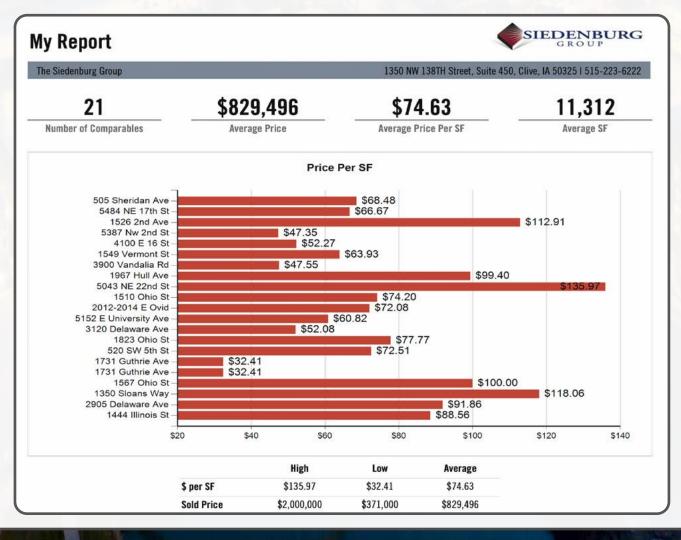


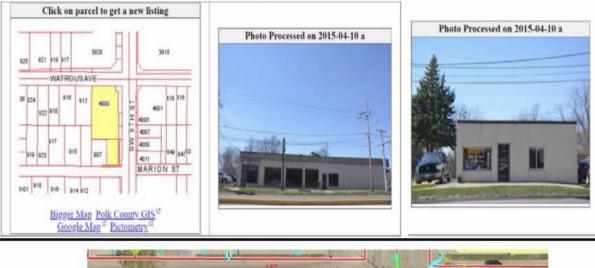
15% Interest Loan / Investment Opportunity

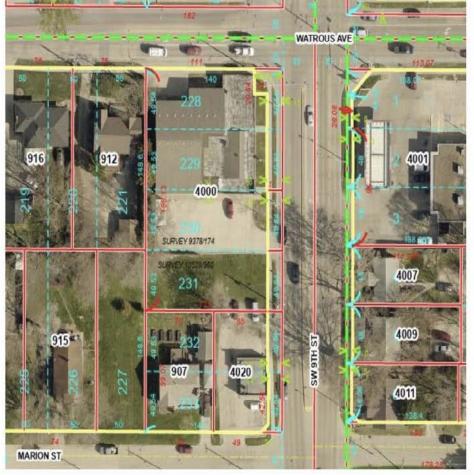
- \$1M USD sought for the purchase of four commercial properties in Des Moines, IA.
- Company cash flows \$25,000 monthly.
- Investors receive 15% interest on the note plus collateral against the 4 properties.
- Company has 10% for downpayment \$100,000 cash on hand.
- Company has \$250,000 \$5000,000 in existing assets for additional security.
- Term can be short with bridge or balloon for fast refinance in less than 3 years.
- 1401 Ohio St (7,900 Sq Ft) appraised at \$750-900K with an option of \$525K.
- 4000/4010/4020 SW 9th St appraised at \$600-750K with an offering of \$485K.
- A total LTV of 55-75% after downpayment.
- Contact: Craig Bergman at craig@RMG-Properties.com or 202-213-1159



4000 SW 9th Street, Des Moines, IA 50315 Parcel ID: 120/06746-004-001

Location					
	Address 4000 SW 9TH ST				Address 4
Des Moines	Jurisdiction	50315	Zip	DES MOINES	City
Active	Status	7824-21-329-029	Geoparcel	120/06746-004-001	District/Parcel
DEM-C-DEM-77146	Tax Authority Group	DM34/B	Nbhd/Pocket	Des Moines	School
Kelley Neumann 515-286-3326	Appraiser	South Des Moines	Submarket	Des Moines SSMID 7 SW 9th Corridor	Bond





1401 Ohio Street, Des Moines, IA 50314 Parcel ID: 080/00906-000-000

