

Maison Trust Investments, LLC



"Producing Higher Wealth Amid Lower Risk"

www.InvestorWealth.com

Industry: Private Real Estate Investment

Management:

Richard Odessey
Founder & President

Michelle Odessey
Co-Founder & Vice-President

Board of Advisors:

Ray Smith
Kevin Pratt
Ralph Sherman
Pete Young
Greg Dorriety

Revenues:

2006 Actual: \$ 82,860
2007 Current: \$ 139,600
2008 Projected: \$ 386,010
2009 projected: \$1,363,680

Current Debt:

Founders: \$ 0.00
Other: Minimal

Previous Investment:

Founders: \$250,000
Investor Seed: \$340,000
Structure: Private Investment

Financing Sought:

\$6 Million at Variable Percentages per Common Share Based on Investment Opportunity Structure, derived from two investment vehicles.

Use of Proceeds:

Real Estate Purchases
Initial Start-up Capital

Maison Trust Investments, LLC: Maison Trust Investments, LLC (MTI) (Maison Trust) is a real estate investment company utilizing private investment strategies first established in March 2004. The company's primary objective is a two-part approach to create cash assets, cash flow, and long-term appreciation. Maison Trust solicits and acquires capital from private investors, uses that capital along with structured favorable financing to secure undervalued real estate assets, both commercial and residential, and issues documentation affirming the terms of the investment transaction leading to a return on investment for the investors.

Market fluctuations create unique opportunities for those with cash available to take advantage of under valued assets. No matter what market fluctuation, ultimately real estate values always rebound. Individual investors are limited in the impact they can have and the opportunities they can take advantage of as an individual with just their own funds to work with. Yet, investment in a large public REIT can seem like you have little connection to the investment. Maison Trust offers the best of both worlds:

- ✦ Through combining all investment capital, funds are collectively disbursed for development, purchases, and managing a variety of existing properties as well as development projects that are identified as strong "up-tick" potential, which ultimately provides greater access to additional projects that are viewed as too small for large REITs and Hedge funds; or too large for an individual investor.
- ✦ Guarantors have a choice of two diverse types of investment opportunity.
 - The first opportunity is offered exclusively to Georgia residents. This opportunity offers Promissory Notes with a nominal interest rate of 10%-15%. The offering is supported by a collection of assets which reduces the risk factor of poor performance of a single individual property.
 - The second opportunity is offered exclusively to Accredited Investors. This opportunity offers private equity participation secured by a property lien. Projected ROI is estimated at 30%.

Unique Value Proposition:

- ✦ Elevated Asset Classes, hybrid private investment; Real Estate Appreciated Asset
- ✦ Unique Proprietary Software Used to Analyze Profit, Cash-flow, and Risk Analysis
- ✦ Strategic Alliance Extended Network of Experts
- ✦ Founded by an "Angel Investor", turned real estate investor

Key Success Factors:

- ✦ Proven ability to identify emerging markets through access to a private proprietary housing market database that provides a very unique year-to-year comparison of housing prices and appreciation statistics.
- ✦ Access to advanced technical analysis tools which identify shifting market trends
- ✦ Feedback and inside intelligence from an established network of more than 50,000 subscribers and experts which conveys real-time information on single-family, multi-family, and commercial property across the U.S.
- ✦ Established long-term strategic relationships and joint ventures joining synergies with nationally renowned real estate experts and investors instrumental delivering creative solutions to any real estate investment issues
- ✦ Strong team of professionals and experts (attorneys, accountants, etc.) with years of collective immense experience in real estate investing

Key Risk Factors

- ✦ Real estate transaction turns out to be unprofitable, resulting in the possible loss of some or all capital investment
- ✦ Limited operating history, returns on previous investments only now beginning to produce results
- ✦ Fluxed demand for residential real estate and downturn impacts entire market rather than just the pockets of marginalized mortgages.
- ✦ Limited transferability of promissory notes.

Status: Currently, MTI is seeking \$6 million in private investment capital injection to finance current real estate ventures in addition to the purchase of additional properties. This stage will be utilized as the foundation for greater future access to capital.

Funding Structure Preferred: Investment injection of a minimum \$25,000 for each Promissory Note. This offering is limited to a maximum of \$1 million. Private lenders may infuse a capital injection "loan" to the company in return for compensation of interest payment in addition to the return of initial principal.

Exit Strategy: Equity conversion; Valuation= [annual cashflow]/cap rate

Documents Available: Private Placement Memorandum; Power Point; Testimonials; Business Plan; Trademark Documentation; LLC Formation Documentation; Financial Data