

Central Park I & II

515 - 525 CENTRAL PARK DRIVE, OKLAHOMA CITY, OKLAHOMA

TENANT-IN-COMMON INTERESTS AVAILABLE FOR 1031 EXCHANGE

MINIMUM UNIT PRICE: \$899,718 (3% INTEREST)

EQUITY: \$380,718

MORTGAGE: \$519,000

LLC UNITS AVAILABLE

MINIMUM INVESTMENT - \$25,000



PROJECT SUMMARY

- Two, six-story Class B office buildings with approximately 237,537 square feet of rentable space, located on an approximately 7 acre site.
- Currently 96.83% occupied, with 15 tenants, including a public oil & gas company, and energy, financial, insurance and technology firms.
- Located in the desirable North submarket, with easy access to services and the greater Oklahoma MSA
- Priced at a discount to replacement cost
- Offeror and affiliates to acquire any unsold interests for greater assurance of a timely closing



BGK-INTEGRATED GROUP

Direct All Inquiries to:
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TICA

TENANT-IN-COMMON ASSOCIATION



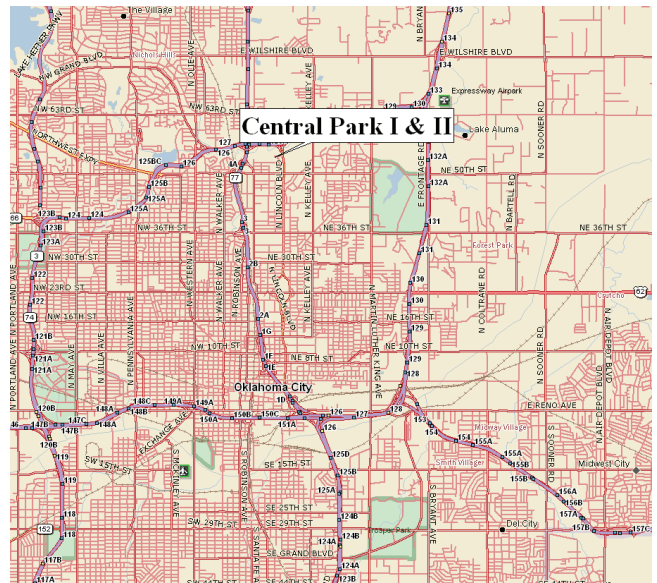
Property Description

Central Park I & II includes two Class B office buildings totaling 237,537 square feet, on a 7 acre site in the north central portion of Oklahoma City, Oklahoma. Other improvements include two underground parking garages, ample surface parking, extensive landscaping and an on-site restaurant. Each building has a six-story atrium, an attractive lobby, card access security, central mailbox, and high-speed communication wiring. The Property is well maintained and well located with easy access to services and the greater Oklahoma City MSA. It is approximately 15 miles north of Oklahoma City's central business district. The Property is easily accessible from major arteries in and around the city, and is part of an established and stable suburban neighborhood. As of December 1, 2007, the Property was approximately 96.83%

leased to 15 tenants. Five major tenants (all of which rent more than 12,000 square feet of space) collectively occupy approximately 77.35% of the Property and include three energy companies, a student loan authority, and a software technology company.

Oklahoma City Highlights

Oklahoma City is the largest city in Oklahoma and serves as the state capital and seat of Oklahoma County. The Oklahoma City MSA, encompasses a total area of about 4,250 square miles and six counties, and has an estimated 2006 population of approximately 1,142,506 people. Oil and gas have been major factors in the growth of this energy resource rich region. The Oklahoma City MSA serves as the financial center for the state, as well as the center for health care and higher education. Located in the area are numerous banks and savings and loan offices and eight major hospital complexes. The Property's neighborhood is a well-located and established residential area with good accessibility to major employment centers that provide stable employment for its residents. The neighborhood exhibits strong demographics with population growth, younger residents, and stable household income levels. Utility infrastructure is in place and operative at less than capacity and as such, the community appears well able to support growth.



