



# *DIAMOND C RANCH*

12477 Highway 52  
Maysville, GA 30558



**AGINSKY CONSULTING GROUP**  
YOUR GLOBAL PARTNERS IN GROWTH

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*Property Prospectus*



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# Table of Contents

<b>EXECUTIVE SUMMARY</b>	<b>1</b>
<b>PROPERTY DESCRIPTION</b>	<b>9</b>
<b>MAIN PROPERTY HIGHLIGHTS</b>	<b>17</b>
<b>DEMOGRAPHICS</b>	<b>29</b>
<b>COMPARABLE PROPERTY ANALYSIS</b>	<b>41</b>
<b>TERMS OF SALE</b>	<b>49</b>
<b>ADDENDA</b>	<b>51</b>



# PROPERTY OVERVIEW

The property owner of Diamond C Ranch recalls his childhood and picking cotton with his mother for 3 cents a pound in Georgia, where he still resides. During these long laborious days, his mother would say they could return home at sunset. Unfortunately the hilly terrain of northern Georgia became an obstacle to his return home. As the sun would fall below the tree line, he would tell his mother, "it's sunset." She would reply, "there's still sunlight on the other side." The property owner always said he saw the sunset twice in one day. From this memory of his youth, the current estate is known as "The Home of the Double Sunset."

In 1973 the property owner began acquiring tracts of land. Thirty-five years and 15 parcel transactions later the property now known as Diamond C Ranch was acquired. The property owner began building his mansion in 1996. Materials from numerous international locations were fashioned by top global architects, masons, and artists over the next four years. In 2000, the Diamond C Ranch was completed with the exquisite architecture and landscaping seen today.

## Diamond C Ranch

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Truly unique, Diamond C Ranch is a one-of-a-kind property that sits on one of the most beautiful pieces of land in all of Georgia. The home was built by hand, brick by brick, with the best artists, masons, and architects flown in from all over the world for the duration of the four year project. The home features state-of-the-art, cutting-edge technologies, combined with serene natural surroundings. The 1,672.3 m<sup>2</sup> (18,000 ft<sup>2</sup>) Italian villa is built on 570.6 ha (1,410 acres) of farmland in the rolling hills of Northern Georgia. Diamond C Ranch lavishly features 4.9-9.8 m (16-32 ft) ceilings, 540,000 artistically laid bricks, 317 arches, 20 life size marble statues, seven chandeliers, seven fountains, two lakes with waterfalls, a koi pond, and a balcony offering a panoramic view of pristine Georgian farmland. These attributes are by no means comprehensive; a personal visit to the Diamond C Ranch is the only way to capture its true essence. For a homeowner with imagination, the property is zoned for development of 2,400 homes, a golf course, tennis courts, retail center, and a 97.1 ha (240 acre) reservoir. This premier location offers country style living only 1 hour north of metropolitan amenities in Atlanta and seven minutes from a major highway. Not only is the home an incredible retreat that takes you away from all of the stresses of modern society, but it is also situated in one of the ten fastest growing counties in the U.S. and offers an incredible opportunity for real estate development to savvy investors.



# EXECUTIVE SUMMARY

## Location

Situated in the heart of Northern Georgia, the pastoral landscape of this property boasts a series of green rolling hills and open country space. Scattered patches of forest and a number of creeks and rivers cut through the land.

This property is located in Jackson, Hall, and Banks Counties, Georgia (Latitude: 34°16'43.68"N, Longitude: 83°35'52.33"W). The property is situated on the southwesterly and northeasterly sides of State Route 52. The property has excellent frontage with 4.4 km (2.74 mi) on State Route 52; 1.66 km (1.03 mi) on Diamond Hill Road; and 2.97 km (1.85 mi) on Diamond Hill Church Road.

The property is approximately 2.8 km (1.75 mi) northwest of Maysville and about 9.7 km (6 mi) north of Jefferson, the county seat of Jackson County.

It is located approximately 1 hour northeast of Atlanta, Georgia on Interstate 85.

## Specifications

The property totals 570.6 ha (1,410 acres) of land and includes a 1,672.3 m<sup>2</sup> (18,000 ft<sup>2</sup>) Italian-style villa. The property is primarily open pasture land which has been cleared and grassed with some scattered wooded areas.

This property spans three counties - Jackson, Banks, & Hall. Approximately 472 ha (1,166 acres) of the property is located in Jackson County which is situated on the southwesterly side of State Route 52. The remaining 93 ha (231 acres) is situated on the northeasterly side of State Route 52 in Banks County.

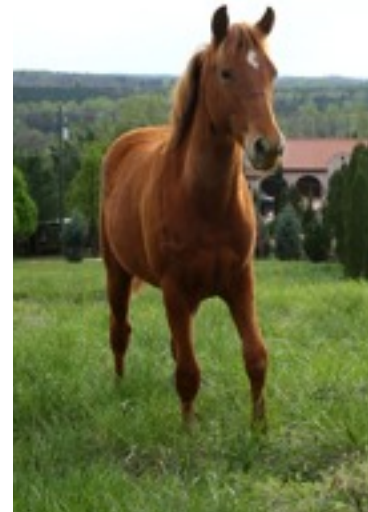
There are 8 standalone rental houses on the property as well as a fully operational cattle ranch business.

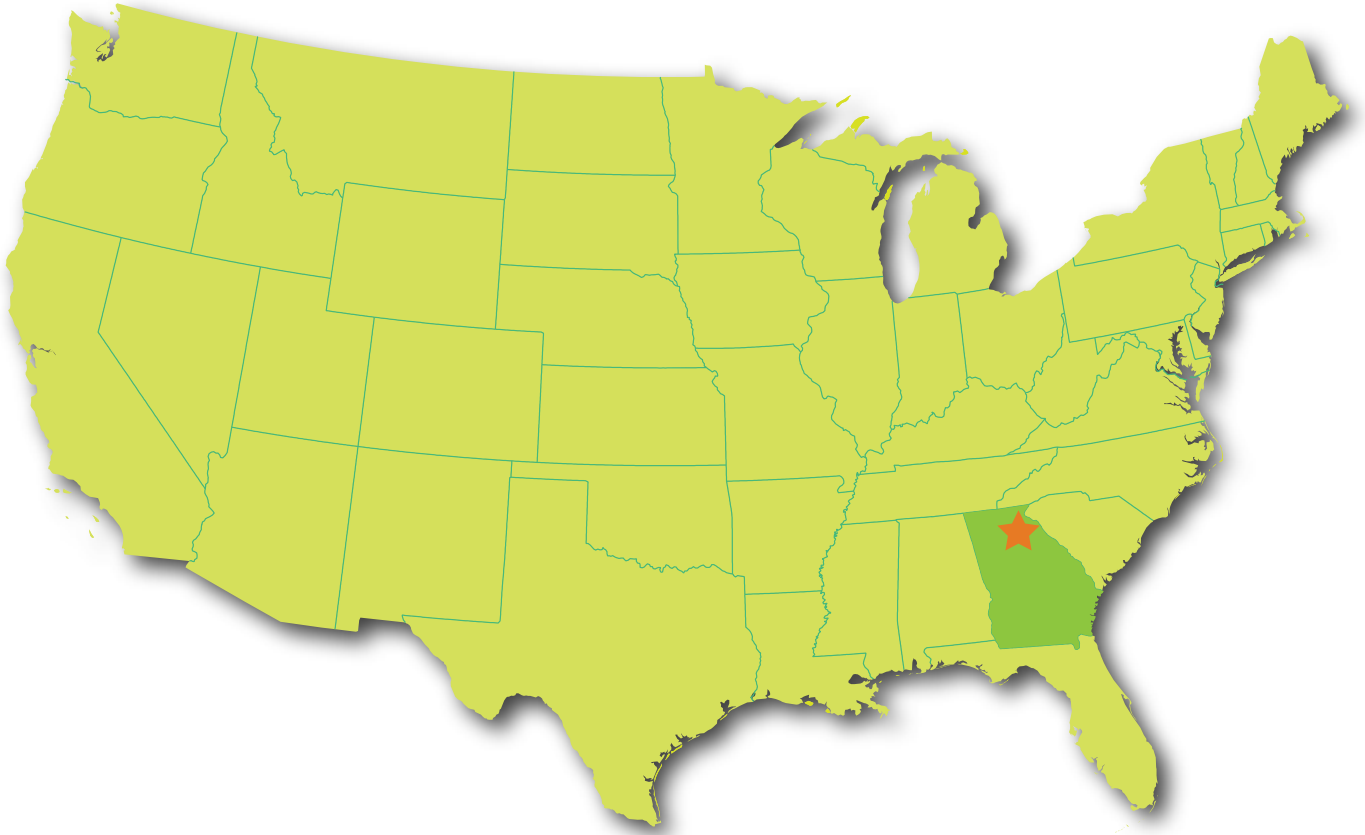
### Mansion

- 1,672 m<sup>2</sup> (18,000 ft<sup>2</sup>)
- 22 m (72 ft) Bell Tower
- 4 Bedrooms/8 Bathrooms/3 Kitchens
- Koi Pond with 2 waterfalls
- 7 Fountains
- 7 Chandeliers
- Elevator
- Bose© Sound System
- Luxilor© Lighting System
- Lightning Protection System
- 500,000 artistically laid bricks
- Pool & Hot Tub
- 20 ornamental marble statues
- 1/2 mile driveway with stained and printed concrete
- 1/2 mile walking trail

### Ranch

- 570 Hectares (1,409 acres)
- 8 Rental houses (50% occupancy)
- Barn and Storage Facility
- 641 Cows, 71 Heifers, 31 Bulls, 510 Calves & 2 Horses
- Two lakes with waterfalls
- Over half a million dollars worth of farm equipment





Flight Route	Flight Time
Moscow to Atlanta:	10 hours 55 minutes
Beijing to Atlanta:	13 hours 45 minutes
New York to Atlanta:	2 hours 15 minutes
Los Angeles to Atlanta:	4 hours 10 minutes

# Diamond Ranch





# INVESTMENT HIGHLIGHTS

## Development Potential

This property offers a superb opportunity for commercial development. Not only is this property a remarkable retreat and a gorgeous home for any discerning connoisseur, but it also presents a savvy and visionary investor with an incredible opportunity for commercial development of its vast, unobstructed land. This land was the proposed site for a residential community including a golf course, health club and spa, equestrian center, retail village, and a hotel overlooking the surrounding area.

Public utilities currently available to the property include electricity and telephone. The proposed homes range from villas starting at \$200,000 to estate homes priced from \$600,000 and up.

The property has already been zoned and is ready for immediate development. A brief overview of the projected financials for this type of development is included in the *Commercial Development* section of this prospectus.

## Land

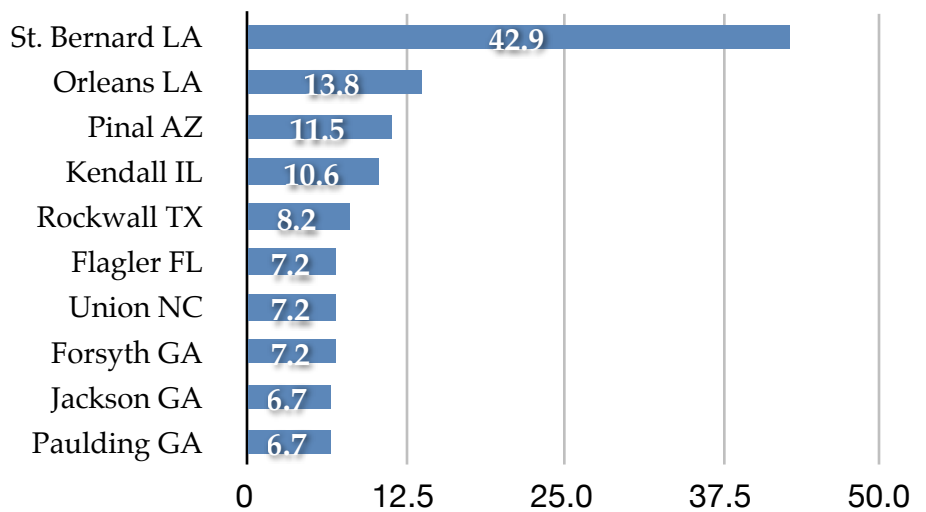
The Diamond C Ranch is one of the largest and most beautiful pieces of property for sale in all of Georgia. The land is an accumulation of several different real estate transactions over the course of 30 years and there are no other comparable properties in the area in terms of size and value.

The property’s vast majority is situated in Jackson County which is the 10th fastest growing county in the U.S. according to the U.S. Census Population Estimates of 2007.

## Cattle Ranch

The property currently supports a cattle ranch operation that supplies beef to a number of local distributors in the area. The ranch includes over 1,250 head of cattle and a couple of horses, all of which are for sale. A full list of livestock is available in *Exhibit B* of the addenda. A full list of farm equipment is available in *Exhibit E* of the addenda.

**10 Fastest Growing U.S Counties 7/2006 - 7/2007**



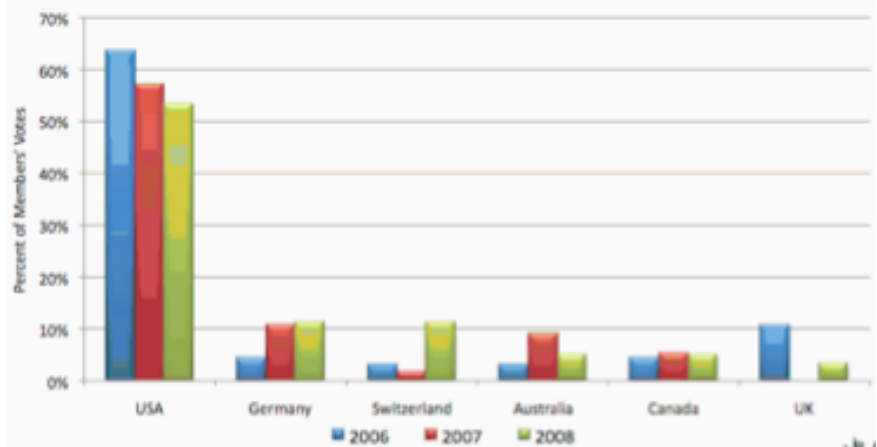
Source: U.S. Census Bureau, Population Estimates 2007

# U.S. REAL ESTATE INVESTMENT

Not only are foreign investors attracted to the relative safety and high returns U.S. real estate investments offer, they are also interested in peripheral benefits that come with property ownership in the states, such as citizenship and housing for students.

According to an annual survey conducted by the Association of Foreign Investors in Real Estate (AFIRE), the United States remains the top choice for foreign investors, despite a broad downturn in the real estate industry and related sectors.<sup>1</sup> According to François Ortalo-Magné, Robert E. Wangard Chair in Real Estate at the Wisconsin School of Business, “Despite the recent turmoil in the U.S. economy, the appetite for U.S. real estate investment remains... and [foreign investors] report that finding U.S. real estate investment opportunities is much easier now than it has been in a long time. A number of foreign investors sat 2008 out, but they are ready to

Country providing the most stable and secure real estate investments - 2008



move in aggressively in 2009...” A survey conducted by AFIRE in the 4th quarter of 2008 revealed that “by a wide margin, survey respondents said the U.S. continues to provide both the most stable and secure real estate investment environment and the best opportunity for capital appreciation. Respondents also overwhelmingly pointed to the U.S. as the primary target for their real estate investment dollars and said that as an average, 45 percent of their portfolio is invested in U.S. real estate.”<sup>2</sup> Other findings from the study confirm that the U.S. remains ranked as the leading country targeted for real estate acquisitions in 2009 followed by properties in Germany, the U.K., China, and Japan.<sup>3</sup>

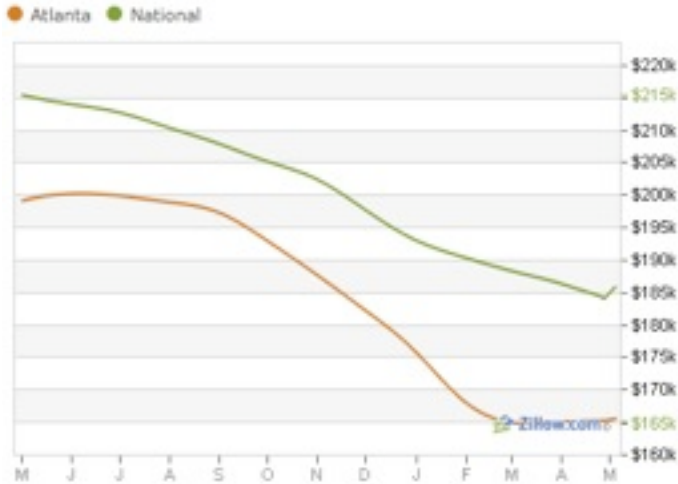
## Atlanta

Real estate industry analysts forecast the Atlanta market will be one of the first to rebound from this economic downturn. Over the last two years, home closings have outpaced home starts, which means the unsold housing inventory has fallen by 31% year-over-year and nearly 42% since December 2006. The inventory levels at January 2009 are comparable to the levels back in 2002 at 23,804 units.<sup>4</sup> The National Association of Realtors explains that it is more affordable to buy a home now since the creation of the affordability measure back in 1970.<sup>5</sup> The trend line for Atlanta home values is depicted in the following 1-year and 5-year home value indexes. Home values have fallen over the past two years but have bottomed out in March 2009 and we are beginning to see a shift toward an upward swing.



