



OAK HALL
— COMPANIES LLC —

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East Lake Partners of Georgia, LLC has joined Oak Hall Companies, LLC forming a partnership for the purpose of developing land for residential subdivisions in the greater Atlanta area. The principals of Oak Hall Companies, LLC have vast local market experience and want to take advantage of the emerging land development opportunity. This opportunity has been created by the increased housing demand and the lack of “new” lots developed over the last five (5) years. Oak Hall Companies, LLC currently has several sites under contract and is negotiating contracts to assemble additional parcels in the North Atlanta metropolitan area. Submarkets targeted, but not limited to, include inside the I-285 north perimeter, North Fulton County, East Cobb County, Cherokee County and Forsyth County. Oak Hall Companies, LLC will develop lots in the Metropolitan Atlanta area and in turn, sell them to national builders.

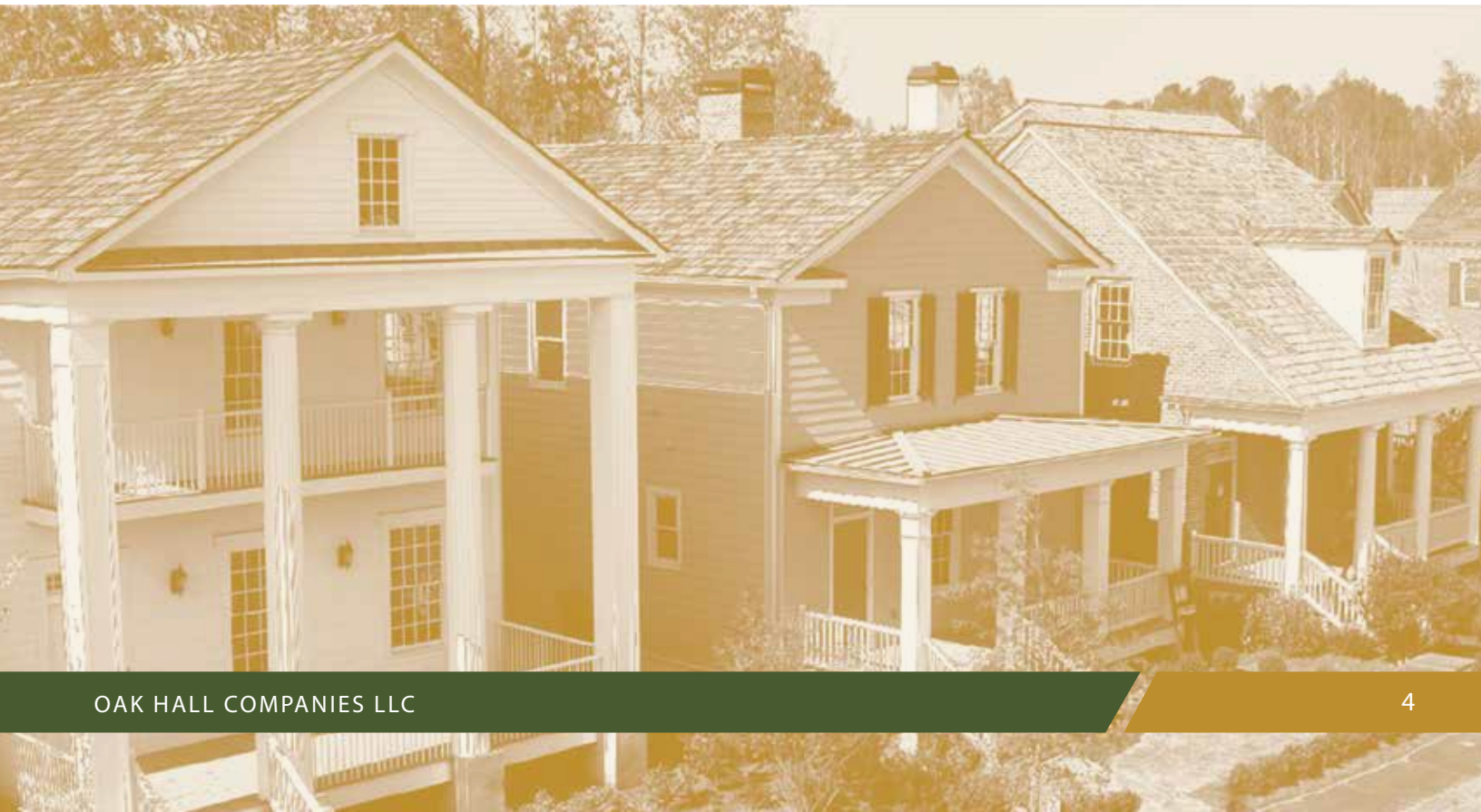
Our mission is to create value for our investors and clients by identifying premium land positions in “A” locations, crafting the ideal development plan for each site and delivering a great community for our customers.

