

Kingwood Place

600-900 ROCKMEAD DRIVE, HOUSTON, TEXAS 77339

TENANT-IN-COMMON INTERESTS

AVAILABLE FOR 1031 EXCHANGE

MINIMUM PURCHASE AMOUNT: \$1,124,946 (3.50% INTEREST)

EQUITY: \$564,946

MORTGAGE: \$560,000

LLC UNITS AVAILABLE

MINIMUM INVESTMENT - \$25,000



PROJECT SUMMARY

- Four, 2-story, multi-tenant office buildings with 198,885 rentable square feet on approximately 13.647 acres
- Located in a wooded neighborhood of Kingwood, a 14,000 acre master-planned community situated on the banks of Lake Houston, approximately 20-25 miles northeast of the Houston Central Business District (CBD).
- As of June 1, 2008, the building was 85.18% leased to 62 tenants with an annualized gross rent roll of approximately \$3,168,875.



BGK-INTEGRATED GROUP

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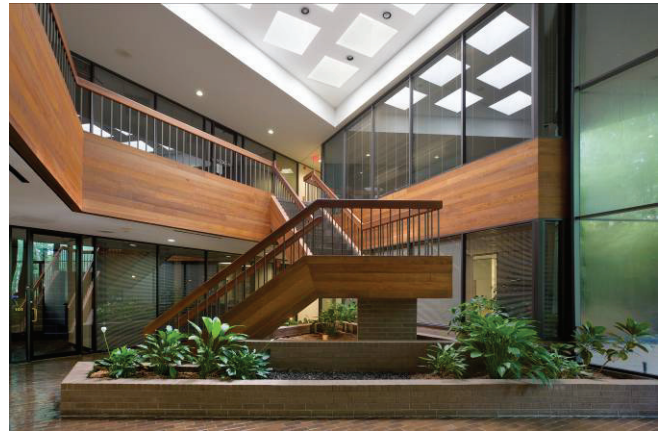


TICA

TENANT-IN-COMMON ASSOCIATION

Property Description

Kingwood Place consists of four, 2-story, Class B, multi-tenant office buildings with approximately 198,885 rentable square feet of space. It is located on a 13.647 acre site at 600-900 Rockmead Drive in Kingwood, a master-planned community 22 miles northeast of downtown Houston, Texas. The Property has excellent access to roadways and neighborhood services. It is well maintained, efficiently designed, and in good condition, with convenient on-site parking, lush landscaping, and good signage. There are approximately 350,000 square feet of open concrete parking with a total of 613 spaces. Of the 613 parking spaces, 21 have been designated as handicapped spaces. Kingwood Place is approximately 85.18% leased. The Property has 62 office tenants with a current total annual rent of \$3,168,875.



Houston Highlights

The Houston CMSA, totaling 8,778 square miles, is larger than some northeastern states, and has a population of over 5 million people. Houston is the nation's fourth largest city behind New York, Los Angeles and Chicago, and is the largest in the South and Southwest with an estimated 2007 population of 5.5 million. Employment in Houston is growing at more than five times the national rate. The economic base is strongly rooted in the oil and gas industry, but the economy has become large and diversified in the past decade including thriving businesses in medical and biomedical technology, plastics manufacturing, global trade (airborne and waterborne), aeronautics, electronics, computers, software design, and integrated power. Key employers in the economy include a high performing energy sector, the Texas Medical Center, the Port of Houston, two major airports and the NASA Space Center Houston. Recent job growth has been concentrated in white-collar technology and energy businesses, and high energy prices continue to drive the market. The Port of Houston ranks first in the United States in international

waterborne tonnage handled, and second in total cargo tonnage handled. It is the tenth-largest port in the world and trade volumes remain robust and are expected to help keep trade a key growth driver. Houston's affordable housing market and a low cost of living are contributing to population growth. The transportation network is undergoing expansion and there have been recent investments in updating the city's infrastructure.

Market Overview

Houston's office market moved ahead in 2007 by posting a remarkable 5.7 million square feet of positive absorption, which marks the highest annual net absorption total since 1997. Overall vacancy was 11.8% at the end of the first quarter 2008. The Property is located in the Kingwood submarket which has 30 completed office buildings totaling 1.773 million square feet, the majority of which is classified as Class B. Overall, the market had an average vacancy rate of 11.3%, and an average rent of \$22.10 psf. There is only 44,000 sf of Class A space contained within one building that was delivered to market in 1Q 2007 (which was 100% leased as of the first quarter 2008). Class B space showed vacancy rates of 11.1% (with no subleased space) and available vacant space at 10.8%. Class C space fared the best with a vacancy rate of 5.1%. Given the low vacancy in the Class C market (in the range of 4.3% to 5.1%) and the fact that Class B and Class C rents differ by less than a dollar, we project growth in Class B occupancy and rental rates. Moreover, there is no Class A space available and we are unaware of any Class A construction. As a result, tenants will likely look to Class B buildings for larger blocks of space and better quality properties (such as the Property). The Kingwood submarket continues to outperform the overall citywide market in terms of vacancy and quoted rental rates.





