



untitled condos  
6.11.2010

## **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.*

This as yet unnamed project on Frankford Avenue will consist of 12 condo units in two separate buildings. We will build each of these buildings to our increasingly exacting standards for energy efficiency and health. We see this project as an opportunity to offer a range of affordable green ownership opportunities in a market niche where such options are virtually non-existent.

The Frankford Avenue Arts Corridor, on which these condos will be built, is a rapidly developing section of the Fishtown/Kensington neighborhood. New galleries, cafes, bars, restaurants and shops are beginning to appear on and around the Avenue. This project is a great opportunity to provide much needed density to a developing transit oriented neighborhood, and to set the standard for multi-family housing along Frankford Ave.

This document is a call for investors interested in funding this project. With all of our current home offerings sold and a growing list of clients waiting for the next project, it is important for us to move quickly. We hope to have all funding in order by the end of July and interested investors will be evaluated on a first come first served basis.

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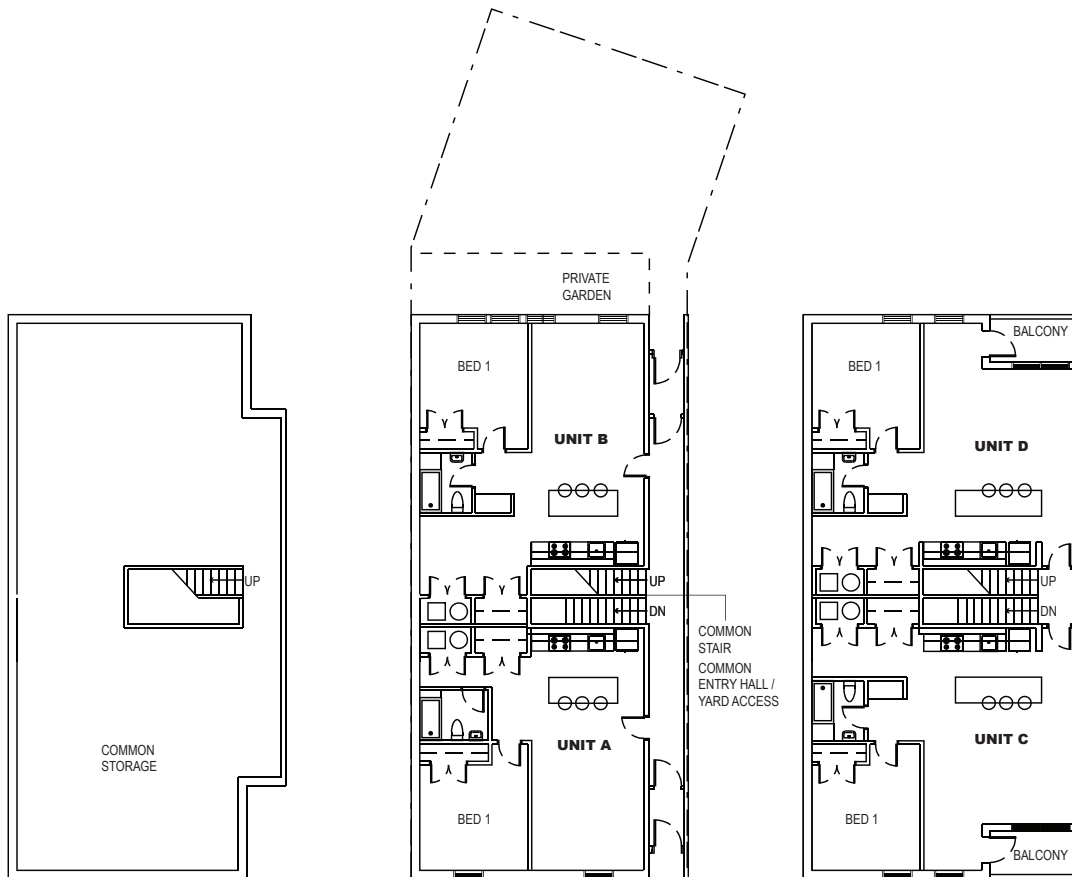
## PROJECT TEAM

<b>Developer</b>	Postgreen
<b>Architect</b>	Interface Studio Architects
<b>General Contractor</b>	Hybrid Construction
<b>Sales</b>	The Stokes Group

## FUNDING GOAL

**\$350,000**

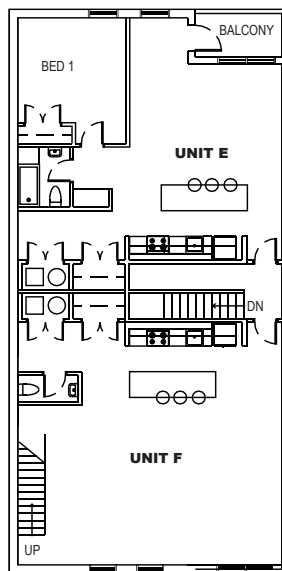
*This goal will be reached by taking on as many Investors as necessary at a minimum of \$25,000 per party. The remaining construction funding will be obtained through one of several interested banks.*



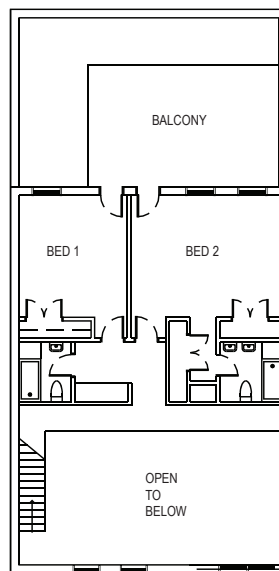
**B**

**1**

**2**



**3**



## Units

### Floor 1

A. Frankford 1 Bed	730 SF
B. Garden 1 Bed	815 SF

### Floor 2

C. Frankford 1 Bed	900 SF
D. Garden 1 Bed	900 SF

### Floor 3

E. Garden 1 Bed	1,100 SF
F. Frankford Bi-Level	1,800 SF

## GETTING PAID: WHO, WHEN, HOW MUCH

### POSITIONS (who gets paid first)

- 1st Position:** The Bank - Construction loan gets paid first.  
**2nd Position:** The Investors - Investment money and return gets paid second.  
**3rd Position:** Postgreen - We get paid last.

### TIMELINE (what happens when)

1. Begin to raise initial funding.
2. Purchase land
3. Obtain construction financing
4. Build
5. Sell Units
6. Pay bank
7. Pay investors
8. Celebrate

*Once we break ground the build is expected to run 1 year. However, since this is construction we can make no promises. It could be faster. It could be slower.*

### HOW MUCH (what investors make)

Interest for investors will be paid on a 12 month period regardless of the duration of the project. If the project extends beyond 12 months, the interest period will be extended in 3 month increments. Rates of return will be based on the amount invested:

- \$25,000 will receive 11%
- \$50,000 will receive 12%
- \$75,000 will receive 13%
- \$100,000 and above will receive 15%

### LEGAL STRUCTURE

The investment is secured by a note. Simple.



## NEXT STEP

### Contact Postgreen:

Please send an email to [nic@postgreen.com](mailto:nic@postgreen.com) to set up a phone conversation. This conversation will be used to explain further details regarding the opportunity and to describe 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.