



[Preconceptual Sketches: In other words, it probably won't look anything like this]

LET 1.0
[1.26.2011]

REQUEST FOR CONFIDENTIALITY

You are receiving this proposal because you are on our list of qualified investors. We ask that you keep all information in this proposal and any that may follow over the course of your investment confidential. If you know another party interested in investing, we ask that you put them in contact with us for further information. Thank you.

LET 1.0 is a pretty straight forward rental project with a predictably odd name. In this project we plan to build two three-story rowhomes in the area around the 100k Project and hold onto them as long term rental assets. These homes will be built to our high standards for energy efficiency, design and health, giving us an advantage in the surrounding rental market.

We have already seen a strong interest in Postgreen rentals and are confident that we can easily maintain occupancy at a competitive rate. The utility benefits will off-set a significant amount of the rental costs for our tenants, and the new construction will limit maintenance liability. This, combined with the unique design, should make these units exceptionally attractive.

We feel that this is a great project to start our portfolio of rental units, and we are seeking investors that would like to ride along with us for 3-5 years. Take a look at the following proposal and see if you want to get in on the ground floor of our rental work.

PROJECT TEAM

Developer	Postgreen Homes
Architect	Interface Studio Architects
General Contractor	Hybrid Construction

FUNDING GOAL

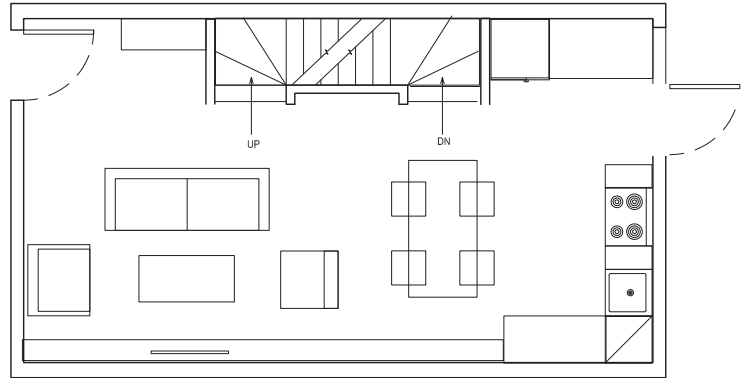
\$75,000

This goal will be reached by taking on as many Investors as necessary at a minimum of \$20,000 per party. The remaining construction funding will be obtained through one of several interested banks.

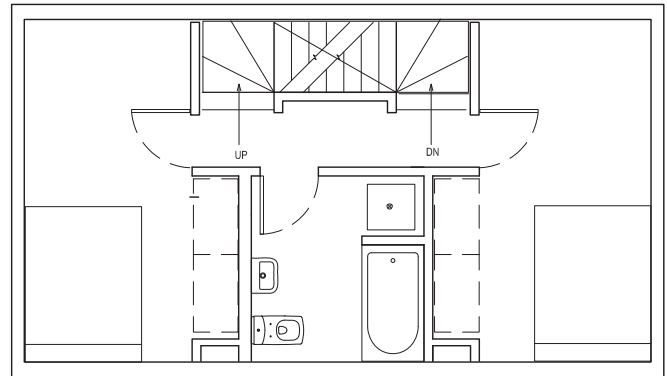
DESIGN CONCEPT

- 4 Bed/2 Bath
- Eat In Kitchen
- Private Yard
- Full Basement
- Super Insulated
- Low VOC Paints
- Low Flow Fixtures
- Dual Flush Toilet
- Super Efficient HVAC
- HRV
- Security System
- Triple Pane Windows
- Energy Star Appliances
- Washer/Dryer
- Modern Finishes

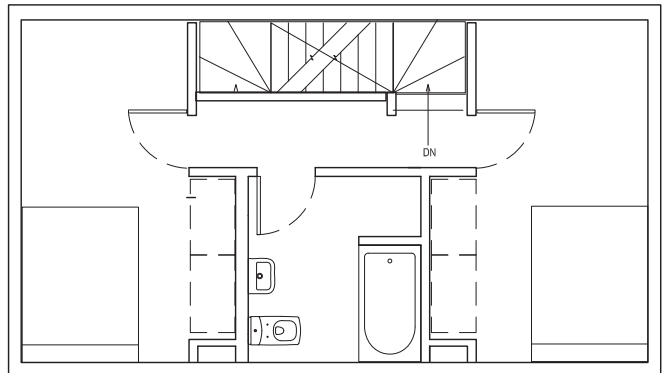
FIRST



SECOND



THIRD



THE NUMBERS

Land Cost	\$50,000
Soft Costs	\$25,000
Hard Costs	\$360,000
Loan Costs	\$11,000
Closing Costs	\$1,000
Total Costs	\$447,000

Gross Rental Income	\$43,200
Expenses	-\$5,500
Net Rental Income	\$37,700
Mortgage	-\$28,000
Annual Profit	\$9,700

Rental Income Summary

Address	SF	Rent	\$/SF
Unit 1	1,722	\$1,850	\$1.07
Unit 2	1,470	\$1,750	\$1.19
Totals	3,192	\$3,600	\$1.13

Post Construction Value	\$558,600
Post Construction Equity	\$198,200
Year 5 Value	\$628,700
Year 5 Equity	\$297,200
Year 5 Investor Liability	\$111,300

The value and equity numbers are based on a conservative understanding of increased value over time. These numbers are meant to show that available equity should easily allow for the repayment of investors within the 5 year term.

THE DEAL

Money collected from investors is used to secure the land and leverage construction financing for the project. Investors will be paid principal and accumulated interest within 5 years either through refinancing or sale of all or part of the project.

Investment Goal: \$75,000

This money could come from one investor or several, but preference will be given to a single source.

Minimum Investment: \$20,000

This money could come from one investor or several, but preference will be given to a single source.

Term of Investment: 5 years

The full term of the investment is five years from the day the papers are signed. All principle and interest will be due at that time. However, we reserve the right to pay back the entire investment and accumulated interest anytime after 3 years.

Return: 10% Annually

All interest compounds annually and will be paid at the same time as the principle.

Position: 2nd

The investor will be positioned second after the bank and ahead of Postgreen. We don't make any money on a sale or refinancing until our investors return is secured.

Security: Legal Note

The investment will be secured by a legal note which the investor will be given to review prior to signing.

While we work hard to limit risk for our investors as much as possible, there is no such thing as a risk-free investment. Please make sure you understand the risks involved in this and any other investment you are considering. If you have any questions or concerns, we encourage you to speak with a lawyer or investment professional prior to entering into any agreement.

NEXT STEP

Contact Postgreen:

Please send an email to **nic@postgreen.com** to set up a phone conversation. This conversation will be used to explain further details regarding the opportunity and to clarify the legal structure of the deal. You can also reach us by phone at **215.739.1578**

Thank you for your interest in investing in Postgreen.