

Garden Park Apartments

246-Unit Class-A Property

Available for 1031 Exchange or Direct Investment



Hamilton Point Investments is offering to accredited investors DST interests in Garden Park Apartments. The 246-unit apartment property is well-located in the fast growing city of Fayetteville, AR.

Investment Summary

- Strong in place cash flows; potential upside from market growth and planned installation of water meters in each unit
- No financial engineering to achieve 7% year 1 yield from cash flow after covering mortgage payments on a 25 year amortization schedule. No interest only period
- Low market vacancy rate of 2%
- Purchase price 40% below replacement cost and less than previous owner's mortgage amount
- Renovated, well-maintained with minimal deferred maintenance
- Sponsor currently owns three other properties in market
- Fast-growing city and MSA
- 25 year amortization pays down mortgage by over \$1.2 million over 5 years
- Cash flow of \$406,000 in year 1 plus amortization of \$227,210. 11.9% year 1 cash distribution and amortization

Investment Considerations

Sponsor	Hamilton Point Investments, LLC
Property	Garden Park Apartments
Location	1225 W. Mt. Comfort Rd. Fayetteville, AR 72703
Size	246 units
Occupancy	97%
Total Capitalization	\$14,950,000
First Mortgage	\$9,150,000
Equity	\$5,800,000
Minimum Investment	\$200,000
Projected Year 1 Yield	7%
Projected Total Annual Return	13.0%
Projected Hold Period	5 Years
Managing BD	Orchard Securities, LLC
Due Diligence	FactRight, LLC
LTV	61.2%
Debt Service Coverage	1.72x



The Market



The Property

- Situated on 9.96 acres with large swimming pool, fully equipped fitness center, lighted tennis court, basketball court, sand volleyball court, grilling areas and modern clubhouse with business center, billiards and coffee bar
- Class A finishes with stainless steel GE appliances, track and recessed lighting, extensive moldings, washer-dryers, and private patios. Fireplaces in certain units
- Underwent a \$7.3 million (\$29,675 per unit) renovation in 2007-08 as part of failed condominium conversion

Current Position

Garden Park will be managed by Hamilton Point Property Management LLC. Self-management is a key tenet of HPI's investment strategy and is a crucial element to maintaining institutional quality property and cost control as well as high tenant credit quality, occupancy, and revenue.



Garden Park has minimal deferred maintenance and benefits from a number of recent capital improvements including:



- Parking lot, tennis and basketball court sealed and resurfaced
- Pool resurfaced and pool cover replaced
- Remodel of all four-bedroom units
- Replacement of 70 carpets
- Repair of maintenance shop and shelving
- New business center
- Replacement of picnic tables, grills, and exterior gates
- Replacement of certain appliances, fixtures, and 15 AC units
- Repair to drainage

• Fayetteville is one of four cities that make up the Northwest Arkansas MSA, the 15th fastest growing MSA in the country between 2001 and 2010. (Source: U.S. Census)

• MSA population increased by 32% between 2001 and 2010, to 453,500 people. (Source: U.S. Census)

• MSA Projected to grow by 16.5% between 2011 and 2015, to 528,400 people, adding nearly 75,000 people. (Source: U.S. Census)

• MSA includes the cities of Springdale, Bentonville, Fayetteville, and Rogers. World headquarters of Wal-Mart, Tyson Foods, Simmons Foods, and JB Hunt Transportation.

• City of Fayetteville projected to grow by 15% between 2011 and 2015, to 82,100 people. (Source: U.S. Census)

• Fayetteville was ranked 19th in the 2012 Forbes Magazine Best Places for Business and has been on the top third of the list for each of the last eight years.

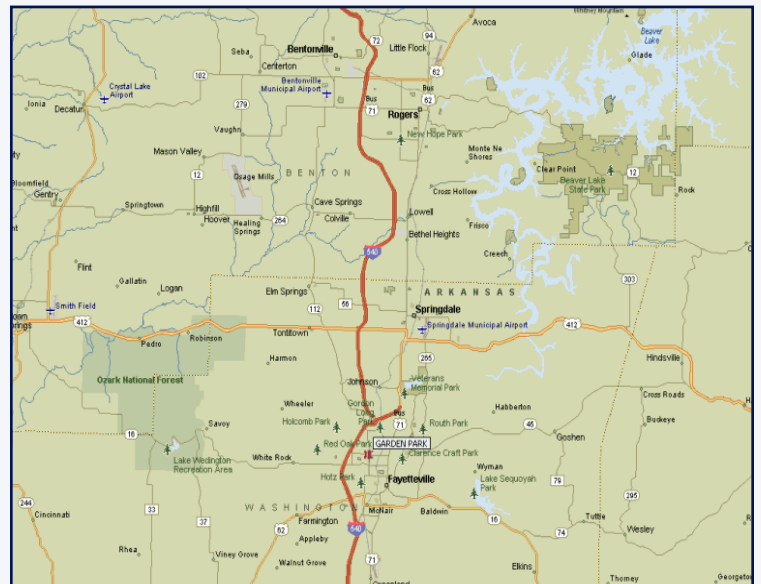
• Property located ½ mile from the University of Arkansas, which enrolled 24,537 students in 2012, a 5.8% increase from 2011 and 17% increase from 2009. (Source: University of Arkansas 2012 Enrollment Report)