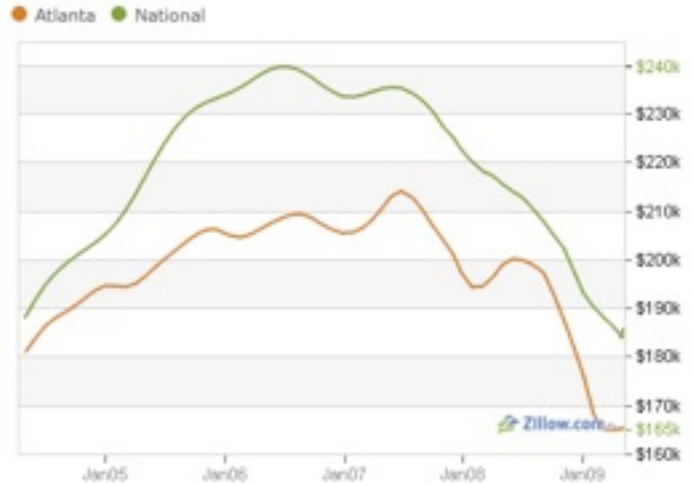
Atlanta Home Values 1-year

Source: Zillow.com



Atlanta Home Values 5-year

Source: Zillow.com



**Russian Investment in U.S. real estate**

With the Russian ruble hitting new lows in 2009, capital flight from the Russian Federation is expected to continue. The ruble lost 21% of its value from November 2008 to January 2009, nearly sinking to its lowest value (to the dollar) since 2003. Economists believe it could continue to fall by 10-20% before the Russian market reaches equilibrium and, if the government removes artificial controls and allows it to ‘float,’ its value could shrink as much as 50%.<sup>6</sup> Additionally, in the last quarter of 2008, Russia saw a record (USD) \$130.5 billion capital outflow, which illustrates the lack of confidence investors have in the current Russian market. This devaluation of Russian currency combined with a projected 14% inflation rate<sup>7</sup> makes dollar-denominated investments all the more appealing. As a hedge against both devaluation of the ruble and an exorbitant inflation rate, investments in dollar terms will give Russian investors peace of mind and a safe haven for their money. An investment into U.S. real estate provides Russian investors with a historically lucrative investment that is not affected by their ailing domestic economy.

The Russian elite’s passion of buying international properties can be illustrated by a few recent noteworthy real estate transactions such as the purchase of Donald Trump’s beachfront mansion in Palm Beach, Florida by a Russian fertilizer oligarch, Dmitry Rybolovlev for \$95 million (the most expensive residential sale recorded in U.S.)<sup>8</sup>, the purchase of a Manhattan townhouse by investor Len Blavatnic for \$50 million<sup>9</sup> (just a few blocks away from his \$31.5 million townhouse he bought a few years ago), the purchase of a high-condo on Central Park West by former Kremlin insider Boris Berezovsky, the purchase of a ranch in Colorado by the Chelsea football club owner Roman Abramovich for \$36.4 million<sup>10</sup>, the purchase of a beautiful multi-million dollar condo by Aleksey Morozov, Captain of the IIHF World Champion Russian Hockey Team, and so on. According to Hall Willkie, president of real estate firm Brown Harris Stevens, foreign buyers now make up about 15% of the New York City real estate market and Russians are the largest contingent. The Southern area, Miami in particular, with its upscale shopping and hip nightlife, is attracting Russians and is increasingly viewed as a fashionable escape from Moscow’s harsh winters. According to recent data and trends, investment in U.S. properties ranks fifth on the list of preferred ventures among Russian investors.

## Chinese Investment in U.S. real estate

Given limited domestic investment vehicles and a long-held Chinese tradition of investing in real estate, U.S. properties are equally as attractive to investors from the People's Republic of China. According to a 2008 report by Merrill Lynch and Capgemini, wealthy Chinese investors chose real estate as their top choice for investment, contributing an average of 21% of their assets, as opposed to the global average of 14%.<sup>11</sup> In fact, industry watchers have noticed an increasing trend of Chinese investments into the residential sector and several companies, such as Soufun Holdings (one of China's biggest real estate companies), has even begun arranging tours to the U.S. for Chinese investors who are interested in U.S. real estate. These trips are gaining in popularity and investors are flocking to the opportunity. According to Soufun Holdings, potential investors inquire about the tours daily and they are having a hard time meeting demand. Soufun organizers had to turn away 400 investors from a real estate investment tour to major U.S. cities in February 2009.<sup>12</sup>

There is no doubt that many Chinese now have the purchasing power and liquid assets to purchase prime real-estate properties in the U.S. More and more Chinese are looking to purchase internationally as investments in U.S. real-estate are considered both financially savvy and prestigious. A growing wave of Chinese entrepreneurs is expanding into the U.S. From New York to Los Angeles, Chinese are building factories, buying companies, and investing in business and real estate. For example, Liu Keli, a Chinese investor, invested \$10 million in Palmetto State, South Carolina.<sup>13</sup> According to the National Association of Realtors, investors from China are the most likely of foreign investors to purchase U.S. properties valued at \$1 million and more.<sup>14</sup>

## Other Benefits

Many investors choose U.S. real estate not only for the outstanding investment benefits it offers but also for its peripheral advantages, such as the availability of citizenship (green cards) and as housing for children who are attending or plan to attend school in the United States.

Foreign investors who wish to purchase real estate in the U.S. and eventually get their green card have several visa options available to them. The first is an L-1 visa, which is the most cost-effective method to gain citizenship. Investors seeking an L-1 visa could have their green card as soon as one year after issuance although the U.S. entity must have direct ties to a foreign enterprise that is at least partially owned by the investor. This is the most popular visa for such real estate investors. Another option is the E1/E2 visa, which is generally easy to obtain although stringent requirements can present significant obstacles to eventually acquiring a green card. The third most popular option is the EB5 (Permanent Residency visa) Investor visa. This visa is more expensive than the others and requires that the U.S. entity employ at least 10 people but can be the fastest way for foreign investors to receive their green cards. In most cases, all of these visas are available to foreign real estate investors.<sup>15</sup>

American universities are widely considered the gold standard for higher education, and due to current economic conditions, education in the states has suddenly emerged as a bargain for a growing number of international students.<sup>16</sup> Even without the increased purchasing power of some foreign investors and students alike, the U.S. has traditionally attracted the best and brightest from around the world. Real estate not only presents a lucrative investment opportunity for parents, but also provides convenient housing for students while they are studying and working in the United States.



## Property Location

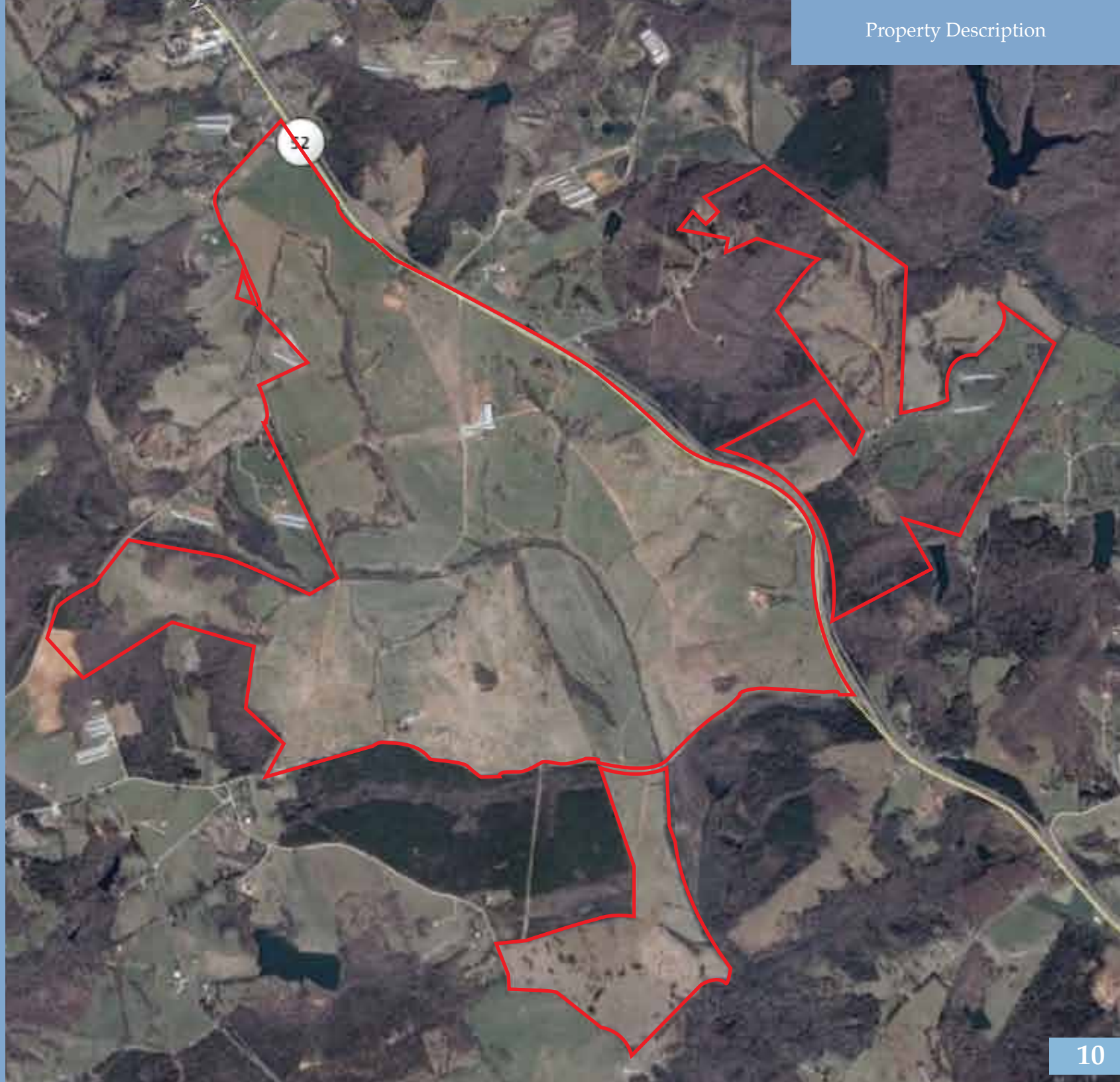
Diamond C Ranch is located approximately one hour northeast of Atlanta on I-85

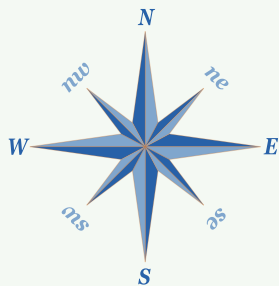
The property is 40 minutes east of Gainesville on State Route 52

Excellent frontage exposure on State Route 52

The surrounding area is primarily open pasture land which has been cleared and grassed with some scattered wooded areas.

Elevation: 287m (942ft)  
Latitude: 34°16'43.68"N  
Longitude: 83°35'52.33"W





- Land for Sale
- Adjacent Land

\* Both tracts total 182.3 ha (450.53 acres)  
 \*\* Tract divided into multiple areas

0 500 1000 1500  
 GRAPHIC SCALE - FEET

# ATLANTA

## Located 1 Hour Southwest of Diamond C Ranch

Atlanta is the capital of Georgia and is one of the largest cities in the Southern United States. Burnt to the ground during the Civil War, Atlanta has rebuilt itself over the years and is now one of the country's most dynamic and diverse metropolises. Several international businesses began here, including Home Depot, United Parcel Service, Delta Airlines, AT&T Mobility, CNN, and Coca-Cola, and Atlanta is also home of the nation's premier public health agency, the Center for Disease Control and Prevention. A number of famous Americans are also Atlanta natives, most notable among them being Martin Luther King, Jr. and Margaret Mitchell, author of "Gone with the Wind".

Atlanta is located in northwest Georgia at the crossroads of three major interstates: I-75, I-85, and I-20. The city itself is not large by international standards, ranking only 39th in population according to the 2000 U.S. census, but with plenty of affluent suburbs in the surrounding area, the population is more than enough to support pro teams in each of the four major sports leagues.





# THE CITY OF ATLANTA


Today Atlanta serves as home to a half million residents, the country's third highest concentration of Fortune 500 companies, four major sports teams, tourist sites, and the former site of the 1996 Summer Olympic Games. The metropolitan area encompasses 28 counties and is the eighth most populous region in the nation.

All four major American professional sports are represented in Atlanta including the Braves (baseball), Falcons (American football), Hawks (basketball), and the Thrashers (hockey). Athletic events can be attended year-round providing the sports enthusiast constant entertainment.

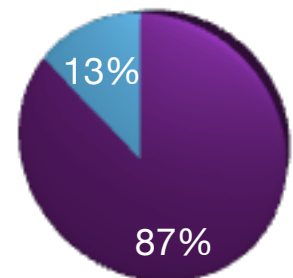
Located just 16 kilometers south of downtown is the Hartsfield-Jackson International Airport. This valuable transportation center is not only the largest in the region but is also the world's busiest airport. As a consistent national and international air travel hub, Hartsfield-Jackson services the majority of top travel destinations with non-stop flights.

Over 30 colleges or universities call Atlanta's surrounding area home, most notably, Georgia Institute of Technology. "Georgia Tech" is consistently ranked among the top public universities in the nation. Other notable universities include the University of Georgia, Georgia State University, Emory University, Spelman College, and Morehouse University. Education follows the trend of globalization as an increasing number of international families advocate their children being admitted to prestigious American universities. Georgia Institute of Technology, with its top-rated engineering program, hosts a high population of international students at 13% of total enrollment. This abundance of universities offers the city a youthful buzz which is apparent on sunny days and week-end nights alike.

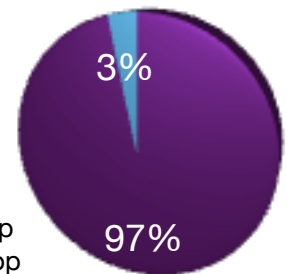
Atlanta and its surrounding areas have much to offer both visitors and residents. The unique and convenient location of Diamond C Ranch contrasts the accessibility of metropolitan amenities with profound isolation.

QUICK FACTS	
COUNTY	Fulton
POPULATION	486,411
LAND (KM²)	339
PERSON/KM²	1,220.0
METRO AREA POP.	5,376,285
WATER AREA	1.8 km²
ELEVATION	225 - 320 m
TIME ZONE	EST (UTC-5)
AREA CODES	404, 470, 678, 770
MAJOR AIRPORT	Hartsfield-Jackson International Airport (ATL)
WEBSITE	<a href="http://www.atlantaga.gov">www.atlantaga.gov</a>
Flag	
	

## Georgia Institute of Technology



## University of Georgia




- Tot Pop
- Int'l Pop



# AREA BACKGROUND

Jackson County, reportedly named for the Revolutionary patriot and Georgia statesman James Jackson, is located in the Piedmont Plateau of northeast Georgia approximately one hour northeast of Atlanta on Interstate 85. The county separates two of northeast Georgia's fastest growing areas, Athens and Gainesville. The southernmost county line is approximately 11 km (7 mi) from downtown Athens, the northernmost, approximately 18 km (11 mi) from downtown Gainesville. Surrounding counties are Clarke, Madison, Banks, Hall, and Barrow.

With the county located some 65 km (40 mi) northeast of downtown Atlanta and 145 km (90 mi) southwest of Greenville, South Carolina, excellent linkage is provided via Interstate 85 which has four major interchanges within the county and two others just outside the county boundaries. The nearest commercial air service is in Athens, which is about 11 km (7 mi) southeast of the county line. Atlanta's Hartsfield International Airport provides service from all major carriers and is only one and one-half hours away by highway travel. Local air service is available at the Jackson County Airport (Lyles Field), located between Commerce and Jefferson. Facilities include two paved runways 1,268 m (4,160 ft) and 762 m (2,500 ft). Refueling facilities, excellent repair services, flight training, and charter services are available and a major expansion program is reportedly underway to expand one runway to 1,585 m (5,200 ft). Also, there are two major rail systems that pass through the county. Fourteen major interstate and intrastate trucking facilities offer carrier service to the Jackson County area of which five carriers have local terminals in the county.



Jackson County has a current labor force of 23,809 workers. Retail trade is the largest employment sector in the county, with 17 percent of the total employment. Local government and food manufacturing are the second and third greatest sectors respectively. The largest employers in Jackson County include Baker and Taylor, Inc., BJC Medical Center, Chateau Elan Winery, Wal-Mart, and Wayne Poultry.

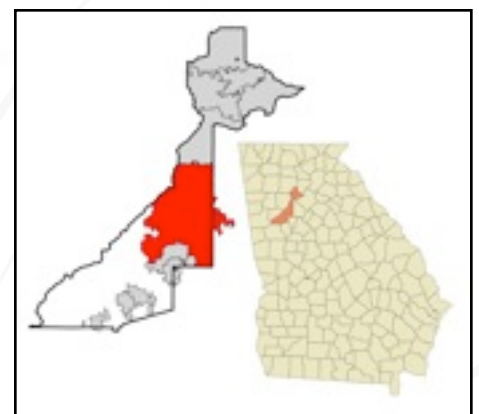
Anchored along the Interstate 85 corridors between Atlanta and Charlotte, the thriving businesses and industries of Jackson County are increasing at a steady pace. This area has been predicted by economic experts to be a major growth area in the southeastern U.S. At the U.S. Hwy. 129/Jefferson interchange area, the Walnut Forks Industrial Park

has been developed and has additional improved land area available for development. Presently, development is increasing along four interstate interchanges in the county and just outside Jackson County's boundary at the Banks Crossing Development, which recently has become the outlet center for this area with more than 60 stores, several restaurants, motels, and other service facilities. To the southwest of the county, the city of Braselton is the home of Chateau Elan Winery and Resort which offers facilities for golfing, equestrian activities, and a full-service spa. Jackson County has approximately nine motels with a total of more than 550 rooms, and three buildings with meeting spaces to accommodate a total of some 1,450 people for conventions and other gatherings.