PROPERTY, ACQUISITION & OFFERING INFORMATION

Property, Tenants & Leases:

<i>Property Name/Address:</i>	Kingwood Place, 600-900 Rockmead Drive, Houston, Texas 77339
<i>Market Location:</i>	Located in the northern portion of the Kingwood suburb. Known as the “Livable Forest,” it is the second-largest neighborhood within the Greater Houston metropolitan area with more than 48,000 residents.
<i>Improvements:</i>	Four, 2-story, multi-tenant Class B office buildings with approximately 198,885 sf of leasable area and 613 parking spaces, including 21 handicapped spaces.
<i>Building Condition:</i>	Well-maintained and in overall good condition. Long-term major repair and replacement needs projected to be within \$0.25 psf per year. The Estimated Remaining Useful Life (ERUL) is 35 years.
<i>Tenant/Rentals:</i>	The Property is leased to 62 office tenants, has a gross annualized rent roll of approximately \$3,168,875. Most 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 that each rent more than 7,500 square feet and collectively occupy 22.84% of the Property. These major tenants are comprised of two oil and gas companies, two medical management companies, and a global business consulting firm.

Acquisition, Financing & Assumptions:

<i>Purchase Price:</i>	\$31,498,500 (\$161 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 \$200 psf.
<i>First Mortgage (in place):</i>	The Seller has obtain an \$16,000,000 mortgage (closed on May 15, 2007) with interest-only payments at 5.72% per annum for 5 years and then payments of principal and interest for the remaining 5 years based on a 30-year amortization schedule. The loan will mature on June 5, 2017.
<i>Reserves:</i>	\$1,125,662 Leasing Reserve and a \$500,000 Operational Reserve. In addition, the Seller will deposit a \$350,000 Supplemental Reserve with the Property Manager to be used to reimburse the Tenants In Common for certain Property expenses in 2008 - 2010.
<i>Anticipated Closing Date/Holding Period:</i>	Offering expected to close on or about August 1, 2008, and the projected holding period is 7 to 10 years.
<i>TIC Acquisition Terms:</i>	Minimum purchase – 3% Interest for \$1,124,946: \$564,946 of equity and \$560,000 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 6.50% to over 7.10% in 10 years. Based on different sales dates and capitalization rate assumptions, the 7 year average projected annual return is estimated to be 6.67%, and the annualized 7 year yield on investment is projected at 10.09%.

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 June 10, 2008 (the "Memorandum"), BIG Kingwood Place, LLC and BIG Kingwood Place 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 13 offerings of tenancy in common and/or limited liability company interests involving over 1,954,357 square feet of office, retail, and light industrial properties in Alabama, New Mexico, Texas, Louisiana, Ohio, Oklahoma, Florida, Kansas and West Virginia for an aggregate price (including investor equity and assumed debt) in excess of \$107,360,878. BGK owns, operates, and manages commercial real estate. Formed in 1991, BGK has acquired more than 300 properties nationwide; sponsored real estate projects involving over \$600,000,000 of equity from more than 2500 investors, and obtained over \$2,500,000,000 in mortgage loans. It currently manages almost 18,000,000 square feet of space.



The property is presently owned by a real estate fund managed 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 interests that are not sold to investors, which better assures investors of a timely closing. The property owner has obtained an assumable \$16,000,000 mortgage loan at a 5.72% interest rate. Financial projections for the property are based on historic income and expense statements, and familiarity with property leases and 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.

Investment Objectives/Strategy

Our objective is to continue the Property's occupancy rates and cash flow levels, while seeking appreciation as the local economy expands, primarily due to increases in the price of oil and gas. Priced below replacement cost, and given its unique size, location, and condition, we believe the property is 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

	5 months 2008	2009	2010	2011	2012	2013	2014	2015	Total
Property NOI	\$713,245	\$1,975,327	\$2,298,801	\$2,390,954	\$2,462,190	\$2,553,206	\$2,648,564	\$2,702,485	\$17,744,774
Distributable Proceeds	\$428,417	\$1,036,111	\$1,044,021	\$1,051,930	\$1,059,840	\$1,067,749	\$1,075,658	\$1,083,567	\$7,847,294
Estimated Distribution per 1% Interest	\$4,372	\$10,573	\$10,653	\$10,734	\$10,815	\$10,895	\$10,976	\$11,057	\$80,074
Estimated Returns From Distributions	6.50%	6.55%	6.60%	6.65%	6.70%	6.75%	6.80%	6.85%	6.67%
Gross Sales Proceeds									\$36,504,702
Net Sales Proceeds									\$20,075,530
Net Proceeds per 1% Interest									\$204,852
Return of Capital per 1% Interest									\$161,413
Remaining Sale Proceeds									\$43,439
Cumulative Cash Flow Distributions per 1% Interest									\$80,074
Total Distributions/Sales Proceeds in Excess of Invested Equity per 1%									\$123,514
Total Projected Return Including Equity									176.52%
Annualized, 7-Year Yield on Investment									10.09%

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.