Market Overview

The Oklahoma City regional economy is growing, with new jobs and new development projected during the next ten years. The region is experiencing economic diversification, population growth, and relatively low unemployment rates. Metro area population growth is expected to proceed at an average rate of about 1% per year, and general employment growth is also expected to be moderate during the next few years. Efforts by local government, business and civic leaders have been successful at diversifying the economic base to avoid reliance on the energy sector. Recent price increases in oil and gas futures have strongly impacted the area, increasing demand within the local office market. The Property is located in the north central portion

of Oklahoma City in the North submarket. This submarket is experiencing decreasing vacancy rates and increasing demand with overall submarket vacancy rates averaging 5.6% in Q3 2007. Class A vacancy rates were at 1.6% with average rents of \$18.23- \$20.50. Class B vacancy averaged 3.9% - 7.3% with average rent of \$15.04. Vacancy rates are projected to decline as local energy companies continue to acquire space and buildings. As of Q3 2007, there was no new construction in the North submarket. With asking rates for Class A properties at a 36% premium over Class B buildings, it is projected that there will be upward pressure on rental rates in Class B space, and that the levels of tenant improvement and other leasing incentives will trend downward. Demand for Class B real estate, such as the Property, is projected to increase steadily in the short term as well as over the long term.





PROPERTY, ACQUISITION & OFFERING INFORMATION

Property, Tenants & Leases:

<i>Property Name/Address:</i>	Central Park I & II, 515 - 525 Central Park Drive, Oklahoma City, Oklahoma
<i>Market Location:</i>	The Property is located on the west side of Lincoln Boulevard at its interchange with I-44, within the North submarket (centered on I-77 corridor, north of I-40, extending east to Kelly Avenue and west to May Avenue), close to I-235 and the Northwest Expressway.
<i>Improvements:</i>	The Property is improved with two, six-story multi-tenant suburban office buildings totaling 237,537 of rentable square feet, sidewalks, two underground parking garages, above ground parking, attractive landscaping and good signage.
<i>Building Condition:</i>	The Property is in overall good condition, with no measurable defects noted or reported. Long-term major repair and replacement needs are projected to be within \$0.10 psf per year.
<i>Tenant/Rentals:</i>	The Property is occupied by 15 tenants and has a gross annualized rent roll of approximately \$2,978,268. Tenants pay annual gross rents that include base year operating expenses and real estate taxes, plus additional rent equal to a pro rata share of tax/expense escalations above a base year threshold.
<i>Major Tenants:</i>	There are five Major Tenants (i.e., those leasing more than 12,000 sf of space), including a large oil & gas company, the Oklahoma Student Loan Authority, as well as financial data management, employee benefits and energy investment companies. These tenants collectively occupy 77.35% of the Property's rentable area. The largest tenant, Enogex, occupies 46.1% of the Property (approximately 109,493 sf) and is a subsidiary of the major oil and gas firm OGE Energy Corp.

Acquisition, Financing & Assumptions:

<i>Purchase Price:</i>	\$29,390,796 (\$126 psf) for a 98% interest in the property (the TIC offeror or its affiliates will buy the remaining 2%, and the seller will retain interests not sold in the offering). Replacement cost for the building is estimated at \$145 psf.
<i>First Mortgage (in place):</i>	The seller has obtained an \$17,300,000 mortgage at 6.025% per annum with interest-only payments for 3 years, and then payments of principal and interest for the remaining 7 years based on a 30-year amortization schedule.
<i>Reserves:</i>	\$890,000 of lender-required leasing/TI reserves, and a \$475,074 additional working capital reserve.
<i>Credit Facility:</i>	A \$300,000 line of credit arranged by the offeror for certain future leasing costs if needed.
<i>Anticipated Closing Date/Holding Period:</i>	Offering expected to close on or about January 30, 2008, and the projected holding period is 7 to 10 years.
<i>TIC Acquisition Terms:</i>	Minimum purchase – 3% Interest for \$899,718: \$380,718 of equity and \$519,000 of debt.
<i>LLC Unit Investments:</i>	\$5,000 per Unit – minimum investment is 5 Units (\$25,000).
<i>Anticipated Yields & Annualized Return through Sale:</i>	The initial yield is projected to grow from approximately 7.00% to over 8.00% in 10 years. Based on different sales dates and capitalization rate assumptions, the 7 year average projected annual return is estimated to be 7.16%, and the annualized 7 year yield on investment is projected at 20.25%.

All financial data/projections herein are based on specific assumptions more fully described in the Memorandum and include forward looking statements. Projections do not include annual fees for maintaining single purpose entities that are the responsibility of each investor. There is no assurance, guaranty or certainty that the projected income, costs or other financial results will be achieved.