Jackson County has six financial institutions, including Athens First Bank and Trust, Braselton Banking Company, Community Bank and Trust, South Trust Bank, First Commerce Bank, and the Regions Bank of Jackson County. There are three major newspapers servicing the county - *The Athens Daily News*, *The Atlanta Journal Constitution*, and *The Times of Gainesville*. There are two major local weeklies named *The Commerce News* and *The Jackson Herald*. The county has one local radio station in Commerce and one local TV station tower which has offices in Athens/Gainesville. A total of 12 TV channels can be received in the county and 35 channels are offered through cable TV.

There are three school systems in the county with a total of 12 primary schools and three secondary schools - Jackson County School System/ City of Commerce School System, and the City of Jefferson School System. Also, there are two private schools in the county. There are five public libraries in the county, located in Commerce, Jefferson, Maysville, and Nicholson. Also, several colleges are located in adjoining counties including The University of Georgia in Athens, Athens Technical Education Center, Athens College, Brenau College in Gainesville, and Gainesville College and Lanier Technical Institute in Oakwood, Georgia.

The cities of Arcade, Braselton, Commerce, Hoschton, Jefferson, Maysville, Nicholson, Pendergrass, and Talmo all have elected mayors and city councilmen. Jefferson, Georgia is the Jackson County seat and the Jackson County Government consists of a five-member board of commissioners with a full-time county manager.



**County Map**



# MAIN PROPERTY HIGHLIGHTS

This is a detailed list of several of the highlights of the mansion and ranch. It includes a selection of rooms, fixtures, amenities, and buildings associated with the property. There are numerous other notable features, but a comprehensive list is beyond the scope of this prospectus.

## The Great Hall



The Great Hall was designed with the elements of space, entertainment, and art in mind. Two 3 m by 1 ½ m (10 ft by 5 ft) custom made mesquite wood doors stand guard

of the Great Hall, considered to be the heart of the estate. Upon entering the 161 m<sup>2</sup> (1728 ft<sup>2</sup>) Great Hall, eyes are drawn to the heavens, focusing on a gorgeous ceiling mural depicting blue skies. It sprawls across the 9.8 m (32 ft) barrel ceiling and took 3 months to complete. The cost of this mural was \$80,000.

Six hand-milled columns of aspen wood support the upper balcony. Two styles of walls in the great room offer beautiful contrast. Surrounding the main entry way's 3 m (10 ft) tall mesquite doors and opposite the entry way are impressively crafted stone walls originating in three different quarries in India. Due west, the stone walls are accented with a 1.5 m by 1.5 m (5 ft by 5 ft) stained glass window. Adjacent walls are fashioned with a distinguished Venetian terra cotta fresco finish.

## Kitchen

The Diamond C Ranch kitchen follows suit with the rest of the mansion by providing abundant space and paramount amenities. 4.9 m (16 ft) ceilings top the spacious kitchen measuring about 50 m<sup>2</sup> (540 ft<sup>2</sup>). The floor is laid with French porcelain tile trimmed in Ubatuba granite. Two chandeliers, one of carved wood and



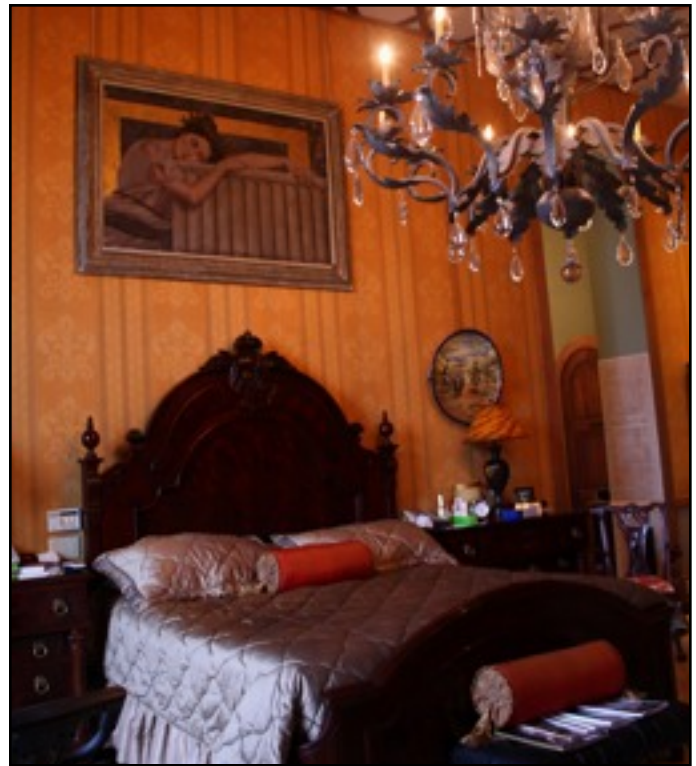
the other of wrought iron, decorate the room. Top of the line appliances include a Bosch dishwasher, G.E. Monogram wine cooler, Sharp microwave Sub-Zero refrigerator and freezer, Scotsman ice machine, Kitchen Aid compactors, and a Thermador elite series cooking top, dual oven, ventilator, and hood.

## Master Bedroom



Elegant and spacious, this 57 m<sup>2</sup> (610 ft<sup>2</sup>) bedroom is crowned with a 5.8 m (19 ft), slightly barreled ceiling accented with a diamond motif and embellished with antique replicated Spanish nails. Following the style of the Great Hall, a French 17th century style chandelier fashioned with hand-made Italian crystal and wrought iron commands immediate attention. A reoccurring architectural theme of wide arches at Diamond C Ranch is evident throughout the master bedroom. These arches generate elements of stability and strength. The fireplace was custom designed by the homeowner with a faux marble finish. Mesquite French shutters present a

stunning view of the back patio, hot tub, pool area, and fields beyond.



Down spouts are creatively imbedded inside the walls in close proximity to the bed's head board. Rainy evenings bring the sound of gentle trickling water, creating a natural dream machine.

## Master Bathroom

The master bathroom showcases a fusion of luxurious amenities and state-of-the-art technology. A wall mural entitled "bathing ladies" and a crystal chandelier add an aesthetically pleasing aura of sophistication and chic to the bath's entryway. Stemming right and left from the master bath entryway are two large walk-in closets. The closet to the left is 5.6 m<sup>2</sup> (60.5 ft<sup>2</sup>). The closet to the right measures 5 m<sup>2</sup> (53.5 ft<sup>2</sup>) and another door leads to a 3.5 m<sup>2</sup> (37.8 ft<sup>2</sup>) cedar addition. Continuing on to the master bath entryway, one finds a romantic shared sunken tub installed with temperature-regulated faucets from France. The spacious bath features a 4.9 m (16 ft) high ceiling and

walls covered with porcelain Spanish tiles. Custom made mesquite doors enhance aesthetics and multiple closets ensure plenty of organizational options. Further enhancing the artistic atmosphere are custom built stained glass windows. The baths are beautifully adorned with marble counter tops and hand-crafted ebony cabinets.

its own character as “his” is highlighted with a custom-built urinal and wall paintings while “hers” remains more traditional with the sunken tub in a Venetian shell style with a French hand-held telephone shower.

His and her bath are 7.1 m<sup>2</sup> (76.5 ft<sup>2</sup>) and 5.9 m<sup>2</sup> (63 ft<sup>2</sup>) respectively, while three closets provide 14 m<sup>2</sup> (150 ft<sup>2</sup>) of space.

### Oriental Guest Bedroom



In dedication to the Orient, the homeowner has exquisitely designed an additional bed and bath in Asian décor. The architect’s creativity is on immediate display with a decorative curved wall enhanced with a hand painted water print of a classical Chinese scene by Gracie Company of New York. The bamboo stained glass windows offer additional interior aesthetics and inspiring views of the pool, gardens, and farmland. The oriental

To left is “his” bathroom, complete with a temperature controlled shower, sunken tub, and a separate room with toilets. To the right is “her” bathroom featuring another temperature controlled shower, sunken tub, and separate rooms for a toilet and powder room. Each bath maintains



room is accented with a 1930s American style bathroom. A vintage barber shop basin and clawfoot tub are displayed on a black and white mosaic tile floor. This unique blend of classic American and traditional Chinese design further accentuates the eclectic aesthetic of Diamond C Ranch.

## Wedgewood Room



The formal dining room of Diamond C Ranch follows 19th century French design. Custom wall panels, wainscot panels, and wallpaper by Cowton and Tout of England enhance the room's historical décor. A luxurious cut crystal chandelier and wall sconces were custom made to

effortlessly augment elegance with style and efficiency. The cool earthy tones evident throughout the room are representative of clay, the material which the homeowner built his empire and consequently Diamond C Ranch.

## Study



A pair of 2.8 m (9 ft) elaborately custom made mesquite doors open to the French style décor of the study room. A 5.5 m (18 ft) tall custom calling crown lavishly accentuates the room's lofty ceilings and grand stature. Custom style wall panels and Versailles-cut crystal chandeliers are reminiscent of 18th century France. Thirteen exquisitely painted custom-made canvas wall prints increase the room's elegant stature. Complete with two built-in computer stations, access to the bar, and travertine stone and black absolute granite floors, the study is a tranquil asset of Diamond C Ranch.

## Bar

Chic and practical, the bar was built to be admired and to entertain. Solid wood paneled walls and cabinets are all finished in beautifully-aged piano ebony black and enhanced with beautiful stained glass windows and a





lantern-style light fixture. The countertops are fashioned of durable black granite and the sink is of hammered copper. Complete with a dishwasher and small refrigerator, this room offers barkeeps the

luxury and comfort of a fully functional bar. The bar offers accessibility regardless of the party's location, opening directly to the marquee entertainment forum of the estate, the Great Hall. An additional hallway from the pool area offers access to the bar and another cocktail. An additional private entrance leads to the sitting room.

## Chandeliers



Three hand crafted chandeliers made with Italian crystal and wrought iron loom over the Great Hall and master bed room. They are modeled after originals from a 17th century French castle.

Their imposing size of 2.15 m by 2.45 m (7 ft by 8 ft) and elegant style offer impressive versatility throughout the estate.

The chandeliers' adaptability is on showcase in both locations, accenting the 10 m (33 ft) vaulted ceilings of the Great Hall and commanding center stage of the master bedroom.

## Guest House



Visiting guests can find comfort in their own personal quarters, which is separated from the main residence and is equipped with a full kitchen, den, and bathroom.

## Balcony

Situated above the Great Hall, the balcony offers an aerial view of the estate's interior highlight and several lookouts of the countryside. Ornate pine wood floors inset with a travertine and granite diamond point visitors to a banister overlooking the Great Hall. The wrought iron hand rails have been refined with an aged piano ebony black finish to match the wood banister. From this level, the Spanish style stained glass window above the great hall can be truly appreciated. Gazing through the bottom of the window from this angle allows views of the home's 5.5 m (18 ft) tall elegant entryway fountain. Along the walls of the Great Hall one's eyes can wander



skyward to get a closer view of the original ceiling mural called “The Gateway to Heaven.”

The balcony walkway leads to the bell tower waiting room and elevator. When the lights of the waiting room are turned on an Italian fountain is activated and water flows to the basin below. The tranquil sound of the cascading water radiates through the room and can even be enjoyed from the Great Hall.

### Dover Elevator



A Dover Elevator offers comfortable transport when the stairs seem too daunting. At a modest size of 1.2 m by 0.9 m (4 ft by 3 ft) and a weight limit of 340 kg (750 lbs), the elevator services all three levels of the estate. The elevator was purchased for \$26,000.

### Full Gym

A universal gymnasium is easily accessible for efficient and safe exercise. With an area of 53.5 m<sup>2</sup> (576 ft<sup>2</sup>), users will never be inhibited by lack of space. The facility is complete with a universal workout station, treadmill, stair stepper, and sit-up bench. One wall, lined with mirrors, allows self correction of exercise form, thus improving fitness and reducing the risk of injury. An elegant Italian tile floor ensures a stylish look with ease of maintaining cleanliness. Attached to the gymnasium are male and female restrooms each complete with two toilet stalls and showers. In addition to the two toilets, the men’s restroom also contains urinals.



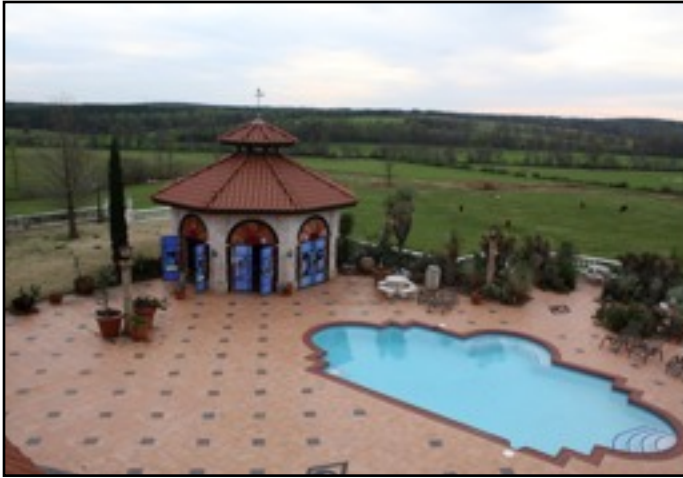
### Bose Sound System

The entire Diamond C Ranch estate is linked to a state-of-the-art built-in Bose Sound System. This offers Diamond C Ranch premium audio quality in an easy to manage system. Homeowners can have the luxury of enjoying their favorite music from the pool or benefiting from a theatre-like experience from the couch. The original cost of the system was \$50,000.

### Luxilor Lighting System

The Diamond C Ranch features a technologically advanced internal lighting system. Centrally controlled throughout different command stations, the Luxilor Lighting System is unrivaled by any of its kind. Motion sensors located throughout the house respond by lighting applicable hallways and rooms ensuring safe and convenient night movement. The original cost of this ultra-modern Luxilor Lighting System was \$40,000.

## Pool



The Diamond C Ranch pool presents a chic escape from the heat of the Georgian sun. At 12.3 m by 6.1 m (40 ft by 20 ft) long and 2.8 m (9 ft) deep and fashionably designed with the Diamond C Ranch logo, this pool is very multi-functional. It is practical enough to let the children play and elegant enough to host a chic cocktail party. The nearby undercover areas are convenient for a lunch or cocktail in the shade and are located within clear vision of the pool for those on lifeguard duty or for simply enjoying the sunset. The arrival of winter exposes yet another benefit of the pool area which contains an inviting hot tub.

## Marble Statues



Enhancing the Italian villa atmosphere are 20 ornamental marble statues. Stationed throughout the garden and grounds in a manner which exemplifies the four seasons of variation, they command a presence all their own. The statues were made to order for \$5,000 each and were inspired during one of many visits to Italy.

## Koi Pond

A 681 L (180,000 gal) koi pond enhances the overall charm of Diamond C Ranch's exterior. The sizable pond, 697 m<sup>2</sup> (7,500 ft<sup>2</sup>) in area, contains 60 koi and two gorgeous large pottery vases at 0.9 m by 1.8 m (3 ft by 6 ft). The vases were creatively built into fountains by the homeowner. Completely self-maintained, the pond is a timeless asset of Diamond C Ranch best enjoyed at sunrise.



## Bell Tower

To fully appreciate the property's expansive surroundings, one must experience the vista from the bell tower. The 22 m (72 ft) tall crown sitting atop Diamond C Ranch offers a quiet hide-away and a 360 degree lookout over the 570.6 ha (1,410 acres) of rolling Georgian hills. The top of the tower is equipped with a small kitchen and sitting room. The exceptional bell tower exudes a serene lookout, from which the beauty of the land and the vastness of the estate can be appreciated to its full potential.



### Lightning Protection System

Interior stability and protection is equally accounted for in the estate. A \$30,000 system featuring lightning rods and underground copper wires defend Diamond C Ranch from potential lightning strikes during storms. By channeling an electrical charge around the structure and safely into the ground, this system provides a low resistance conduit for safe discharge of electricity.

### Fountains

Seven fountains located throughout the Diamond C Ranch estate display distinguished creativity. A large 5.5 m (18 ft) tall Venetian style marble fountain featuring bathing women stands before the home's main entrance. Two 0.9 m by 1.8 m (3 ft by 6 ft) pottery vases were creatively installed by the homeowner into fountains

pouring 1,893 L (500 gal) per minute into the 681,374 L (180,000 gal) koi pond. Amidst the estate's gardens, a brick path leads wanderers to a 4.9 m (16 ft) wide lion-adorned fountain. A nearby bench, similarly designed offers a quiet location for contemplation. Just beyond the bench is a balcony from which views of Diamond C Ranch's farmland stretch across the horizon. Two additional fountains are located inside the residence. Two lakes add contrast to the seemingly endless hectares surrounding Diamond C Ranch. Each of the estate's two lakes contain a waterfall cascading between Italian-style marble statues into the water. Seasonal birds visit the lakes depending on migration patterns.



