members and provide solid return on investment to private investor partners. Create home ownership solutions by executing dynamic real estate strategies specific in an ever changing real estate market. Maintain the highest ethical and moral standards in everything we do.

Purpose of this Proposal: Summit Properties Group, LLC is seeking investment capital from private funding sources. Private funding includes individuals, self-directed IRA's, and investments clubs. The corporation is seeking to develop a group of 10 to 20 Summit Investment Partners with a total of \$2,000,000 in investment funds. Investors will be paid a 7% to 12% return on their investment, depending on duration and prevailing market interest rates.

About Summit Properties Group, LLC: Founded in August of 2006 as Equity Solutions, partners Kevin Haley and Jason White incorporated the business as Summit Properties Group, LLC in March of 2008. We are registered as a Kansas Limited Liability Company operating in both the states of Missouri and Kansas. There are two owners, Kevin Haley and Jason White. We reside in Shawnee, KS. Our website is www.summitproperties.com. Kevin and Jason are active members of MAREI (Mid-America Real Estate Investors) and KCIG (Kansas City Investors Group), both of Kansas City.

The Team: Successful people surround themselves with successful people. During the past 24 months, we have worked hard to build business relationships with professionals who know and understand real estate investing. Our team includes: 1) tax accountants Scott Ruther and Judy Ray, 2) attorneys Sandy Krigel and Ron Kraft, 3) real estate agent Sharon McFarland, 4) escrow/title officer, Jacquelyn White, 4) insurance agents, Steve Brooks and Rudy Rodriguez 5) mortgage brokers Joseph Selander and Sherri Moriarty and 6) property manager Penny Hansen.

Target Projects: We purchase single and multi-family residences located primarily in Johnson County, KS. Houses may or may not be in need of repair and/or updating. We purchase properties from a variety of sources including homeowners, mortgage companies and real estate wholesalers. Homes may be purchased for substantial discounts due to complications resulting from foreclosure, bankruptcy, divorce and probate. By target marketing to the owners of these properties, we are able to purchase homes at discounts while providing welcomed solutions to their owners.

Every property has a value. By employing purchase, lease and rental strategies, we aim to generate income by both selling and holding homes.

Property Exit Strategies: Each residential property has an appropriate sales strategy. We seek receive the best sales proceed available in the shortest amount of time. The property's location and condition will drive the sale strategy employed. Homes valued above \$200,000 and in good condition are prime candidates for immediate resale. By pricing these homes slightly below retail market value, we are able to achieve reasonable quick sales and provide new owners with equity in their purchase. Resale of properties provides the corporation with immediate cash profits.

Homes valued between \$130,000 and \$200,000 may be resold immediately or may be sold via a lease option. Lease options provide the corporation with monthly income and a sale of the property in 12 to 36 months. Utilizing the lease option vehicle makes the property available to a wider market of buyers.

In addition to resale and lease option, homes valued below \$130,000 may also be good candidates for rentals. Rental properties provide the corporation monthly income and appreciation of assets.

By employing a variety property exit strategies, Summit Properties Group, LLC seeks to create a balanced portfolio of residential sales and lease/rentals properties.

Experience: We have successfully managed rental properties since 1994. Since 2006, we have been purchasing discounted properties for resale. To date, we have successfully profited from 10 completed projects.

Investment Capital Goals: Summit is looking to raise \$2,000,000 in investment capital. We seek to find 10 to 20 private investors with \$100,000 or more of investment funds. This will enable the company to be involved in 10 to 15 properties at any given time. Investment capital is used only for the purchase and renovation of homes. Private Investors retain their funds until invested in a Summit property. Private Investment funds are always secured by underlying real estate and are never used for company overhead. The funds of only one investor can be used on any given property.

Summit Investment Partners: The banking industry addresses the financing of residential real estate properties almost exclusively via mortgages. While very effective for the individual home owner, bank owned mortgages are inefficient and costly to the real estate investor. Investment properties targeted for resale may be held from 30 days to 1 year. From the time required for loan application and processing to origination fees, escrow requirements and payment schedules, bank mortgages are costly and cumbersome for short term ownership. By utilizing Summit Investment Partners, Summit can provide an individual or a self-directed IRA a safe investment alternative with a high rate of return while realizing substantial cost and flexibility benefits.

Private Investor Opportunities: In today's investment market, where can an investor safely receive an 8 to 12% return on their investment?

Summit has available two types of investment opportunities that can be broken into two broad categories: Short Term and Long Term.

Short Term investments are 3 to 12 months in length and are paid a lump sum return upon completion of the project. Investors loan the capital to purchase a subject property and their investment is secured by a first or senior mortgage. Upon the resale or refinance of the property, the investor is returned their investment capital and paid 12% simple interest for the term of their loan. Example, investor A invests \$150,000 in a short term Summit project. The property is resold after 6 months. Upon the sale of the property, the investor is returned their original investment of \$150,000 along with \$9,000 in interest.

Long Term investments are 12 months and longer in length. These investments provide monthly a principle and interest return to the investor. The monthly payment is based upon 8% with a 30 year amortization. Example, investor B invests \$150,000 in a long term summit project. The investor is paid \$1,100.65 per month until the loan is paid in full or the property is resold. Upon resale, the investor is returned their principle balance.

Kansas City Residential Real Estate – A Safe Investment

Given the news about increasing foreclosure rates, failing mortgage banks and falling real estate values, why should an investor consider a Summit investment opportunity?

Kansas City and particularly, Johnson County, KS real estate has retained its value through turbulent times. Our property values are not inflated like those of southern California, Florida, and Texas, to name a few. Our property values still remain among the best in the country. In 2008, Johnson County property values lowered an average of 2.7%. Compared to the 20 to 50% loss of value in some parts of the country, our property values are quite solid.

Because of the high rates of foreclosure, Summit is able to purchase properties at 20 to 30% of today's market value. This provides security to the investor. Summit will never place investment funds in more than 80% of the market value of a property.

Kansas City real estate is much safer than the stock market. Real Estate values have never dropped to 0%, but company stock may. The Summit investment is secured by a first mortgage. In a worse case scenario, should Summit fail to repay a mortgage, the property belongs to the investor and may be resold for full market value.

Thank you for your time and consideration. To find out more about becoming a Summit Investor Partner, please contact us at:

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Recent Projects

In order to protect the privacy of our clients, specific names and addresses from our examples are withheld. Gross profits are shown after real estate commissions, fees, property taxes and other transactional fees have been deducted.

Single family home – Shawnee, KS
3 bedroom, 2 bath, no garage.

Purchase price on April 16, 2008	\$ 96,000.00
Sold via lease option	\$130,000.00
Monthly Cash Flow	\$ 1,200.00
Delayed Gross Profit	\$ 34,000.00

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Single family home – Olathe, KS
4 bedroom, 3 ½ bath, 3 car garage.

Purchase price on May 29, 2008	\$279,138.00
Sale price on May 29, 2008	\$331,223.00
Gross Profit	\$ 52,085.00

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Single family home – Olathe, KS
3 bedroom, 2 ½ bath, 2 car garage.

Purchase price on June 5, 2008	\$103,831.00
Sale price on August 11, 2008	\$135,700.00
Gross Profit	\$ 31,869.00

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Single family home, Olathe, KS
4 bedroom, 4 ½ bath, 2 car garage

Purchase price on August 6, 2008	\$175,000.00
Sale price on August 29, 2008	\$190,529.00
Gross Profit	\$15,529.00