Offeror, Property Manager & BGK Group

Under a Confidential Private Placement Memorandum and Addendum thereto dated December 20, 2007 (the "Memorandum"), BIG Central Park I & II, LLC and BIG Central Park I & II Investors, LLC are offering investors tenancy-in-common interests in the Property, and limited liability company units in an entity that will own a tenant-in-common interest in the Property. The offerors and the property management company are owned by BGK-Integrated Group, LLC. Since November 2006, BIG's wholly-owned subsidiaries have conducted 10 offerings of tenancy in common and/or limited liability company interests involving over 1,348,791 square feet of office and light industrial properties in Alabama, New Mexico, Texas, Louisiana, Ohio, Kansas, Florida, and West Virginia for an aggregate price (including investor equity and assumed debt) in excess of \$203,902,975. Formed in 1991, BGK has acquired more than 300 properties nationwide, sponsored real estate projects involving over \$800,000,000 of equity from more than 2,500 investors, and obtained over \$2,500,000,000 in mortgage loans. BGK presently manages almost 18,000,000 square feet of space.



The property is presently owned by a real estate limited partnership controlled by affiliates of BGK. The TIC offeror will acquire at least a 2% interest in the property, and the current owner or its affiliates will retain unsold TIC interests, which better assures investors of a timely closing. The property owner has obtained an assumable \$17,300,000 mortgage loan at a 6.025% interest rate. Financial projections for the property are based on historic income and expense statements, and familiarity with leases, tenants and the local market. The property will continue to be operated by an experienced management team to provide a smooth transition in management with no "down time," or disruption of leasing/tenant relations. The TIC offeror has also arranged a \$300,000 credit facility for certain future leasing costs, if needed.

Investment Objectives/Strategy

Our objective is to continue the property's high occupancy rates and cash flow levels, while seeking rental rate/value appreciation based on projected tightening in the office market, with higher rents and lower leasing costs. Priced below replacement cost, and given its superior location and condition with regards to competing properties, the Property appears well positioned to maintain its competitive edge. Management will seek to renew key tenant leases at market rents to improve future cash flow, while seeking new tenants if and when space becomes available. A property sale is projected in 7 to 10 years. The following table reflects a projected sale in the 7th year. All financial information therein is based on the assumptions set out in the Memorandum and included forward looking statements. There is no guaranty or certainty that the projected results will be achieved.

ESTIMATED RETURNS ASSUMING A SALE IN 7th YEAR AT 7.5% CAPITALIZATION RATE								
Full Fiscal Years	1	2	3	4	5	6	7	Total
Property NOI	\$2,073,921	\$2,208,618	\$2,342,098	\$2,535,425	\$2,918,292	\$2,910,378	\$3,184,337	\$16,984,186
Distributable Proceeds	\$870,575	\$876,794	\$883,012	\$889,231	\$895,449	\$901,667	\$914,105	\$6,230,834
Estimated Distribution per 1% Interest	\$8,883	\$8,947	\$9,010	\$9,074	\$9,137	\$9,201	\$9,328	\$63,580
Estimated Returns From Distributions	7.00%	7.05%	7.10%	7.15%	7.20%	7.25%	7.35%	7.16%
Gross Sales Proceeds								\$41,607,585
Net Sales Proceeds								\$23,835,800
Net Proceeds per 1% Interest								\$243,222
Return of Capital per 1% Interest								\$126,906
Remaining Sale Proceeds								\$116,316
Cumulative Cash Flow Distributions per 1% Interest								\$63,580
Total Distributions/Sales Proceeds in Excess of Invested Equity per 1%								\$179,896
Total Projected Return Including Equity								241.76%
Annualized, 7-Year Yield on Investment								20.25%

This material does not constitute an offer or a solicitation to purchase securities and is authorized for use only when accompanied or preceded by a definitive private placement memorandum and any addenda thereto (the "Memorandum"). The summary information set forth herein is qualified in its entirety by the Memorandum. All potential investors must read the Memorandum and no person may invest without acknowledging receipt and complete review of the Memorandum, including the "risk factor" sections therein. All information contained herein is subject to change. There are no guarantees that the property will be acquired. All potential investors should seek advice and recommendations from legal counsel and tax professionals before making investment decision. Information presented herein should not be construed as advice and should not be relied upon in making an investment decision. Past performance is not indicative of future results, and there is no assurance that future projects will achieve comparable results.