## Barns

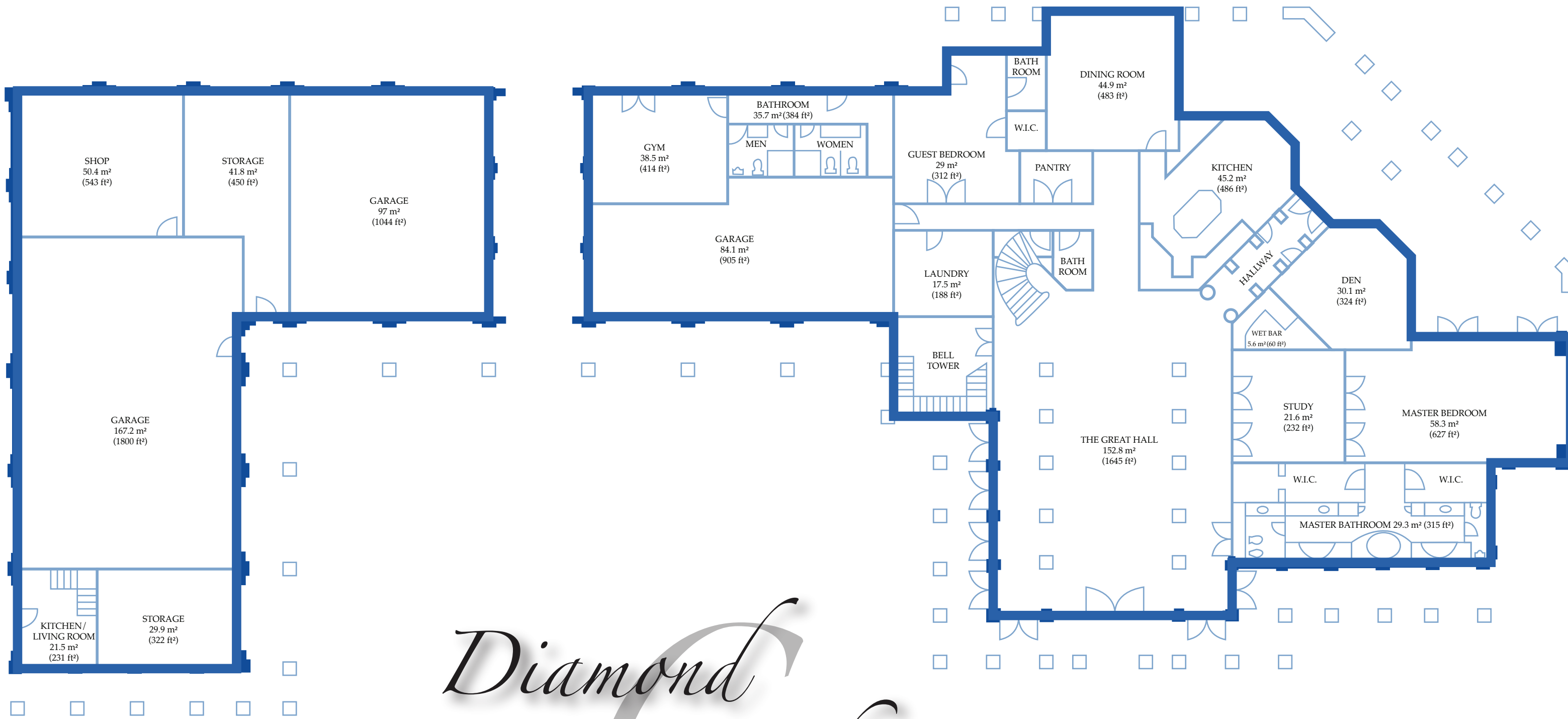


Amongst the income producing 570.6 ha (1,410 acres) at Diamond C Ranch are 7 working structures aside from the primary household. A large red barn, 668.9 m<sup>2</sup> (7,200 ft<sup>2</sup>), serves as the farm's headquarters. It is complete with offices, bathroom, and a cattle-working area. Attached to the farm manager's quarters is a 6-horse barn. Additional storage proves resourceful enough for nearly any agricultural endeavor. Several structures including a 1,858.1 m<sup>2</sup> (20,000 ft<sup>2</sup>) building shop used for equipment storage, two 464.1 m<sup>2</sup> (5,000 ft<sup>2</sup>) equipment storage units, a 464.1 m<sup>2</sup> (5,000 ft<sup>2</sup>) feed shed, and a vacant 5,016.8 m<sup>2</sup> (54,000 ft<sup>2</sup>) chicken house.

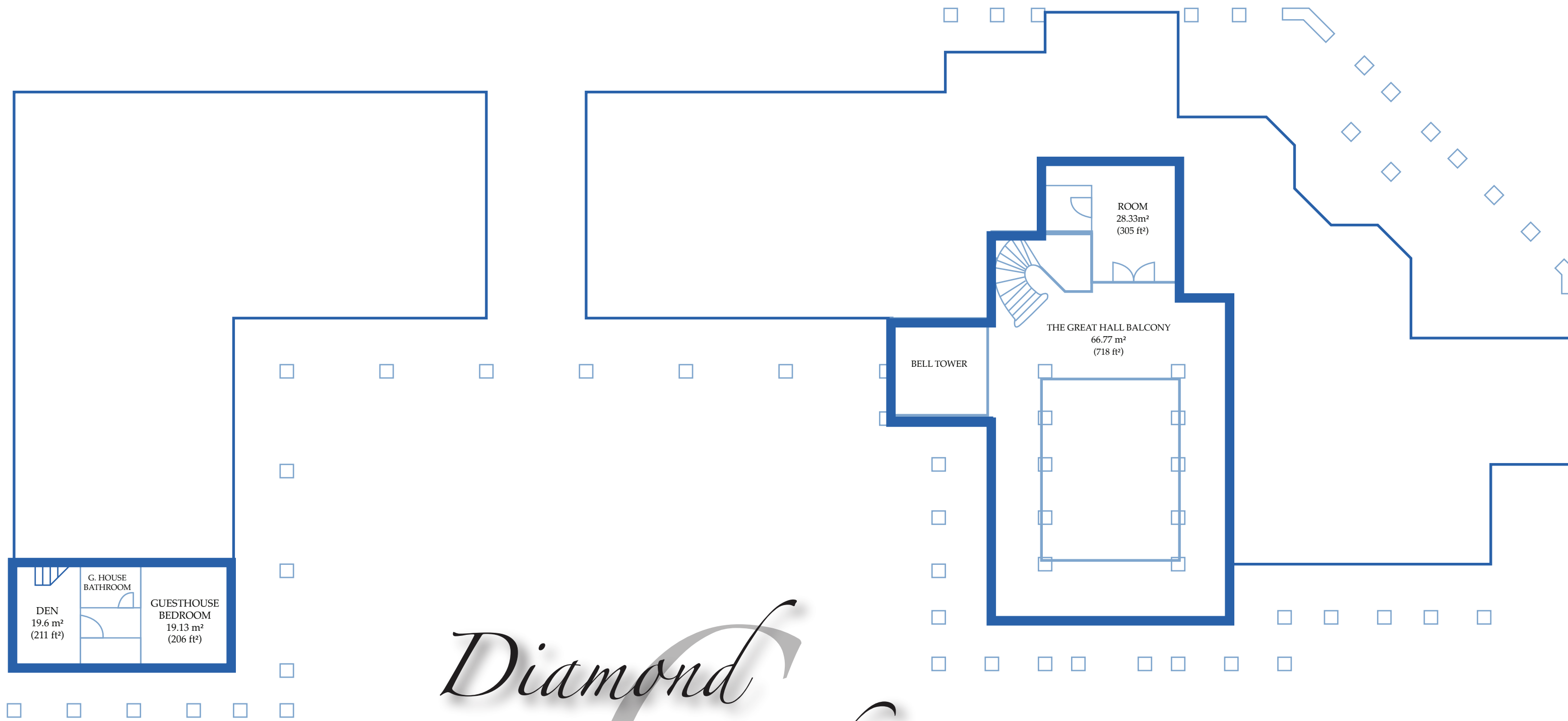
## Additional Structures

The farm manager's quarters contains an area of 278.7 m<sup>2</sup> (3,000 ft<sup>2</sup>). It includes four bedrooms, kitchen, trophy room, sitting room, and two half baths. The duplex encloses two living quarters each 148.6 m<sup>2</sup> (1,600 ft<sup>2</sup>), with two bedrooms, one bathroom, living room, and kitchen. An additional house nearby is modestly sized at 185.8 m<sup>2</sup> (1,991 ft<sup>2</sup>.) This home consists of two bedrooms, one bath, kitchen, living room, sitting room, and a large garage. These four additional homes are at an estimated value of \$575,000. Four other living quarters require maintenance.

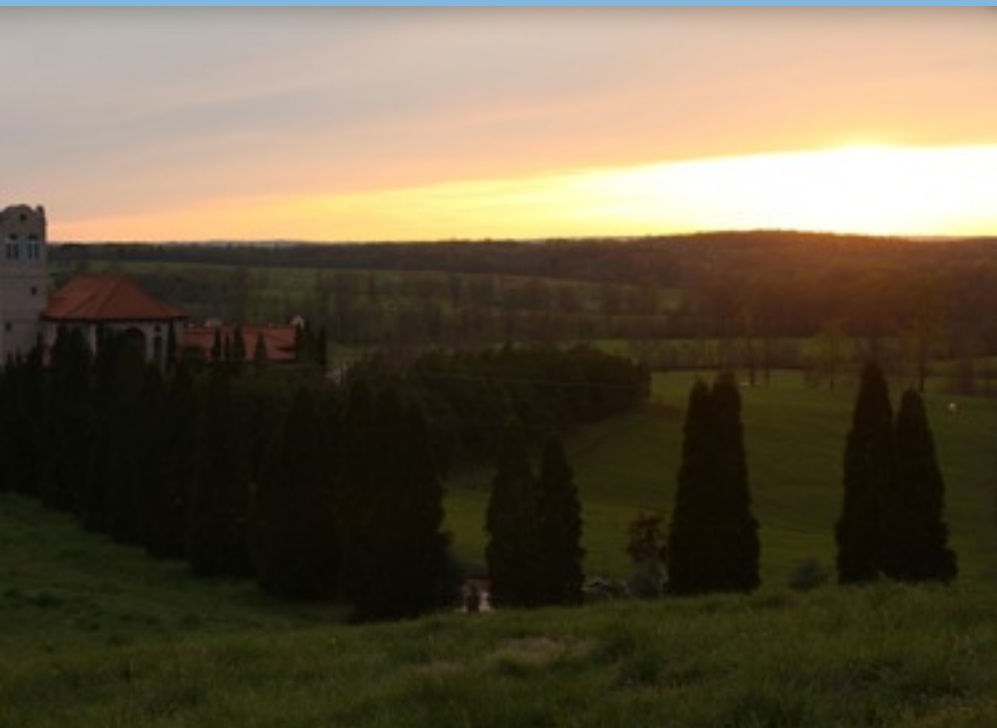




# Diamond Ranch



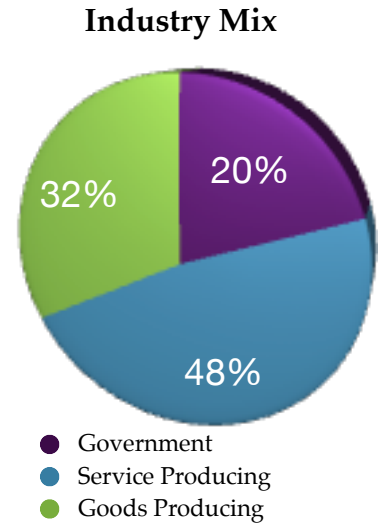
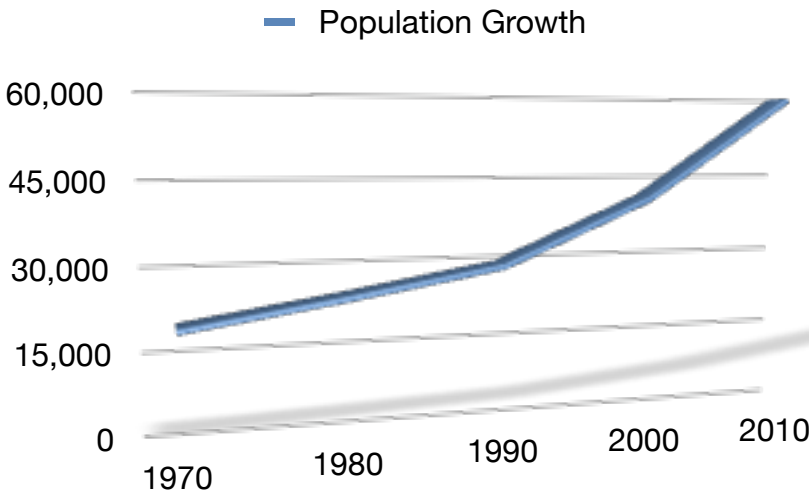
# Diamond Ranch





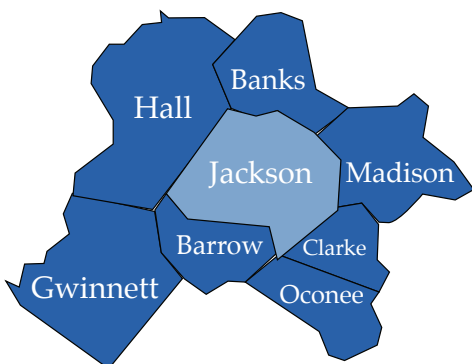
# JACKSON COUNTY DEMOGRAPHICS DATA

(Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics)



JACKSON COUNTY 5 LARGEST EMPLOYERS
Jackson County
Banks-Jackson-Commerce Hospital Authority
Gruma Corporation
Haverty Furniture
PBR Inc.
Wayne Poultry

JACKSON AREA (incl. surrounding counties) 10 LARGEST EMPLOYERS	COUNTY
University of Georgia	Clarke
Athens Regional Medical	Clarke
Pilgrims Pride Corp. - Goldkist	Clarke
Gwinnett Hospital Systems Inc.	Gwinnett
Wal-Mart Associates Inc.	Gwinnett
Kroger Company	Gwinnett
Publix Super Market Inc	Gwinnett
Scientific - Atlanta Inc	Gwinnett
Northeast GA Medical Center Inc	Hall
Fieldale Farms Corp	Hall



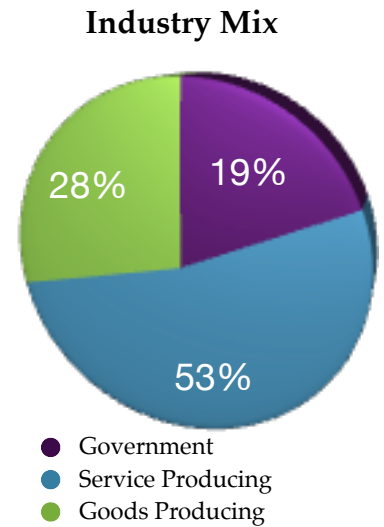
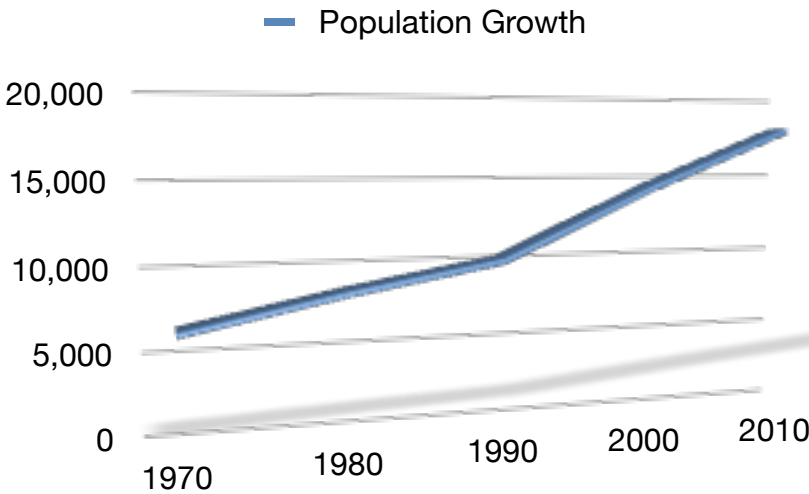
OCCUPATIONAL PROFILE	JACKSON		JACKSON AREA	
	Number	Percent	Number	Percent
Total Civilian Labor Force	20,237	100%	526,794	100%
Management, Business and Financial Workers	1,904	9.4%	69,969	13.3%
Science, Engineering and Computer Professionals	425	2.1%	29,807	5.7%
Healthcare Practitioner Professionals	264	1.3%	12,799	2.4%
Other Professional Workers	1,340	6.6%	56,608	10.8%
Technicians	424	2.1%	11,024	2.1%
Sales Workers	2,288	11.3%	68,326	13.0%
Administrative Support Workers	2,961	14.6%	84,681	16.1%
Construction and Extractive Craft Workers	1,562	7.7%	28,014	5.3%
Installation, Maintenance and Repair Craft Workers	1,437	7.1%	25,100	4.8%
Production Operative Workers	2,773	13.7%	39,348	7.5%
Transportation and Material Moving Operative Workers	1,091	5.4%	18,129	3.4%
Laborers and Helpers	1,108	5.5%	23,823	4.5%
Protective Service Workers	344	1.7%	6,772	1.3%
Service Workers, except Protective	2,246	11.1%	50,047	9.5%
Unemployed, No Civilian Work Experience Since 1995	70	0.4%	2,347	0.5%

Jackson County has been named the 10th fastest growing county in the U.S. according to the U.S. Census Population Estimates of 2007. The population in 2000 was 41,589. Continuing growth is evident with a population of 59,254 in the 2007 Census estimates.