• Northwest Arkansas 2012 year end multifamily vacancy rate is 3.0% per CBRE 2012 NW Arkansas Market Overview

• Fayetteville submarket vacancy is 2.0% (Source: CBRE 2012 NW Arkansas Apartment Market Overview)

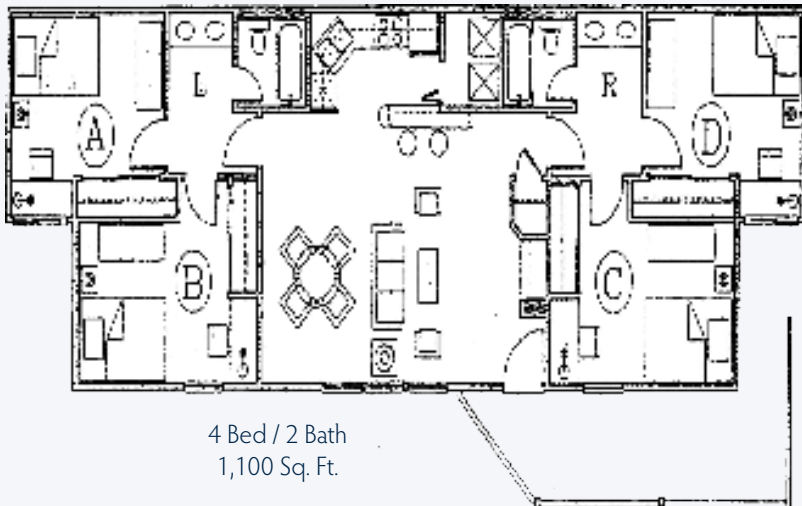
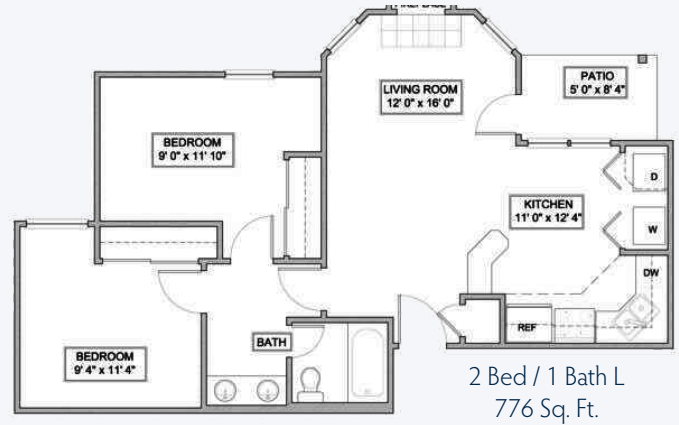
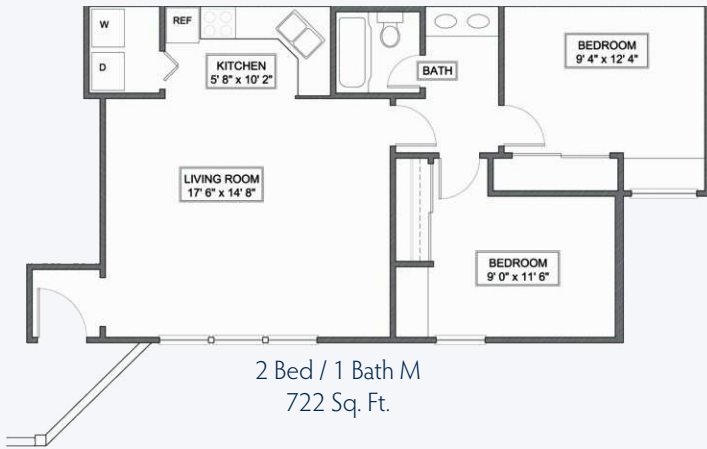
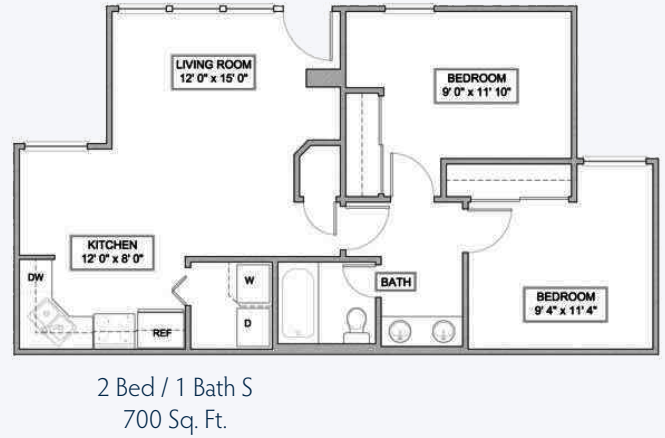
• December 2012 NW Arkansas MSA unemployment rate of 5.1% as compared to 7.8% in U.S. (Source: U.S. Bureau of Labor Statistics)