Our business plan is to capitalize on these unique opportunities, by negotiating favorable purchase prices to market value and selling the assemblage(s) to national builders, in parcels or bulk. Oak Hall Companies, LLC expects the market to produce above average returns over the next three (3) years as the market catches up to the demand.



Oak Hall Companies, LLC, through its long term relationships with national builders, real estate brokers, investors and commercial and residential developers, has unique access to prime investment properties, in proven locations, in the Metropolitan Atlanta area. Our attention is focused on undeveloped land and in some cases, previously zoned and sub-divided, as the sector is back in favor. This real estate market is in a significant cycle of recovery. Buckhead, Brookhaven, Chamblee, Decatur, East Cobb and Georgia 400 North areas have turned into a firm seller's market, due to the lack of re-sale properties available and lack of existing inventory. The median number of days active properties have been listed is significantly shorter than the national average. Now is the time for investment on the new housing recovery.

We have two strategies for developments, one or both of which will be followed based on market dynamics, during the acquisition of the assemblage. Each strategy has its own investment horizon.



STRATEGY A : URBAN

Urban – Focus will be on smaller developments in more densely populated areas of Metro Atlanta, such as In-Fill sites, with an expected development cycle of 12 to 18 months. These developments typically will have 15 or fewer lots. Our lot buyer will be a strong well capitalized local / regional builder.

STRATEGY B : SUBURBAN

Focus will be on larger parcels in the Georgia 400 North areas, including North Fulton, Cobb, South and Middle Forsyth and Cherokee Counties. The long term expected development cycle is 12 to 36 months. Our lot buyer will typically be a national builder. Depending on the development size, the builder and OHC may agree on a lot take down schedule that may last one (1) to three (3) years. Our initial preference is to remain in the one (1) to two (2) year time frame. In either case, on a takedown schedule, equity and debt are returned first and then profits.

In addition to the above development types, OHC will always seek ideal locations for mixed-use developments and complimenting commercial developments.

In many cases, we will purchase our development sites based on the needs of a “Client” national homebuilder or the client’s direction to us, based on their homebuilding needs and neighborhood opportunities.

LONG TERM MARKET EXPERIENCE

The Principals have over 90 years combined experience in residential and commercial real estate. The principals have extensive expertise in the Southeast and Atlanta regions, in home building, residential development, commercial and mixed-use. They have acted as developers, asset managers and investors.

LOCAL MARKET KNOWLEDGE

The Principals have completed many developments in metropolitan Atlanta establishing integral relationships with top Real Estate Brokers, Banks, Equity Investors, and Institutional Owners and respected Home Builders, both as fee developers and developers of residential lots. Additionally, we have extensive experience in the metro area on multiple mixed use developments, some as consultants, designers, developers and contractors. Collectively, the Principals have handled over 75 zoning and variance cases in the Metro Atlanta area.

DEVELOPMENT EXPERTISE

The Principals have managed project strategy, concepts and execution of land acquisitions, entitlements and development transactions involving over \$500 million of residential, mixed use and commercial developments. They have served as President of the Greater Atlanta Home Builders Association and served on the Board of both the Home Builders Association of Georgia and the National Association of Home Builders. They have served on the task force to rewrite the Dekalb County, Georgia zoning code and served as Chairman of the Dekalb Chapter of the Council for Quality Growth.

BANK LOANS

The partners of Oak Hall Companies, LLC have strong banking relationships throughout the Atlanta area and expect that we will be able to place 50% to 70% Acquisition and Development Loans on most of our developments. As the residential market continues to improve, we expect the lending environment to strengthen also.

The Metropolitan Atlanta area, especially the Georgia 400 North Corridor, into middle Forsyth County, is currently experiencing a very strong seller's market below \$500K. This high demand area is also growing significantly in new commercial and residential construction. The cities of Alpharetta, Johns Creek, Milton, Roswell, Cumming and Sugar Hill are in the epicenter for new home sales. Demand truly exceeds supply in these markets.



Metro Study's Fourth Quarter 2012 Executive Summary reports a 56% increase in Single Family Housing Starts in the North Atlanta market, for 2012 versus 2011. Quarterly starts in the fourth quarter were up 87% and closings increased 33% over the fourth quarter in 2011. Total housing inventory is at a 10 year low and very few lots are available in prime building locations. These A lots will continue to increase in price, as well as home prices.

The study concludes consumer confidence, due to the 30 month job growth in the region and the predicted 2013 gain in net employment, will create an even higher demand for new construction housing.

Oak Hall Companies, LLC is a client of MetroStudy and will rely on their market research to assist us in making informed decisions on market opportunities, pricing and exit strategies. MetroStudy is a Hanley Wood Company and they have offices throughout the United States.