	2000 CENSUS	2007 Estimate	% Change 2000-2007	2015 Projected	% Change 2000-2015
Jackson	41,589	59,254	42.5%	70,344	69.1%
Jackson Area	983,324	1,272,946	29.5%	1,617,977	64.5%
Georgia	8,186,453	9,544,750	16.6%	10,813,573	32.1%
United States	281,421,906	301,621,157	7.2%	322,265,787	14.5%

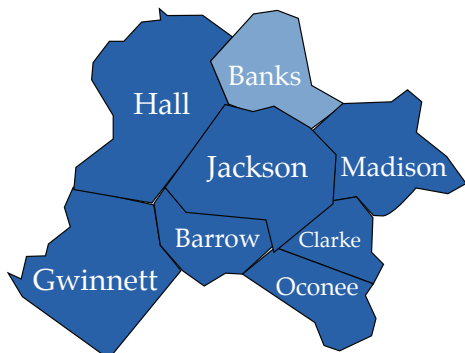
# BANKS COUNTY DEMOGRAPHICS DATA

(Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics)



BANKS COUNTY 5 LARGEST EMPLOYERS
Banks County
Fieldale Farms Corp
Home Depot USA Inc
My Vernon Mills Inc
Propex Inc
Windstream Communications Inc

BANKS AREA (incl. surrounding counties) 10 LARGEST EMPLOYERS	COUNTY
Northeast GA Medical Center Inc	Hall
Fieldale Farms Corp	Hall
Fieldale Farms Corp	Habersham
Pilgrims Pride Corp	Hall
Willstaff Crystal Inc	Hall
Mar-Jac Poultry	Hall
Wrigley Manufacturing	Hall
Wal-Mart Associates Inc	Hall
King Delight	Hall
Wayne Poultry	Jackson



OCCUPATIONAL PROFILE	BANKS		BANKS AREA	
	Number	Percent	Number	Percent
Total Civilian Labor Force	7,325	100%	149,102	100%
Management, Business and Financial Workers	701	9.6%	14,006	9.4%
Science, Engineering and Computer Professionals	80	1.1%	2,975	2.0%
Healthcare Practitioner Professionals	84	1.2%	2,885	1.9%
Other Professional Workers	372	5.1%	11,740	7.9%
Technicians	179	2.4%	3,247	2.2%
Sales Workers	800	10.9%	15,989	10.7%
Administrative Support Workers	966	13.2%	21,191	14.2%
Construction and Extractive Craft Workers	514	7.0%	9,461	6.4%
Installation, Maintenance and Repair Craft Workers	652	8.9%	10,174	6.8%
Production Operative Workers	1,134	15.5%	22,686	15.2%
Transportation and Material Moving Operative Workers	467	6.4%	7,419	5.0%
Laborers and Helpers	488	6.7%	9,090	6.1%
Protective Service Workers	180	2.5%	2,563	1.7%
Service Workers, except Protective	690	9.4%	14,966	10.0%
Unemployed, No Civilian Work Experience Since 1995	18	0.3%	710	0.5%

	2000 CENSUS	2007 Estimate	% Change 2000-2007	2015 Projected	% Change 2000-2015
Banks	14,422	16,556	14.8%	2,077	39.2%
Banks Area	302,640	373,330	23.4%	449,836	48.6%
Georgia	8,186,453	9,544,750	16.6%	10,813,573	32.1%
United States	281,421,906	301,621,157	7.2%	322,265,787	14.5%



# COMMERCIAL DEVELOPMENT

## Clear Creek Communities

In 2006 the property owner was approached by a real estate development group with a proposal to develop the land into a massive residential community which was to include ranch houses, a health club, an equestrian center, golf course/club, spa, and a clubhouse overlooking the entire valley. A tentative agreement was reached and all parties started working on execution of numerous conditions, including re-zoning of the land, bringing in the required utilities to the site, and much more. When the work was completed and it was time to close the deal, the credit facility was no longer available to the developer (due to the U.S. credit crunch) and the actual construction had to be put on hold. However, the opportunity is still present and all the more lucrative today due to the fact that all of the initial preparatory work has already been completed and the land is immediately ready for development. This significantly increases its value, while the original sales price has actually been reduced due to current market conditions. Therefore, the upside potential of this development opportunity is far greater today than it was back in 2006. Nonetheless, a conservative approach was selected in preparing this prospectus and thus only the original figures were used, instead of the more optimistic current projections.

The initial phases for this residential community have been completed and it is ready for immediate development. The land has already been zoned as *R-1 & R-2 approved for a Master Planned Subdivision* by Jackson County and *PUD, Planned Unit Development* by Banks County. The infrastructure and utilities, including electricity and telephone lines for this property have been completed.

Please find below a projected financial summary for the development project.

FINANCIAL PROJECTIONS SUMMARY		
Total Project Size	1,400 Acres	
Yield	2,352 Lots	
Zoning	PUD, R-1 & R-2**	
	TOTAL	PER LOT
Lot Revenue *	\$262,900,997	\$111,778
Land Purchase	\$31,500,000	\$13,393
Development Cost	\$121,041,223	\$51,463
Interest & Preferred Return	0	0.0%
Total Cost	\$152,541,223	\$64,856
Profit	\$110,359,773	\$46,922
Profit/Total Cost	72.3%	
Maximum Equity Balance	\$64,634,217	\$27,481
<i>Equity / Total Cost</i>	42%	

\* Lot revenue includes \$12,500,000 in Sewer Tap Revenue

\*\* Approved for special use application for a Master Planned Subdivision by Jackson County Board of Commissioners

The development was to utilize all 570.6 ha (1,410 acres) of the Diamond C Ranch property to build a total of 2,352 lots. The total projected revenue for these developed lots was \$262,900,997 and expenses were \$152,541,223 which nets a profit of \$110,359,773. The break down of revenues and expenses are listed below.

<b>INCOME STATEMENT</b>		
	<b>PER LOT</b>	<b>TOTAL</b>
<b>I. REVENUE</b>		
Lot Takedowns		2,352
Total Lot Revenue		\$250,400,997
Sewer Tap Fee		\$12,500,000
<b>TOTAL REVENUE</b>	<b>\$111,778</b>	<b>\$262,900,997</b>
<b>II. EXPENSES</b>		
<b>DEVELOPED LOTS</b>		
Land Acquisition	\$13,393	\$31,500,000
Civil Construction	\$27,863	\$65,533,756
Civil Design & Construction Mgt	\$3,184	\$7,489,212
Municipal Costs & Fees	\$837	\$1,968,825
Administrative Costs	\$209	\$492,206
Legal/Closing	\$558	\$1,312,550
Property Taxes	\$1,814	\$4,265,788
HOA Advance	\$419	\$984,413
Origination Fee - Development Loan	\$558	\$1,312,550
Marketing	\$5,943	\$13,978,423
Total Development Cost (excluding land)	\$41,173	\$96,837,723
Master Site Costs	\$5,401	\$12,703,500
Sewer Plant		\$7,000,000
Lake Construction		\$4,000,000
<b>TOTAL EXPENSES</b>	<b>\$64,856</b>	<b>\$152,541,223</b>
<b>III. NET PROFIT</b>		
profit/expenses		72.3%
Ending Equity Balance (1)	Max Equity Bal.	\$64,634,217
	Threshold (yrs) (2)	3.9
	Payback (yrs)	7.0

(1) Max Equity Balance, Threshold, and Payback is calculated based on monthly cashflows  
 (2) Threshold is the number of years before the deal becomes self financing (annual revenue exceeds annual expense)





# DEVELOPMENT PLANS

The Diamond C Ranch was to be developed as a master planned community designed around its magnificent ranch house, a large lake, championship golf course, an equestrian center, and retail village.

## **Ranch House:**

This 1,672.3 m<sup>2</sup> (18,000 ft<sup>2</sup>) masterpiece will be the showcase for the entire development. The grand half-mile long driveway will greet visitors with their first vista of this extraordinary property. The Ranch House will serve as a greeting center and home owner's amenity. The house can be reserved for special events such as weddings, parties, and family reunions.

## **Health Club:**

Phase I will include a full service gym and health club facility with an on-site trainer. This facility will be adjacent to the Ranch House and will include a junior Olympic size pool, eight tennis courts, walking trails, and club dining room.

## **Equestrian Center:**

Saddle Ridge Equestrian Center will offer full service boarding and training facilities. The center will include a large indoor arena, large stables with day yards, washing facilities, a show jumping arena, two riding rings, and a cross country course. The development will also feature kilometers of pristine riding trails designed to preserve the natural beauty of the land.

## **Golf Club:**

Phase I will feature a championship 18-hole golf course. Great care will be taken to design the course to take full advantage of this one of a kind property. Holes will be designed to be challenging but still playable, with ridge top, lakefront, and stream crossing holes.

## **Spa:**

A full service day spa facility will offer massages, facials, manicures, body wraps, steam baths, and aromatherapy. In home service will be available to residents of the community.

## **Retail Village:**

The village will feature fine dining, shops, boutiques, and local artisans all in a quaint southeastern setting.

## **Condo / Hotel:**

Overlooking the whole valley, this facility will allow second homeowners and visitors a chance to enjoy all of the facilities of the Diamond C Ranch.

## Villages

The Diamond C Ranch will offer a variety of homes in unique village settings designed to take advantage of their beautiful surroundings. Private gated entrances will offer homeowners the privacy and serenity they have come to enjoy. All homes shall be designed by the strict architectural guidelines set forth in the restrictive covenants.

### **Estate Homes:**

Homes will feature golf front, lakefront, and green belt locations. Each section will have a private gated entrance. Each home will be a one of a kind architectural masterpiece. Homes will be priced from \$600,000 to over \$1,000,000.

### **Custom Homes:**

Custom homes will be designed and built by some of Atlanta's finest custom home builders. Many homes sites will offer golf front and golf view locations as well as lakefront and lake view locations. Homes will be priced from \$500,000 to over \$800,000.

### **Equestrian Homes:**

Each custom home will have access to the Saddle Ridge Equestrian Center. Most homes will be built along the riding trails leading to the stables. All homes will be custom built to the owners' specifications. Homes will be priced from \$400,000 to \$800,000.

### **Ridge View Homes:**

These homes will be strategically located on ridge top locations to take advantage of the spectacular views offered at Diamond C Ranch. Homes will be priced from \$250,000 to \$400,000.

### **Family Homes:**

Designed for families who want to live in a recreational neighborhood. Homes will be priced from \$200,000 to \$350,000.

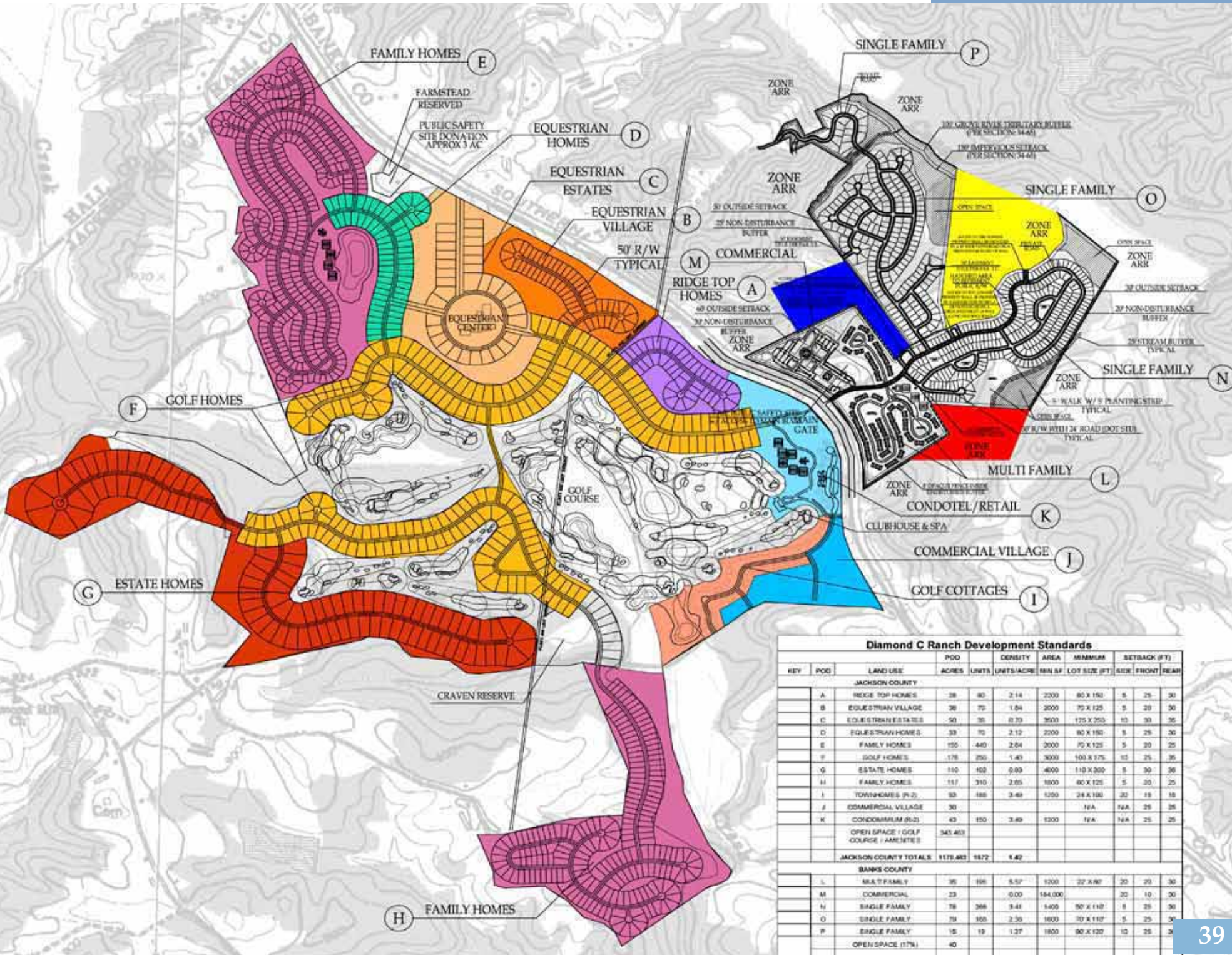
### **Golf Cottages:**

The second home get away designed for its low maintenance and maximum enjoyment of all that Diamond C Ranch has to offer. Homes will be priced from \$200,000 to \$300,000.

### **Ridge View Villas:**

The Ridge View Villas are designed for low maintenance for primary and secondary home buyers. Homes will be priced from \$200,000 to \$300,000.

Numerous other development opportunities are possible and can be entertained, including a private helicopter pad for the owner, a private runway for small planes, a large lake, and more. All potential uses of the property are beyond the scope of this Prospectus, but can be analyzed and studied by Aginsky Consulting Group upon request.



**Diamond C Ranch Development Standards**

REV	POI	LAND USE	POD	DENSITY	AREA	MINIMUM	SETBACK (FT)
			ACRES	UNITS	UNITS/ACRE	MIN SF	LOT SIZE (FT)
JACKSON COUNTY							
	A	RIDGE TOP HOMES	38	80	2.14	2000	80 X 150
	B	EQUESTRIAN VILLAGE	36	72	1.94	3000	72 X 125
	C	EQUESTRIAN ESTATES	50	35	0.70	3500	125 X 250
	D	EQUESTRIAN HOMES	33	70	2.12	2000	80 X 150
	E	FAMILY HOMES	155	440	2.84	2000	72 X 125
	F	GOLF HOMES	178	250	1.40	3000	100 X 175
	G	ESTATE HOMES	110	102	0.93	4000	110 X 200
	H	FAMILY HOMES	117	310	2.65	1800	60 X 125
	I	TOWNHOMES (R-2)	93	186	2.00	1200	28 X 100
	J	COMMERCIAL VILLAGE	30			16A	16A
	K	CONDOMINIUM (R-2)	43	150	3.49	1200	16A
		OPEN SPACE / GOLF COURSE / AMENITIES	343.403				
<b>JACKSON COUNTY TOTALS</b>			<b>1179.403</b>	<b>1872</b>	<b>1.62</b>		
BANKS COUNTY							
	L	MULTI FAMILY	35	166	4.74	1200	32 X 60
	M	COMMERCIAL	23		0.00	184,000	
	N	SINGLE FAMILY	78	268	3.41	1400	50 X 110
	O	SINGLE FAMILY	73	168	2.30	1800	70 X 110
	P	SINGLE FAMILY	15	19	1.27	1800	90 X 120
		OPEN SPACE (17%)	40				



*Diamond  
Ranch*







# COMPARABLE PROPERTY ANALYSIS

## Property #1

6151 Lula Rd  
Lula, GA 30554  
Hall County

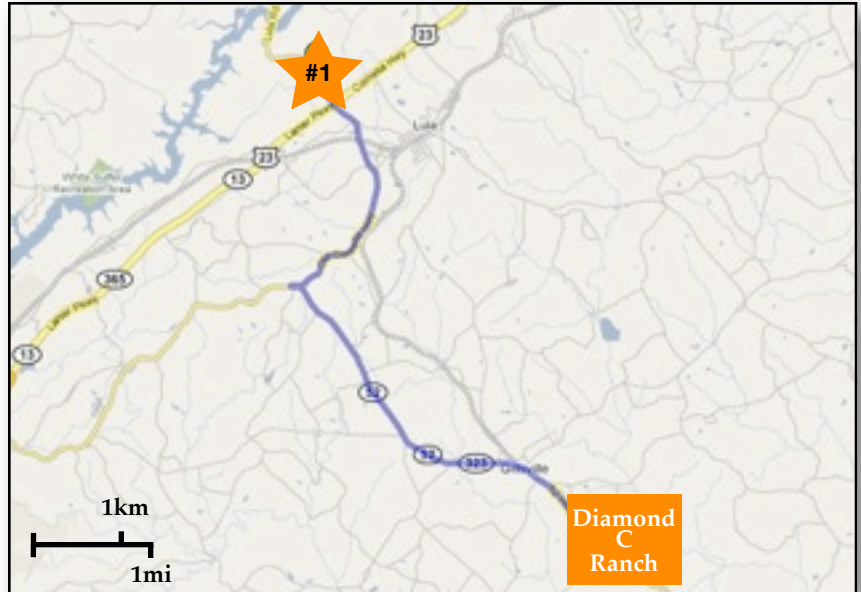
Date of Sale: Dec 2008

Land Area: 7.55 ha (18.68 acres)

Total Sales Price: \$785,900

Price Per Hectare (acre): \$104,092 (\$42,072)

Zoning: AR-4 (Agricultural)



## Property #2

3242 Sardis Rd  
Gainesville, GA 30506  
Hall County

Date of Sale: May 2008

Land Area: 12.75 ha (31.52 acres)

Total Sales Price: \$1,075,000

Price Per Hectare (acre): \$84,313 (\$34,105)

Zoning: AR-3 (Agricultural)



