



Opportunities for Investors

To accommodate the various financial goals of our investors, Strategic Properties Group, LLC sponsors three separate "Real Estate Investment Funds" or "REIF" offerings with three separate strategies for investment and/or distribution of proceeds depending upon the investors' propensity for passive income, tax benefit, and risk. Those offerings are outlined below.

Strategic Properties Group REIF Passive Income Preferred (PIP)

The PIP is available for those investors seeking passive income from their investment today and some potential income in the future from the sale of projects acquired by the PIP. This REIF offering is constructed as an LLC with the target of generating an annual rate of return for investors of between 8% and 12%. The additional goal of the PIP is provide a regular distribution from income for investors. The PIP strategy is to acquire existing quality commercial properties with strong lease records and/or develop real estate property and lease out to appropriate retail and commercial tenants in order to generate a return on investments consistent with this offering.

Strategic Properties Group REIF Tax Preferred (ToP)

The ToP is available for those investors who prefer to realize the benefits of tax loss today and a greater share of cash on the sale of projects in the future, rather than realizing regular income distributions. This REIF LLC offering targets an annual rate of return between 10% and 20% for investors. The ToP strategy is to develop or acquire properties and pass the inherent tax loss to investors who desire such a scenario in order to mitigate large capital gains or offset high incomes.



Strategic Properties Group REIF Speculative Fund (Spec)

The Spec offering is a REIF LLC designed for investors with a greater propensity for risk. Unlike the PIP and the ToP REIFs, the Spec REIF allows the investor group to assume more of a "developer" position for projects and in return provides the potential for greater gains or losses. This REIF targets a greater annual rate of return of 25% and up and has a potentially shorter investment life and a higher suitability standard for investment. Distressed properties, land speculation, and turnaround of poorly performing commercial properties are all examples of potential speculative fund projects.

Strategic Properties Group Project-Specific Offerings

Strategic Properties Group, LLC may offer investors the opportunity to invest directly in a specific project, rather than through a REIF. The investment terms of these project-specific offerings may differ from project to project but generally afford an investment group or individual up to 40% shared equity in the project through the purchase of "investor units." When an investor purchases units of a specific project, he or she typically enters an LLC with an expectation of a targeted preferred rate of return of 8% per annum, and an internal rate of return of 20%+ on the future sale of the project, and a prorated share of the available equity in the project. Investors in project-specific offerings may also share in benefits from tax depreciation of real estate. At times, the Strategic Properties Group REIF LLCs may be investors in a specific project along with individual investors in that same project.