COMPANY:
Green Tree Real Estate, LLC

PURPOSE:
To develop a licensed freestanding office building in the southern region of Bexar County to compensate for demand created by Eagle Ford Shale.

TENANTS:
Halliburton has pre-leased one office and warehouse. Other possible tenants will consist of any number of the large oil companies working in the Eagle Ford Shale.

MANAGER:
Green Tree Real Estate, LLC

CAPITAL REQUIREMENTS:
A total budget of $15,670,913 is needed for the project.

SOURCES OF CAPITAL:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equity Contribution</td>
<td>$461,451</td>
</tr>
<tr>
<td>Investor Equity</td>
<td>$5,075,971</td>
</tr>
<tr>
<td>Loan</td>
<td>$12,920,656</td>
</tr>
<tr>
<td></td>
<td>$18,458,078</td>
</tr>
</tbody>
</table>

USES OF CAPITAL:

Site Preparation
- Excavation and grading: 380625
- Sewer/Water: 328125
- Paving/Curbs/Sidewalks: 964688
- Landscaping: 217875
- Total site costs: 2933865.8

Building Construction Costs
- Hard Costs:
  - Shell structure: 5250000
  - HVAC: 393750
  - Electrical: 55125
  - Plumbing: 374063
  - Finish Out: 5232938
  - Total Hard Costs: 11305876
- Soft Costs:
  - Architect & Engineering: 328125
Legal costs  82031
Fees and permits  54600
Interest Costs  412020

FINANCING:
A construction loan for 75% LTV will be obtained.

INVESTMENT STRUCTURE:
Preferred Return on Equity  11%

Distribution of Excess Cash Flow After Debt Service  91/9 between investor and developer

Proceeds from sale/refinance
First to repayment of project loan
Next to repay Manager for any company loan
Next to Member accrued preferred return
Next to Manager accrued preferred return
Next to Member return on capital
Next to Manager return on capital
Remaining Balance to partners pro rata on ownership

Distribution of Available Cash
Annual upon availability
First to Project Loan debt service
Next to Manager for any company loan
Next to Member accrued preferred return
Next to Manager accrued preferred return
Next to Member current preferred return
Next to Manager current preferred return
Next to Member return on capital
Next to Manager return on capital
Remaining Balance to partners pro rata on ownership

PROJECTED INVESTMENT PARAMETERS:
Selling at End of Year 10

ACQUISITION DATE OF PROPERTY:
1-Apr-14

EQUITY FUNDING DATE:
25-Mar-14

LOAN CLOSING DATE:
1-Apr-14