# COMPARABLE PROPERTY ANALYSIS

## Property #3

**6993 Belton Bridge Rd  
Lula, GA 30554  
Hall County**

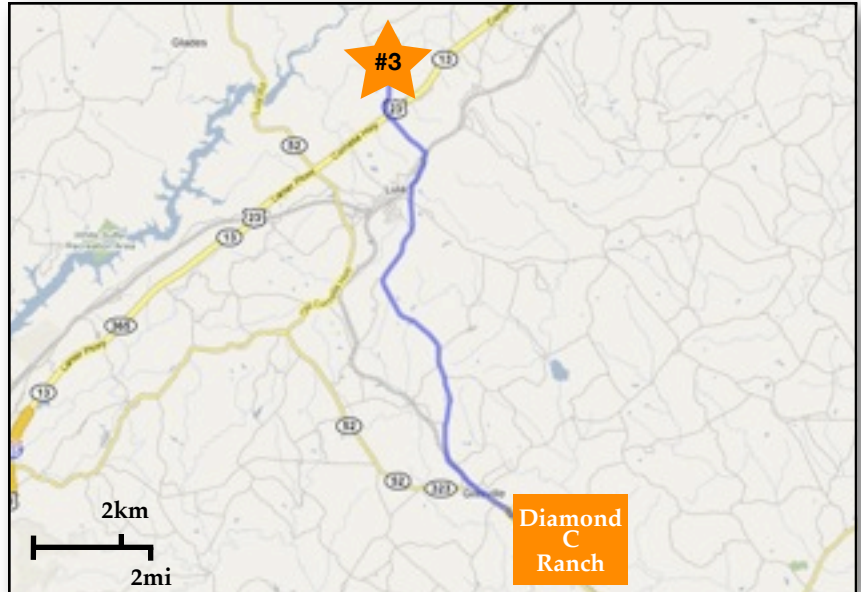
**Date of Sale:** Nov 2008

**Land Area:** 15.37 ha (38.00 acres)

**Total Sales Price:** \$1,000,000

**Price Per Hectare (acre):** \$65,061 (\$26,316)

**Zoning:** AR-4 (Agricultural)



## Property #4

**2800 Ethridge Rd  
GA 30549  
Jackson County**

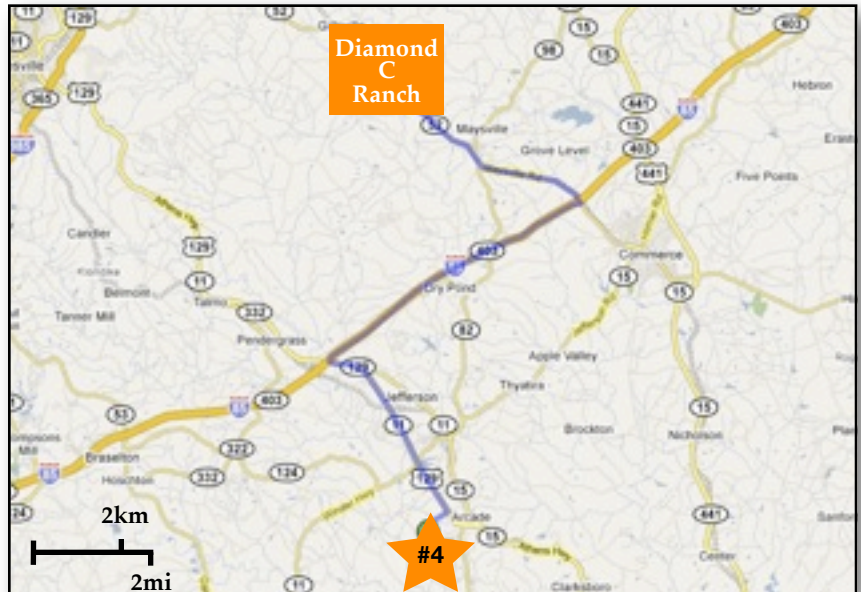
**Date of Sale:** Mar 2008

**Land Area:** 91.45 ha (226.00 acres)

**Total Sales Price:** \$5,882,786

**Price Per Hectare (acre):** \$64,327 (\$26,030)

**Zoning:** AR (Agricultural)





# COMPARABLE PROPERTY ANALYSIS

## Property #5

**669 Mark Dodd Rd  
Jefferson, GA 30549  
Jackson County**

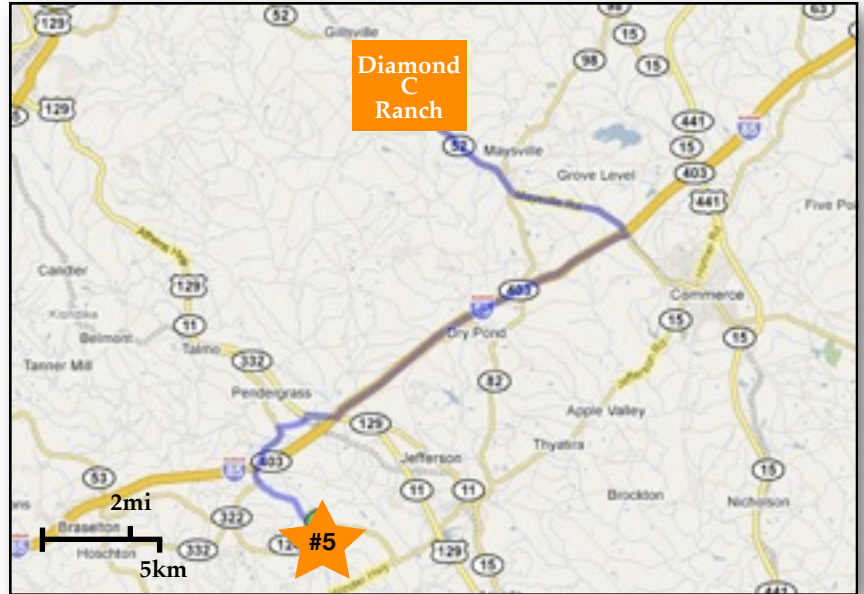
**Date of Sale:** Aug 2008

**Land Area:** 11.76 ha (29.06 acres)

**Total Sales Price:** \$500,000

**Price Per Hectare (acre):** \$42,517 (\$17,206)

**Zoning:** AR (Agricultural)



## Property #6

**515 Diamond Hill Church Rd  
Maysville, GA 30558  
Banks County**

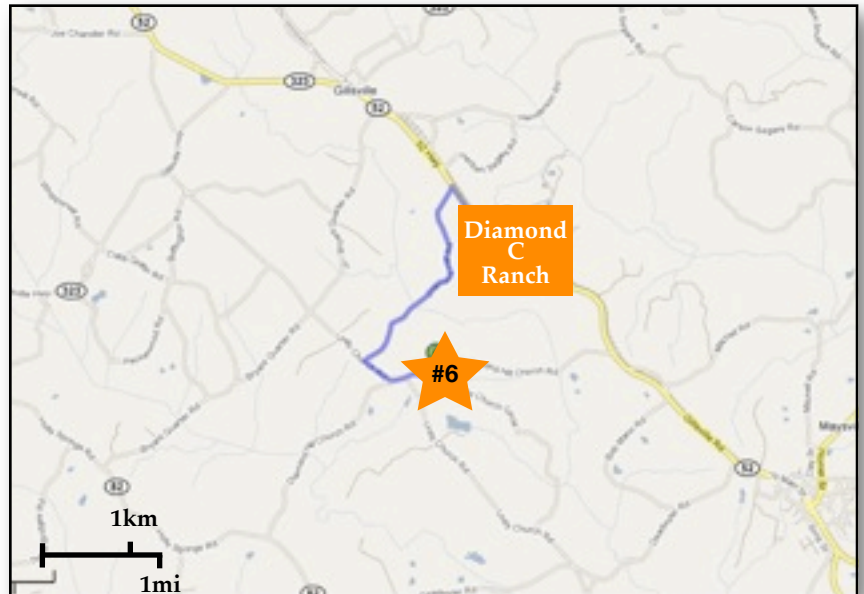
**Date of Sale:** Mar 2008

**Land Area:** 32.63 ha (80.64 acres)

**Total Sales Price:** \$1,610,000

**Price Per Hectare (acre):** \$49,341 (\$19,965)

**Zoning:** AR (Agricultural)



# VALUATION ANALYSIS FOR DIAMOND C RANCH

## COMPARABLE PROPERTIES

This figure is calculated by taking the average price per hectare for comparable land in close proximity to Diamond C Ranch and multiplying that by the total amount of land included with the sale of Diamond C Ranch.

Avg. Price/Hectare	Diamond C Ranch Hectares	Diamond C Ranch Value
\$68,275	570.3	\$38,937,233

## COMPARABLE HOMES

This figure is calculated by taking the average price per square meter for comparable homes in close proximity to Diamond C Ranch and multiplying that by the total square meters of the home included in the sale of Diamond C Ranch.

Avg. Price/Sq. Meter*	Diamond C Ranch Sq. Meters	Diamond C Ranch Home Value
\$3,771	1,672	\$6,305,329

## REPLACEMENT COSTS

This figure is calculated by taking the cost per square foot to build the home from November 1996 to February 2000.

Cost/Sq. Meters	Diamond C Ranch Sq. Meters	Diamond C Ranch Home Value
\$4,602	1,672	\$7,695,326

Weighted Average for Value of Home	\$6,583,328
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*Comparable Homes (80%)*

*Replacement Cost (20%)*

Total Estimated Value for Land and Home	\$45,520,561
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Seller's Discount	30.8005%
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Offering Price	\$31,500,000
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\* Avg. price calculated from comparable homes in the area. Available in Exhibit D of Addenda

# VALUATION ANALYSIS FOR DIAMOND C RANCH

This valuation of the Diamond C Ranch is based primarily on comparable sales of land and homes in the region, which is an industry-standard approach to real estate valuation. The main house on the estate may be sold with or without the adjoining property and vice-versa. As a result, the house and property were valued separately and then added together to arrive at the value for the entire property.

In the first step of the valuation, the comparable sales method was used to determine the average price per acre for the estate, which was then converted to hectares. To arrive at this price per hectare, recent sales of six properties with similar zoning within a 32 km (20 mi) radius of the Diamond C Ranch were analyzed. The sales data was then used to derive an average price per hectare figure of \$68,275, which is actually 36% higher than the per-hectare asking price of the estate.

The second and third steps of the valuation were used to estimate the value of the main house on Diamond C Ranch. The second step used sales data from seven comparable homes in a 45 km (30 mi) radius to arrive at an average cost per square meter. The homes used for this analysis were selected based on quality of workmanship, location, and total sales price. A complete list of the comparable homes is included in *Exhibit D* of the addenda.

In the third step, the present replacement value (the cost it would take to build a similar house now) was calculated using the original cost of construction, adjusted for inflation.

These two figures were then weighted to extrapolate an estimate that reflects both the per-square meter value of similar offerings in the market and the extraordinary craftsmanship that went into the house. The price per square meter was weighted heavier (80%) than the replacement value (20%), as it is widely considered to be a better valuation method overall. However, to capture the value of the superior workmanship, design, and materials used in the house, the weighted average including the current replacement value was necessary.

The final valuation for the land and home of **\$45,520,561** is being heavily discounted by **30.8%** for an offering price of **\$31,500,000**.

# *Diamond Ranch*



# TERMS OF SALE

The terms of sale outlined herein are proposed based on current market data, comparable sales, and future financial projections. The terms are subject to change without notice. The terms are as stated by the current owner(s) of the property and have not been modified in any way by Aginsky Consulting Group or its Affiliates. These terms are for discussion purposes only. This term sheet and the entire prospectus of which it is a part does not purport to be complete and is subject to, and qualified in its entirety by, the provisions of the Owner of Diamond C Ranch, to be dated as of the Closing Date between Owner of Diamond C Ranch and each prospective buyer, where such rights will be set forth in full, and the provisions of applicable law.

## Principal Terms

1. **Seller:** Owner of Diamond C Ranch
2. **Property:** Diamond C Ranch (12477 Highway 52, Maysville, GA 30558); Tracts 1 - 15 (*Property Legal Description* provided in addenda)
3. **Price:** \$31,500,000 (subject to negotiation and market conditions; price does not include any personal property, furniture, farming equipment, and livestock, but may be negotiated into final sales price)
4. **Financing Options:** Seller willing to carry-back 75% of the agreed-upon sales price on terms further outlined below
5. **Amortization:** The loan will be amortized over a 13 year period, with the first three years being "interest-only" and the principal balance being amortized over the remaining 10 years
6. **Interest Rate (First 3 years):** 3% (subject to credit approval by Aginsky Consulting Group)
7. **Interest Rate (Remaining 10 years):** Based on the prevailing prime interest rate, adjusted annually

Mortgage Amortization Schedule is available based on these terms in *Exhibit F* of the Addenda

## The Seller will also consider all of the following:

- I. Sale of individual tracts of land or of just the main home, rather than the property in its entirety
- I. Partnership proposals for the future development of the property
- II. Higher than 75% financing based on a higher purchase price
- III. Sale leaseback
- IV. Cash offers

In order to obtain additional information about the property, schedule a site visit, or submit an offer, please write to Aginsky Consulting Group (320 SW Stark, Suites 417 & 418, Portland, OR 97204) or info@aginskyconsulting.com. All offers must be made in writing and accompanied by a financial net worth statement. No offers will be rejected based the potential buyer's citizenship status, ethnicity, sex, race, and/or religion.



# ADDENDA

## Exhibit A: Property Legal Description

### TRACT 1:

All that lot, tract or parcel of land lying, situate and being in the 465th (Wilson) G.M.D. in Jackson County, Georgia containing 64.44 acres, more or less, as described on a Plat of Survey dated December 14, 1985, revised December 17, 1985, for Billy J. Craven, prepared by Owen Patton, Registered Surveyor, and recorded in Jackson County, Georgia Records in Plat Book 22, Page 114. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property.

### TRACT 2:

All that lot, tract or parcel of land lying, situate and being in the 465th G.M.D. in Jackson County, Georgia containing 72.79 acres, more or less, as described on a Plat of Survey dated October 28, 1982, for Hoyle Martin, prepared by W. T. Dunahoo, Registered Surveyor, and recorded in Jackson County, Georgia Records in Plat Book 19, Page 38. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property.

### TRACT 3:

All that lot, tract or parcel of land lying, situate and being in the 465th G.M.D. in Jackson County, Georgia containing 40.41 acres, more or less, and being described as Tract 1, containing 38.84 acres; Tract 2, containing 1.15 acres; and Tract 3, containing 0.42 acre, according to a plat entitled "Survey for Joe Craven", dated August 12, 1992, prepared by Max Lewallen, Registered Surveyor, and recorded in Jackson County, Georgia Records in Plat Book 39, Page 169. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property.

### TRACT 4:

All that lot, tract or parcel of land lying, situate and being in the 465th (Wilson) G.M.D. in Jackson County, Georgia containing 114.3 acres, more or less, as described on a Plat of Survey dated May 1, 1969, prepared by Patton-Pless and Associates, Surveyors, and recorded in Jackson County, Georgia Records in Plat Book 5, Page 374. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property.

### TRACT 5:

All that lot, tract or parcel of land lying, situate and being in the 465th G.M.D. in Jackson County, Georgia containing 450.53 acres, more or less, as described on a Plat of Survey dated July 28, 1989, for Inland-Rome, prepared by William H. Collins and H. P. Farley, Jr., Registered Surveyors, and recorded in Jackson County, Georgia Records in Plat Book 29, Page 207. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property.

### TRACT 6:

All that lot, tract or parcel of land lying, situate and being in the 465th (Wilson) G.M.D. in Jackson County, Georgia containing 20.889 acres, more or less, as described on a Plat of Survey dated August, 1981, for Billy J. Craven, prepared by Roy A. Terrell, Registered Surveyor, and recorded in Jackson County, Georgia Records in Plat Book 12, Page 251. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property.

TRACT 7:

All that lot, tract or parcel of land lying, situate and being in the 465th G.M.D. in Jackson County, Georgia containing 14.57 acres, more or less, as described on a Plat of Survey dated December 12, 1989, for Gerald Carey, prepared by Henry Grady Jarrard, Registered Surveyor, and recorded in Jackson County, Georgia Records in Plat Book 33, Page 79. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property.

TRACT 8:

All that lot, tract or parcel of land lying, situate and being in the 465th G.M.D. in Jackson County, Georgia containing 103.05 acres, more or less, as described on a Plat of Survey dated January 1970, and designated as Tract No. Three (3) on said survey, prepared by W. T. Dunahoo, Registered Surveyor, and recorded in Jackson County, Georgia Records in Plat Book 6, Page 114. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property.

TRACT 9:

All that lot, tract or parcel of land lying, situate and being in the 465th (Wilson) G.M.D. in Jackson County, Georgia containing 43.35 acres, more or less, as described on a Plat of Survey dated April 15, 1977, prepared by Henry Grady Jarrard, Registered Surveyor, and recorded in Jackson County, Georgia Records in Plat Book 13, Page 180. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property.

TRACT 10:

All that tract or parcel of land lying and being in the Wilson (GMD 465) District of Jackson County, Georgia, and in the Gillsville (GMD 1557) District of Hall County, Georgia, consisting of 243.024 acres and being bounded now or formerly as follows: north by lands of Rex Whidby and by lands of George and Patricia Turpin and by Georgia Highway 52; east by lands of Benjamin B. and Sylbie Langford and by lands of Georgia Kraft; south by Candler Creek and east by lands of Ronnie B. Jarrett and by lands of Ruth A. House and by lands of Frank Martin. Said property is more particularly described according to a survey by Roy A. Terrell, registered surveyor, dated July, 1981, recorded in Plat Book 12, Page 252, Jackson County, Georgia, and in Plat Book 84, Pages 78-79, Hall County, Georgia plat Records. Reference to said plats and the records thereof is hereby made for a more complete description of said property.