• December 2012 Fayetteville unemployment rate of 4.5% (Source: U.S. Bureau of Labor Statistics)

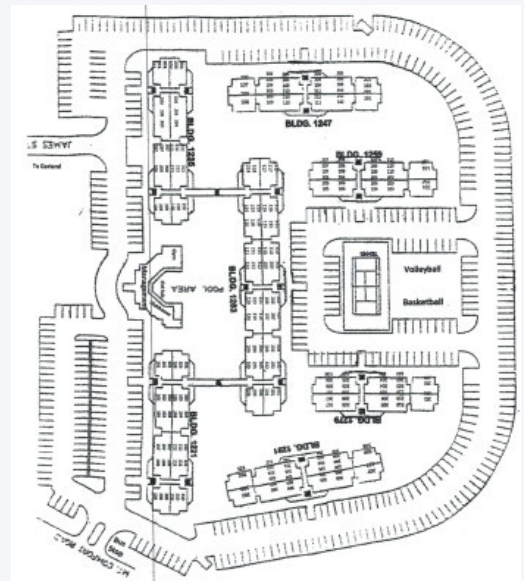


Unit Mix

Unit Type	Count	Sq. Ft.	Current Rents	Rent/SF	Monthly Income	Proforma Rents	Rent/SF	Monthly Income	Unit Mix
1 Bed / 1 Bath	90	415	\$485	1.17	\$43,650	\$505	\$1.22	\$45,450	36.6%
2 Bed / 1 Bath S	36	700	\$625	0.89	\$22,500	\$650	\$0.93	\$23,400	14.6%
2 Bed / 1 Bath M	90	722	\$635	0.88	\$57,150	\$665	\$0.92	\$59,850	36.6%
2 Bed / 1 Bath L	24	776	\$708	0.91	\$16,992	\$735	\$0.95	\$17,640	9.8%
4 Bed / 2 Bath	6	1,100	\$1,500	1.36	\$9,000	\$1,550	\$1.41	\$9,300	2.4%
Totals / Averages	246	152,754			\$149,292			\$155,640	100.0%



Site Plan





Corporate Overview

Hamilton Point Investments LLC ("HPI" or "Company") is a real estate investment firm founded in 2009 by Matthew A. Sharp and J. David Kelsey ("Principals"). The Company, through affiliated entities and managed funds, owns and operates 16 apartment properties totaling 2,755 apartment units. HPI and its subsidiary property management company employ over 70 people. The Company has a highly experienced team of seasoned professionals specialized in asset management, property management, tax issues, accounting, reporting, acquisitions and financing.

Hamilton Point Property Management

Hamilton Point Property Management LLC ("HPPM") manages multifamily apartment properties owned by Hamilton Point Investments LLC. HPPM was founded by the Principals to manage the day-to-day activities at properties they run through various partnerships and investment funds they manage. HPPM is run by Melissa Sheldon who is responsible for cost-effective, efficient and institutional quality property-level staffing, leasing, maintenance, contracting, marketing and reporting with over 70 property managers, maintenance supervisors, leasing agents, and maintenance staff reporting to her. Ms. Sheldon has been a senior-level property management executive for over 23 years with some of the largest and most well-respected multifamily property managers in the country. Ms. Sheldon reports directly to the Principals, who are closely involved with her in property management oversight.

Market Analysis

Fayetteville Apartment Submarket

The Fayetteville apartment submarket is one of the strongest in the country, benefiting from strong population growth, the growth of The University of Arkansas and growing employment bases in Fayetteville as well as in the Northwest Arkansas MSA. The University of Arkansas reported record enrollment for each of the last 3 years, growing in excess of 5% per year. This confluence of factors results in strong rental rates and low vacancy rates. The 2012 vacancy rate in the market is 3.0% per CBRE 2012 Northwest Arkansas Market Overview. The rental properties in the Fayetteville submarket show a 2012 vacancy rate of 2.0%. The competitive set average is \$462 for 1-bedroom apartments and \$662 for 2-bedroom units.

Fayetteville, Arkansas

Fayetteville is one of four cities that make up the Northwest Arkansas MSA, one of the fastest growing MSAs in the country. The Northwest Arkansas MSA includes the cities of Springdale, Bentonville, Fayetteville, and Rogers. The MSA is home to the world headquarters of Wal-Mart, Tyson Foods, Simmons Foods, and JB Hunt Transportation, and also home to University of Arkansas. Fayetteville itself was ranked 19th in 2012 in Forbes Magazine's Best Places for Business and has been on the top third of the list for each of the last eight years.



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Securities offered through Orchard Securities, LLC member FINRA/SIPC

HAMILTON POINT

INVESTMENTS

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