

INVESTOR FACT SHEET

North Frisco – Prosper Opportunity Fund, LP

Type of Investment:

Private Equity Commercial Real Estate; Distressed, Risk-Adjusted and/or Broken Asset Alternative “Hard Asset” Investment Designed for Capital Appreciation

Minimum Unit: **\$5,000**

Return Objectives: **22% Internal Rate of Return (IRR)** annualized and 2X multiple on equity

Fund Size: **\$20 Million**

Accredited Only: **Yes**

STRUCTURE: LIMITED PARTNERSHIP

INVESTMENT FOCUS: ACQUIRE OWNERSHIP OF “DISTRESSED” AND “BROKEN” COMMERCIAL, OFFICE, MIXED-USE AND RETAIL TRACTS OF LAND AND/OR BUILDINGS WITHIN THE HIGH-GROWTH NORTH FRISCO – PROSPER SUBMARKET (FRISCO AND PROSPER, TX)

WHY INVEST?

North Frisco – Prosper Opportunity Fund, LP is designed for those Investors who are seeking potential long-term capital appreciation and portfolio diversification. It offers individual investors the opportunity to invest directly into specific tracts of commercial land with a proven sponsor who has an 9-year development history within the target, high-growth submarket.

Profit Splits: 100% to Investor until 12% annual; Then 70% to Investors

Commissions: **8% to Broker/Dealers**

Marketing Assistance: Available

**North Frisco – Prosper Opportunity Fund, LP
Mooreland Development**

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Sponsor Fast Facts:

Experience

- Nine-Year track record
- 15 separate LP entities in DFW

Results

- \$155MM in commercial & residential projects across DFW
- \$142MM in North Frisco – Prosper Submarket Alone
- Investor IRR’s on completed projects have ranged from 21% to 92% annual

Investment Strategy:

This Fund will acquire well-positioned commercial , office, mixed-use and retail tracts, parcels and/or buildings located within the proven high-growth North Frisco – Prosper Submarket along the ‘Golden Corridor’ of Preston Road, the Dallas North Tollway and US 380. Opportunity is to acquire these parcels at risk-adjusting pricing today. The Fund will also target acquisition of discounted, first-lien debt positions on similar projects and tracts.

Why Land Investment in Today’s Market?

The Fund will own key tracts of commercial property well-positioned to benefit from the growth that is coming to the greater North Frisco - Prosper Sub-market. The Fund’s assets will be tangible real estate with underlying entitlements and utilities already in place or discounted, first-lien debt positions on these properties.

Risk Factors:

The prospectus summarized certain risks to investing in North Frisco - Prosper Opportunity Fund, LP. These include it’s lack of an operating history, lack of diversification from the single Submarket identified, absence of public market for the limited partnership interests, the reliance on the sponsor for investment decisions, the payment of significant fees to the sponsor and potential conflicts of interest, the potential for the use of leverage in acquiring the Partnerships Interest in the assets to be acquired. Refer to the private placement memorandum for a more detailed discussion of these risks. This summary sheet is not an offering.