TRACT 11:

All that lot, tract or parcel of land lying, situate and being in the 465th G.M.D. in Banks County, Georgia containing 77.99 acres as described on a Plat of Survey dated July 27, 1993, prepared by Max Lewallen, Registered Surveyor, Georgia



#2067, for Rodney Gene Gowder and recorded in Banks County, Georgia Records in Plat Book A, Page 62. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property.

TRACT 12:

All that lot, tract or parcel of land lying, situate and being in the 465th G.M.D. in Banks County, Georgia containing 59.47 acres as described on a Plat of Survey dated May 10, 1978, prepared by Max Lewallen, Registered Surveyor, Georgia #2067, entitled "Survey for Mrs. Minnie P. Carr" and recorded in Banks County, Georgia Records in Plat Book 7, Page 180. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property. As shown on the above referenced survey the property consists of Tract 2 containing 59.35 acres and Tract 3 containing .12 acres.

TRACT 13:

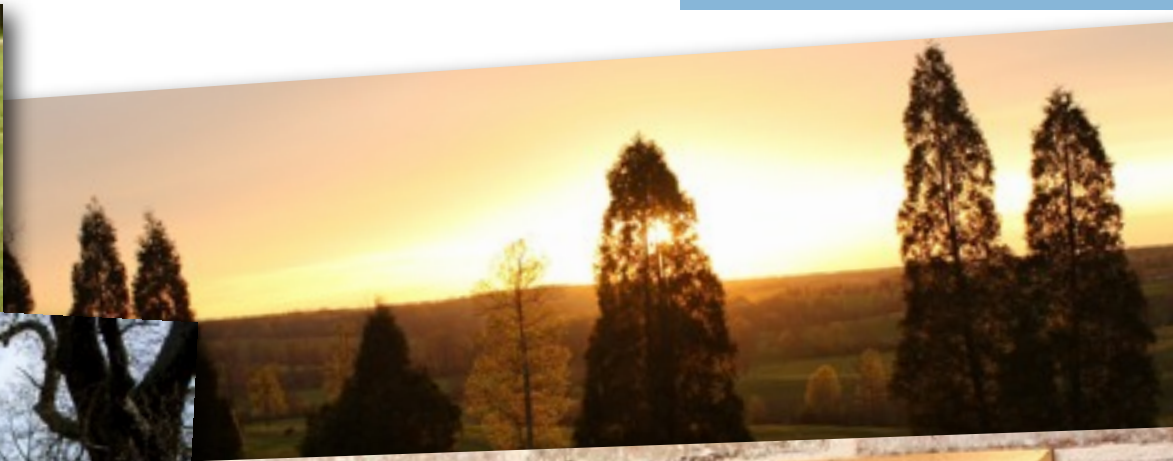
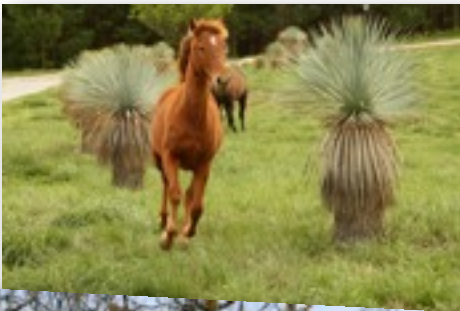
All that lot, tract or parcel of land lying, situate and being in the 465th G.M.D. in Banks County, Georgia containing 76.21 acres, more or less, as described on a Plat of Survey dated June 29, 1970, prepared by Clelland A. Tyson, Tyson and Herring Associates, Inc., Surveyors and recorded in Banks County, Georgia Records in Plat Book 3, Page 274. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property.

TRACT 14:

All that lot, tract or parcel of land lying, situate and being in the 465th G.M.D. in Banks County, Georgia containing 16.98 acres as described on a Plat of Survey dated November 27, 1996, prepared by Max Lewallen, Registered Surveyor, Georgia #2067, for Billy Joe Craven and recorded in Banks County, Georgia Records in Plat Book 21, Page 122. Said plat is incorporated herein by reference and made a part hereof for a more detailed description of the property.

TRACT 15:

All that tract or parcel of land lying and being in the 465th GMD, Jackson County, Georgia, and being Lot 8 as shown on a plat of survey for Jarrett Farms, Inc., recorded at Plat Book 66, Page 13, Jackson County, Georgia Plat Records, which survey is incorporated herein by reference for a more complete description of said property.



## Exhibit B: Full Livestock List

Type of Animal	Count	Price/Animal	Total
Cows	641	\$800	\$512,800
Heifers	71	\$900	\$63,900
Bulls	31	\$3,000	\$93,000
Calves	510	\$500	\$255,000
Horses	2	\$2,000	\$4,000
<b>Total Animal Count</b>	<b>1,255</b>	<b>Total Animal Cost</b>	<b>\$928,700</b>

*This number is subject to change daily due to market conditions, births, deaths, or sales*

## Exhibit C: Expenses to Maintain Property

Mortgage Payment	\$68,564
Property Taxes	\$101,000
Ranch Insurance (rentals, barns, cattle, farm equipment)	\$35,143
Home Insurance	\$8,240
Utilities	\$26,000
Maintenance	\$18,200
Grounds People	\$23,920
<b>Total Monthly</b>	<b>\$23,422</b>
<b>Total Annual</b>	<b>\$281,067</b>

## Exhibit D: Comparable Homes

	Sale Price	Sq. Meters	Price/Meter <sup>2</sup>	Sq. Foot	Price/Foot <sup>2</sup>	Address
1	\$2,300,000	884	\$2,603	9,500	\$242	Emery Drive, Gainesville, GA 30506
2	\$4,895,000	921	\$5,317	9,900	\$494	4626 Highland Drive, Gainesville, GA 30506
3	\$3,995,000	1,116	\$3,580	12,000	\$333	8990 CAs Trail, Gainesville, GA 30506
4	\$2,990,000	670	\$4,460	7,208	\$415	3427 Green Apple Road, Gainesville, GA 30506
5	\$1,895,000	577	\$3,287	6,200	\$306	5625 Ridgetop Drive, Gainesville, GA 30504
6	\$1,995,000	618	\$3,226	6,650	\$300	3194 Edgewater, Gainesville, GA 30501
7	\$3,500,000	892	\$3,926	9,587	\$365	3551 Lake Breeze Lane, Gainesville GA, 30506
<b>Avg.</b>	<b>\$3,081,429</b>	<b>811</b>	<b>\$3,771</b>	<b>8,721</b>	<b>\$351</b>	

Source: [www.Loopnet.com](http://www.Loopnet.com)



## Exhibit E: Farm Equipment List

Count	Description	Apx Cost New	Value as is
1	WW Coral System and Panels	\$82,000	\$15,000
1	Set cow scales	\$4,500	\$1,000
1	Set cow scales	\$3,600	\$1,000
1	F-350 Ford Truck 4x4	\$24,000	\$2,000
1	3500 Dodge	\$20,000	\$2,000
1	Welder	\$199	\$40
1	Air Compressor	\$1,100	\$200
1	Shop of Hand Tools	\$3,000	\$800
1	Group Brands Dehorn Cow Vet Supplies	\$2,000	\$500
2	Weed Eaters	\$600	\$450
1	Chain Saw	\$300	\$225
1	6 Wheel Polaris	\$9,500	\$2,000
1	4 Wheel Mule Kawasaki	\$9,000	\$3,000
1	C-80 4wd McCamick Tractor w Loader	\$45,000	\$20,000
1	MTX 110 McCamick Tractor w/Loader	\$65,000	\$35,000
1	MTX 110 Tractor Only	\$63,000	\$35,000
1	15' Batwing Bush Hog	\$15,000	\$3,000
1	15' Batwing Bush Hog	\$15,000	\$3,000
1	Hay Buster Grain Drill	\$18,500	\$10,000
1	11 Buster w/ Bermuda Atch	\$20,000	\$10,000
1	Mobility Fertilizer Spreader	\$4,500	\$1,000
1	Dodge 4x4 250 Pick up Truck	\$24,000	\$2,000
1	Black Steel Cow Trailer	\$3,500	\$1,000
1	Aluminum Cow Trailer	\$12,500	\$5,000
1	Bob Cat Trailer	\$2,800	\$1,000
1	Yellow Low Boy Trailer	\$12,500	\$3,500
1	Goose Neck w/ Side Black	\$3,500	\$800
1	WW Goose Neck w/ Sides	\$12,500	\$3,500
1	Goose Neck Dump Trailer	\$9,500	\$3,000
1	Short Goose Neck w/ Green Floor	\$2,500	\$1,000
1	Farm Trailer Yellow	\$800	\$300
1	Lot White Fence	\$7,200	\$3,000
1	Feed Wayam (old)	\$2,000	\$200
1	3pt Sprayer	\$900	\$300
1	Post Drium	\$1,000	\$800
1	Trailer Sprayer	\$3,500	\$1,500
1	Cattler Headgate	\$1,200	\$500
1	Mower Spreader	\$450	\$400
1	3 V Plaw	\$1,500	\$800
1	Section Humow	\$400	\$200

Count	Description	Apx Cost New	Value as is
1	Bush Hog Sling Mower	\$4,500	\$3,000
1	Box Blade	\$400	\$200
1	6 Way Blade	\$1,600	\$800
2	Traitor Tire and Wheel	\$800	\$400
2	Loader Bucket	\$1,000	\$500
3	Hay Spears	\$900	\$300
1	Taylor Way Hanover	\$4,500	\$2,000
1	Smoothing Hamor	\$4,000	\$2,000
1	PTO Irrigation Pryo	\$1,500	\$500
1	Fraurce Irrigation Real	\$19,000	\$3,000
1	John Deer Irrigation Pump on Trailer 1100SPA	\$15,000	\$5,000
1	F-700 Ford Dump	\$30,000	\$2,500
1	Lawson Aerator	\$16,000	\$8,000
1	Clark Fork Lift	\$16,000	\$1,000
1	Chevrolet Tow Truck	\$25,000	\$1,500
1	Crane	\$40,000	\$2,500
1	Ford Juhilee	\$1,800	\$2,000
1	Smooth Humor	\$1,500	\$800
1	Ditch Witch	\$25,000	\$800
1	45' Low Boy	\$24,000	\$10,000
1	IH Truck	\$42,000	\$3,000
1	Flat Bed and Trailer	\$18,000	\$3,000
1	Massey Feyener Forklift	\$30,000	\$4,000
1	Case MX 120 w/Loader	\$85,000	\$20,000
1	Case MX 120 w/Loader	\$75,000	\$20,000
1	Gentec Generator	\$8,000	\$4,000
1	V-Hay Raler	\$4,500	\$2,500
1	JD SQ Bale	\$15,000	\$8,000
1	JD Round Baler	\$28,000	\$14,000
1	Kuhn Rake	\$12,500	\$6,500
1	Pressure Washer on Trailer	\$6,500	\$1,500
1	Hay Wrapper	\$9,000	\$6,000
1	Kahn Fluffer	\$8,500	\$4,000
1	Krone Cutter	\$36,000	\$15,000
1	Sm Gor Puem Walder	\$900	\$400
1	D-6 Cat Dozir	\$190,000	\$45,000
1	D-4 Cat Dozir	\$90,000	\$30,000
1	245 B Truck Hose	\$175,000	\$40,000
1	Komatso Truck Loader w/ Roet Rahe	\$65,000	\$25,000
1	International Dump Truck	\$35,000	\$20,000
1	Fleet Tanks w/ Pumps	\$3,500	\$2,000
	Total	\$1,677,949	\$494,715

## Exhibit F: Mortgage Payment Schedule

Purchase price	\$31,500,000
% down payment	25%
Down payment	\$7,875,000
Loan amount	\$23,625,000
Interest Rate (First 3 yrs)	3.00%
Interest Rate (Remaining 10 yrs)	7.34%*
Mortgage length (13 years)	10
Payments per Year	12
Number of Payments @ 3.00%	36
Number of Payments @ 7.34%*	120

\* 7.34% is the 20 year historical average for the prime rate interest

Period	Principal Payment	Cum Principal Payment	Interest Payment	Cum Interest Payment	Total Payment	Principal balance
1	\$0	\$0	-\$59,063	-\$59,063	-\$59,063	\$23,625,000
2	\$0	\$0	-\$59,063	-\$118,125	-\$59,063	\$23,625,000
3	\$0	\$0	-\$59,063	-\$177,188	-\$59,063	\$23,625,000
4	\$0	\$0	-\$59,063	-\$236,250	-\$59,063	\$23,625,000
5	\$0	\$0	-\$59,063	-\$295,313	-\$59,063	\$23,625,000
6	\$0	\$0	-\$59,063	-\$354,375	-\$59,063	\$23,625,000
7	\$0	\$0	-\$59,063	-\$413,438	-\$59,063	\$23,625,000
8	\$0	\$0	-\$59,063	-\$472,500	-\$59,063	\$23,625,000
9	\$0	\$0	-\$59,063	-\$531,563	-\$59,063	\$23,625,000
10	\$0	\$0	-\$59,063	-\$590,625	-\$59,063	\$23,625,000
11	\$0	\$0	-\$59,063	-\$649,688	-\$59,063	\$23,625,000
12	\$0	\$0	-\$59,063	-\$708,750	-\$59,063	\$23,625,000
13	\$0	\$0	-\$59,063	-\$767,813	-\$59,063	\$23,625,000
14	\$0	\$0	-\$59,063	-\$826,875	-\$59,063	\$23,625,000
15	\$0	\$0	-\$59,063	-\$885,938	-\$59,063	\$23,625,000

Period	Principal Payment	Cum Principal Payment	Interest Payment	Cum Interest Payment	Total Payment	Principal balance
16	\$0	\$0	-\$59,063	-\$945,000	-\$59,063	\$23,625,000
17	\$0	\$0	-\$59,063	-\$1,004,063	-\$59,063	\$23,625,000
18	\$0	\$0	-\$59,063	-\$1,063,125	-\$59,063	\$23,625,000
19	\$0	\$0	-\$59,063	-\$1,122,188	-\$59,063	\$23,625,000
20	\$0	\$0	-\$59,063	-\$1,181,250	-\$59,063	\$23,625,000
21	\$0	\$0	-\$59,063	-\$1,240,313	-\$59,063	\$23,625,000
22	\$0	\$0	-\$59,063	-\$1,299,375	-\$59,063	\$23,625,000
23	\$0	\$0	-\$59,063	-\$1,358,438	-\$59,063	\$23,625,000
24	\$0	\$0	-\$59,063	-\$1,417,500	-\$59,063	\$23,625,000
25	\$0	\$0	-\$59,063	-\$1,476,563	-\$59,063	\$23,625,000
26	\$0	\$0	-\$59,063	-\$1,535,625	-\$59,063	\$23,625,000
27	\$0	\$0	-\$59,063	-\$1,594,688	-\$59,063	\$23,625,000
28	\$0	\$0	-\$59,063	-\$1,653,750	-\$59,063	\$23,625,000
29	\$0	\$0	-\$59,063	-\$1,712,813	-\$59,063	\$23,625,000
30	\$0	\$0	-\$59,063	-\$1,771,875	-\$59,063	\$23,625,000
31	\$0	\$0	-\$59,063	-\$1,830,938	-\$59,063	\$23,625,000
32	\$0	\$0	-\$59,063	-\$1,890,000	-\$59,063	\$23,625,000
33	\$0	\$0	-\$59,063	-\$1,949,063	-\$59,063	\$23,625,000
34	\$0	\$0	-\$59,063	-\$2,008,125	-\$59,063	\$23,625,000
35	\$0	\$0	-\$59,063	-\$2,067,188	-\$59,063	\$23,625,000
36	\$0	\$0	-\$59,063	-\$2,126,250	-\$59,063	\$23,625,000
37	-\$133,958	-\$133,958	-\$144,506	-\$2,270,756	-\$278,464	\$23,491,042
38	-\$134,777	-\$268,735	-\$143,687	-\$2,414,443	-\$278,464	\$23,356,265
39	-\$135,602	-\$404,336	-\$142,862	-\$2,557,306	-\$278,464	\$23,220,664
40	-\$136,431	-\$540,767	-\$142,033	-\$2,699,339	-\$278,464	\$23,084,233
41	-\$137,265	-\$678,033	-\$141,199	-\$2,840,537	-\$278,464	\$22,946,967
42	-\$138,105	-\$816,138	-\$140,359	-\$2,980,896	-\$278,464	\$22,808,862
43	-\$138,950	-\$955,088	-\$139,514	-\$3,120,410	-\$278,464	\$22,669,912
44	-\$139,800	-\$1,094,887	-\$138,664	-\$3,259,075	-\$278,464	\$22,530,113
45	-\$140,655	-\$1,235,542	-\$137,809	-\$3,396,884	-\$278,464	\$22,389,458
46	-\$141,515	-\$1,377,057	-\$136,949	-\$3,533,833	-\$278,464	\$22,247,943
47	-\$142,381	-\$1,519,438	-\$136,083	-\$3,669,916	-\$278,464	\$22,105,562
48	-\$143,252	-\$1,662,690	-\$135,212	-\$3,805,128	-\$278,464	\$21,962,310
49	-\$144,128	-\$1,806,818	-\$134,336	-\$3,939,464	-\$278,464	\$21,818,182
50	-\$145,009	-\$1,951,827	-\$133,455	-\$4,072,919	-\$278,464	\$21,673,173
51	-\$145,896	-\$2,097,724	-\$132,568	-\$4,205,487	-\$278,464	\$21,527,276