EDWARD PEASE

Ed Pease is Principal of Oak Hall Companies, a real estate development and investment firm. Mr. Pease is a seasoned and successful commercial real estate investor/ developer, with a proven track record of market analysis, site selection, predevelopment, permitting, construction coordination, governmental issues, leasing and tenant relationships. Mr. Pease has more than two decades of experience investing in and developing freestanding retail developments, shopping centers and specialty medical centers. Prior to OHC, he was a partner for eighteen years at Landstone LLC and Landstone Medical Properties, LLC. There, he developed projects for companies including Kroger, Food Lion, Home Depot, Lowe's and Kmart. Additional developments included over twenty freestanding drug store locations, throughout the southeast. Tenants included CVS, Walgreen's and Rite Aid. In addition to retail development, Landstone developed the largest suburban medical campus in Memphis, Tennessee, Wolf River Medical Office Complex.

Mr. Pease is also managing partner of Amerimex Partners, LLC. Amerimex is focused on real estate opportunities in growing Hispanic markets in Florida, Texas and California. These include shopping center redevelopments, specialty medical facilities and post-secondary educational units.



WILLIAM "TAD" BRASWELL

Tad Braswell is Principal of Oak Hall Companies, a real estate development and investment firm. Mr. Braswell has previously served as President of TND Development Corporation and Director of Development for Liberty Development Corporation. A native of Atlanta, he started his career as a registered landscape architect working in site development of industrial, commercial, civic and residential projects. His role rapidly expanded to include entitlements and rezoning, raising capital, investor management, project supervision, project estimating and more. Mr. Braswell has served on the task force to rewrite the DeKalb County, GA zoning code and as the Chairman of the DeKalb Chapter of the Council for Quality Growth.

While at TND Development and Liberty Development, Tad was responsible for the construction of over 1000 lots in the metro Atlanta area. This was a combination of his own developments and fee developments for national homebuilders. Over Tad's career in the residential development business, he has developed a vast network of relationships with key real estate land brokers, contractors and national builders. Tad continues building on these relationships today.



DAVID M. SMITH

David M. Smith is Principal of Oak Hall Companies, a real estate development and investment firm. Mr. Smith has more than a quarter of a century success in commercial, residential and mixed-use development. Previously, he was President at Hedgewood Development, LLC managing project strategy, concepts and executions of all land acquisitions, entitlements and development transactions involving over \$200 million of residential and mixed-use developments. These developments were cutting edge mixed-use developments that were sought after by several Atlanta area communities. In some cases, communities formed tax allocation districts (TAD) in order to facilitate the development of a Hedgewood mixed-use community.

Hedgewood's downtown Woodstock, Georgia development was highly acclaimed and is the standard for many downtown urban redevelopments. The Woodstock project consisted of 32 acres, 300 residences and 96,000sf of retail / office space. This project received the 2006 Best in American Living Award (Silver), the 2006 Atlanta Regional Commission - Development of Excellence Award and the 2008 International Charter Award from Congress for the New Urbanism (CNU).

Hedgewood's Vickery development in Cumming, GA consisted of 240 acres, 500 residences, 150,000sf of retail / office space along with a 50,000sf YMCA. This project received 2006 Best in America Living Award (Platinum) and The Urban Land Institute (ULI) Development of Excellence Award.

Mr. Smith has served as President of the Greater Atlanta Home Builders Association, served on the Board of Directors of the Greater Atlanta Home Builders Association and has served on the Board of the Home Builders Association of Georgia and the National Association of Home Builders (NAHB).

PRINCIPAL BIOS

The Principal's impressive portfolio results from over 90 years combined home building, residential, commercial, and mixed use developments, the majority in the Metropolitan Atlanta area. The Principals are also the owner of TerraCraft Homes, LLC, fine home builders developing and building residential projects of single-family detached and attached homes, while offering impeccable quality and attention to detail, in highly sought after locations.

A Selection of Projects Owned or Developed by the Principals are available upon request.



PROJECT SUMMARY (PHASE 1)

- 32 Acres (37 parcel assemblage)
- 300 Residences including single family homes, townhomes & condos above retail/office space
- 96,000 sf of commercial space including restaurants, retail shops, office space, restored train depot & historic home & restaurant space

AWARDS

2006 Best in American Living Award - Silver

2006 Atlanta Regional Commission - Development of Excellence Award

2008 International Charter Award from Congress for New Urbanism (CNU)



PROJECT SUMMARY

- 240 Acre greenfield, traditional neighborhood mixed-use project
- 500 Residences including single family homes, townhomes & condos
- 200,000 sf of commercial space including 50,000 sf YMCA (the first LEED Silver certified YMCA in US, and 150,000 sf of retail shops, office space, restaurants, & townhomes above retail space

AWARDS

2006 Best in American Living Award - Platinum

2006 Best in American Living Award - Best Suburban Smart Growth Neighborhood

2006 Urban Land Institute - Development of Excellence Award



CONTACT

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