Period	Principal Payment	Cum Principal Payment	Interest Payment	Cum Interest Payment	Total Payment	Principal balance
52	-\$146,789	-\$2,244,512	-\$131,675	-\$4,337,162	-\$278,464	\$21,380,488
53	-\$147,687	-\$2,392,199	-\$130,777	-\$4,467,939	-\$278,464	\$21,232,801
54	-\$148,590	-\$2,540,789	-\$129,874	-\$4,597,813	-\$278,464	\$21,084,211
55	-\$149,499	-\$2,690,288	-\$128,965	-\$4,726,778	-\$278,464	\$20,934,712
56	-\$150,413	-\$2,840,701	-\$128,051	-\$4,854,829	-\$278,464	\$20,784,299
57	-\$151,333	-\$2,992,035	-\$127,131	-\$4,981,959	-\$278,464	\$20,632,965
58	-\$152,259	-\$3,144,294	-\$126,205	-\$5,108,164	-\$278,464	\$20,480,706
59	-\$153,190	-\$3,297,484	-\$125,274	-\$5,233,438	-\$278,464	\$20,327,516
60	-\$154,127	-\$3,451,612	-\$124,337	-\$5,357,775	-\$278,464	\$20,173,388
61	-\$155,070	-\$3,606,682	-\$123,394	-\$5,481,169	-\$278,464	\$20,018,318
62	-\$156,019	-\$3,762,700	-\$122,445	-\$5,603,614	-\$278,464	\$19,862,300
63	-\$156,973	-\$3,919,673	-\$121,491	-\$5,725,105	-\$278,464	\$19,705,327
64	-\$157,933	-\$4,077,606	-\$120,531	-\$5,845,636	-\$278,464	\$19,547,394
65	-\$158,899	-\$4,236,505	-\$119,565	-\$5,965,201	-\$278,464	\$19,388,495
66	-\$159,871	-\$4,396,377	-\$118,593	-\$6,083,794	-\$278,464	\$19,228,623
67	-\$160,849	-\$4,557,225	-\$117,615	-\$6,201,409	-\$278,464	\$19,067,775
68	-\$161,833	-\$4,719,058	-\$116,631	-\$6,318,040	-\$278,464	\$18,905,942
69	-\$162,823	-\$4,881,881	-\$115,641	-\$6,433,681	-\$278,464	\$18,743,119
70	-\$163,819	-\$5,045,700	-\$114,645	-\$6,548,327	-\$278,464	\$18,579,300
71	-\$164,821	-\$5,210,520	-\$113,643	-\$6,661,970	-\$278,464	\$18,414,480
72	-\$165,829	-\$5,376,349	-\$112,635	-\$6,774,605	-\$278,464	\$18,248,651
73	-\$166,843	-\$5,543,192	-\$111,621	-\$6,886,226	-\$278,464	\$18,081,808
74	-\$167,864	-\$5,711,056	-\$110,600	-\$6,996,827	-\$278,464	\$17,913,944
75	-\$168,890	-\$5,879,946	-\$109,574	-\$7,106,400	-\$278,464	\$17,745,054
76	-\$169,923	-\$6,049,869	-\$108,541	-\$7,214,941	-\$278,464	\$17,575,131
77	-\$170,963	-\$6,220,832	-\$107,501	-\$7,322,442	-\$278,464	\$17,404,168
78	-\$172,009	-\$6,392,841	-\$106,455	-\$7,428,898	-\$278,464	\$17,232,159
79	-\$173,061	-\$6,565,901	-\$105,403	-\$7,534,301	-\$278,464	\$17,059,099
80	-\$174,119	-\$6,740,021	-\$104,345	-\$7,638,646	-\$278,464	\$16,884,979
81	-\$175,184	-\$6,915,205	-\$103,280	-\$7,741,926	-\$278,464	\$16,709,795
82	-\$176,256	-\$7,091,461	-\$102,208	-\$7,844,134	-\$278,464	\$16,533,539
83	-\$177,334	-\$7,268,794	-\$101,130	-\$7,945,264	-\$278,464	\$16,356,206
84	-\$178,419	-\$7,447,213	-\$100,045	-\$8,045,310	-\$278,464	\$16,177,787
85	-\$179,510	-\$7,626,723	-\$98,954	-\$8,144,264	-\$278,464	\$15,998,277
86	-\$180,608	-\$7,807,331	-\$97,856	-\$8,242,120	-\$278,464	\$15,817,669
87	-\$181,713	-\$7,989,043	-\$96,751	-\$8,338,871	-\$278,464	\$15,635,957

Period	Principal Payment	Cum Principal Payment	Interest Payment	Cum Interest Payment	Total Payment	Principal balance
88	-\$182,824	-\$8,171,867	-\$95,640	-\$8,434,511	-\$278,464	\$15,453,133
89	-\$183,942	-\$8,355,810	-\$94,522	-\$8,529,033	-\$278,464	\$15,269,190
90	-\$185,067	-\$8,540,877	-\$93,397	-\$8,622,429	-\$278,464	\$15,084,123
91	-\$186,199	-\$8,727,077	-\$92,265	-\$8,714,694	-\$278,464	\$14,897,923
92	-\$187,338	-\$8,914,415	-\$91,126	-\$8,805,820	-\$278,464	\$14,710,585
93	-\$188,484	-\$9,102,899	-\$89,980	-\$8,895,799	-\$278,464	\$14,522,101
94	-\$189,637	-\$9,292,537	-\$88,827	-\$8,984,626	-\$278,464	\$14,332,463
95	-\$190,797	-\$9,483,334	-\$87,667	-\$9,072,293	-\$278,464	\$14,141,666
96	-\$191,964	-\$9,675,298	-\$86,500	-\$9,158,793	-\$278,464	\$13,949,702
97	-\$193,138	-\$9,868,436	-\$85,326	-\$9,244,119	-\$278,464	\$13,756,564
98	-\$194,320	-\$10,062,756	-\$84,144	-\$9,328,263	-\$278,464	\$13,562,244
99	-\$195,508	-\$10,258,264	-\$82,956	-\$9,411,219	-\$278,464	\$13,366,736
100	-\$196,704	-\$10,454,968	-\$81,760	-\$9,492,978	-\$278,464	\$13,170,032
101	-\$197,907	-\$10,652,876	-\$80,557	-\$9,573,535	-\$278,464	\$12,972,124
102	-\$199,118	-\$10,851,993	-\$79,346	-\$9,652,881	-\$278,464	\$12,773,007
103	-\$200,336	-\$11,052,329	-\$78,128	-\$9,731,010	-\$278,464	\$12,572,671
104	-\$201,561	-\$11,253,890	-\$76,903	-\$9,807,912	-\$278,464	\$12,371,110
105	-\$202,794	-\$11,456,684	-\$75,670	-\$9,883,582	-\$278,464	\$12,168,316
106	-\$204,034	-\$11,660,719	-\$74,430	-\$9,958,012	-\$278,464	\$11,964,281
107	-\$205,282	-\$11,866,001	-\$73,182	-\$10,031,193	-\$278,464	\$11,758,999
108	-\$206,538	-\$12,072,540	-\$71,926	-\$10,103,119	-\$278,464	\$11,552,461
109	-\$207,801	-\$12,280,341	-\$70,663	-\$10,173,782	-\$278,464	\$11,344,659
110	-\$209,073	-\$12,489,413	-\$69,392	-\$10,243,173	-\$278,464	\$11,135,587
111	-\$210,351	-\$12,699,765	-\$68,113	-\$10,311,286	-\$278,464	\$10,925,235
112	-\$211,638	-\$12,911,403	-\$66,826	-\$10,378,112	-\$278,464	\$10,713,597
113	-\$212,933	-\$13,124,335	-\$65,532	-\$10,443,643	-\$278,464	\$10,500,665
114	-\$214,235	-\$13,338,570	-\$64,229	-\$10,507,873	-\$278,464	\$10,286,430
115	-\$215,545	-\$13,554,116	-\$62,919	-\$10,570,791	-\$278,464	\$10,070,884
116	-\$216,864	-\$13,770,979	-\$61,600	-\$10,632,391	-\$278,464	\$9,854,021
117	-\$218,190	-\$13,989,170	-\$60,274	-\$10,692,665	-\$278,464	\$9,635,830
118	-\$219,525	-\$14,208,694	-\$58,939	-\$10,751,604	-\$278,464	\$9,416,306
119	-\$220,868	-\$14,429,562	-\$57,596	-\$10,809,201	-\$278,464	\$9,195,438
120	-\$222,219	-\$14,651,781	-\$56,245	-\$10,865,446	-\$278,464	\$8,973,219
121	-\$223,578	-\$14,875,358	-\$54,886	-\$10,920,332	-\$278,464	\$8,749,642
122	-\$224,945	-\$15,100,304	-\$53,519	-\$10,973,851	-\$278,464	\$8,524,696
123	-\$226,321	-\$15,326,625	-\$52,143	-\$11,025,994	-\$278,464	\$8,298,375

Period	Principal Payment	Cum Principal Payment	Interest Payment	Cum Interest Payment	Total Payment	Principal balance
124	-\$227,706	-\$15,554,331	-\$50,758	-\$11,076,752	-\$278,464	\$8,070,669
125	-\$229,098	-\$15,783,429	-\$49,366	-\$11,126,118	-\$278,464	\$7,841,571
126	-\$230,500	-\$16,013,929	-\$47,964	-\$11,174,082	-\$278,464	\$7,611,071
127	-\$231,910	-\$16,245,839	-\$46,554	-\$11,220,636	-\$278,464	\$7,379,161
128	-\$233,328	-\$16,479,167	-\$45,136	-\$11,265,772	-\$278,464	\$7,145,833
129	-\$234,755	-\$16,713,922	-\$43,709	-\$11,309,481	-\$278,464	\$6,911,078
130	-\$236,191	-\$16,950,113	-\$42,273	-\$11,351,754	-\$278,464	\$6,674,887
131	-\$237,636	-\$17,187,749	-\$40,828	-\$11,392,582	-\$278,464	\$6,437,251
132	-\$239,089	-\$17,426,839	-\$39,375	-\$11,431,956	-\$278,464	\$6,198,161
133	-\$240,552	-\$17,667,391	-\$37,912	-\$11,469,868	-\$278,464	\$5,957,609
134	-\$242,023	-\$17,909,414	-\$36,441	-\$11,506,309	-\$278,464	\$5,715,586
135	-\$243,504	-\$18,152,918	-\$34,960	-\$11,541,269	-\$278,464	\$5,472,082
136	-\$244,993	-\$18,397,911	-\$33,471	-\$11,574,740	-\$278,464	\$5,227,089
137	-\$246,492	-\$18,644,402	-\$31,972	-\$11,606,713	-\$278,464	\$4,980,598
138	-\$247,999	-\$18,892,402	-\$30,465	-\$11,637,177	-\$278,464	\$4,732,598
139	-\$249,516	-\$19,141,918	-\$28,948	-\$11,666,125	-\$278,464	\$4,483,082
140	-\$251,042	-\$19,392,960	-\$27,422	-\$11,693,547	-\$278,464	\$4,232,040
141	-\$252,578	-\$19,645,539	-\$25,886	-\$11,719,433	-\$278,464	\$3,979,461
142	-\$254,123	-\$19,899,661	-\$24,341	-\$11,743,774	-\$278,464	\$3,725,339
143	-\$255,677	-\$20,155,339	-\$22,787	-\$11,766,560	-\$278,464	\$3,469,661
144	-\$257,241	-\$20,412,580	-\$21,223	-\$11,787,783	-\$278,464	\$3,212,420
145	-\$258,815	-\$20,671,395	-\$19,649	-\$11,807,432	-\$278,464	\$2,953,605
146	-\$260,398	-\$20,931,793	-\$18,066	-\$11,825,499	-\$278,464	\$2,693,207
147	-\$261,991	-\$21,193,783	-\$16,473	-\$11,841,972	-\$278,464	\$2,431,217
148	-\$263,593	-\$21,457,376	-\$14,871	-\$11,856,843	-\$278,464	\$2,167,624
149	-\$265,205	-\$21,722,582	-\$13,259	-\$11,870,102	-\$278,464	\$1,902,418
150	-\$266,828	-\$21,989,409	-\$11,636	-\$11,881,738	-\$278,464	\$1,635,591
151	-\$268,460	-\$22,257,869	-\$10,004	-\$11,891,742	-\$278,464	\$1,367,131
152	-\$270,102	-\$22,527,971	-\$8,362	-\$11,900,105	-\$278,464	\$1,097,029
153	-\$271,754	-\$22,799,724	-\$6,710	-\$11,906,815	-\$278,464	\$825,276
154	-\$273,416	-\$23,073,140	-\$5,048	-\$11,911,863	-\$278,464	\$551,860
155	-\$275,088	-\$23,348,229	-\$3,376	-\$11,915,238	-\$278,464	\$276,771
156	-\$275,078	-\$23,625,000	-\$1,693	-\$11,916,931	-\$276,771	\$0

# *Diamond Ranch*



## ACG Company Overview

Aginsky Consulting Group is an internationally recognized, boutique consulting company headquartered in Portland, Oregon. ACG provides a range of management consulting services to mid-sized companies in the BRIC economies (Brazil, Russia, India, China) and the U.S. Fundamentally, ACG is a generalist firm though it has particular expertise in strategic market entry, capital fundraising, investment banking, partner/product searches, and market research.

## Our Objective

We are a well-oiled team of expert business consultants and entrepreneurs at heart who believe that immense success can be achieved through long-term business planning and creative problem-solving, and that by applying both diligently, consistently, and most importantly, valiantly, one can in turn create incalculable benefits for any organization and the surrounding community. As company outsiders, we are often able to see what insiders can't, thus enabling us to develop the best possible long-term tactical plan for the client. Our promise is that we guarantee the value we bring to our clients will always exceed our fees!

## ACG Value Proposition

Aginsky Consulting Group (ACG) offers a three-pronged value proposition to its clients. First of all, our firm is a leading service provider in the areas of strategic market entry, international sales, and capital fundraising. By relying on a multilingual staff of experienced management consultants with graduate degrees from leading U.S. and international business schools, we offer a quality of service on par or better than the top five international consulting firms.

Second, we align our interests with yours by structuring a large part of every project around performance-based compensation. Thus, we become a revenue center, not a cost center for you. We do not market our services through large advertising campaigns and expensive marketing ploys, but instead rely on referrals and strategic alliances for new business. Thus, there is no need to pass any such expenses on to you.

Third, given our boutique nature, we are a lot more agile and flexible than any of the top five consulting firms but are still able to provide a superior quality of service. We focus on building long-term partnerships with our clients, thus the level of personal attention and customization that we provide is unparalleled in the industry. Our small size also means that we focus on fewer clients so you are guaranteed to get our undivided attention during the project.

## Our People

ACG is made up of a diverse team of experts with advanced degrees and international business consulting experience. We are committed to hiring the best experts in the field. All of our consultants are at least bilingual, hold advanced degrees, and have experience studying, living, and working abroad. For each particular project or engagement, we draw on our global network to assemble a team of first-class experts in the given industry, function, and geographic area. Our people are familiar with major local corporations and key community leaders and are well-versed in the intricacies of the region's professional practices and nuances of local business culture.

# ENDNOTES

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- <sup>2</sup> “Substantial Up-Tick in Foreign R.E. Investment Expected in 2009.” AFIRE. 12 Jan 2009. Available online at: [http://www.afire.org/foreign\\_data/2008/PR.pdf](http://www.afire.org/foreign_data/2008/PR.pdf)
- <sup>3</sup> “U.S. Continues to Be Hot Market for Foreign Investment, Survey by Graaskamp Center for Real Estate Finds” 15 Jan 2009. Available online at: <http://www.bus.wisc.edu/news/0293.asp>
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- <sup>7</sup> Inflation in Russia may hit 14% in 2009 - finance minister.” Novosti Russian News & Information Agency. 2 Feb 2009. Available online at: <http://en.rian.ru/russia/20090214/120137847.html>
- <sup>8</sup> Glaister, Dan. “Real estate crisis: Trump bucks US trend with \$95m home sale.” The Guardian. 18 July 2008. Available online at: <http://www.guardian.co.uk/world/2008/jul/18/donaldtrump.usa>
- <sup>9</sup> Ibid
- <sup>10</sup> Glaister, Dan. “Real estate crisis: Trump bucks US trend with \$95m home sale.” The Guardian. 18 July 2008. Available online at: <http://www.guardian.co.uk/world/2008/jul/18/donaldtrump.usa>
- <sup>11</sup> “Chinese Investors are Buying U.S. Homes.” Business Week. 8 Apr 2009. Available online at: [http://www.businessweek.com/globalbiz/content/apr2009/gb2009048\\_271073.htm?campaign\\_id=rss\\_daily](http://www.businessweek.com/globalbiz/content/apr2009/gb2009048_271073.htm?campaign_id=rss_daily)
- <sup>12</sup> “Chinese Investors are Buying U.S. Homes.” Business Week. 8 Apr 2009. Available online at: [http://www.businessweek.com/globalbiz/content/apr2009/gb2009048\\_271073.htm?campaign\\_id=rss\\_daily](http://www.businessweek.com/globalbiz/content/apr2009/gb2009048_271073.htm?campaign_id=rss_daily)
- <sup>13</sup> “Chinese firms bargain hunting in U.S.” Los Angeles Times. 5 May 2008. Available online at: <http://articles.latimes.com/2008/may/05/business/fi-chinainvest5>
- <sup>14</sup> Winnie, Trista. “International real-estate investors choose U.S properties.” New National Association of Realtors research. 11 August 2008. Available online at: <http://www.nuwireinvestor.com/articles/international-real-estate-investors-choose-us-properties-51896.aspx>
- <sup>15</sup> Aginsky Consulting Group offers visa and green card services to potential investors. Please contact ACG at [info@aginskyconsulting.com](mailto:info@aginskyconsulting.com) for more information.
- <sup>16</sup> Schworm, Peter. “Foreign Students Flock to the U.S.” The Boston Globe. 5 Jul 2008. Available online at: [http://www.boston.com/news/local/articles/2008/07/05/foreign\\_students\\_flock\\_to\\_the\\_us/](http://www.boston.com/news/local/articles/2008/07/05/foreign_students_flock_to_the_us/)



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