

PRESS RELEASE



FOR IMMEDIATE RELEASE

Contact: Steven Sandorf, Director of Business Development

Phone: (310) 826-4905 ext. #110

FAX: (310) 826-4909

Email SSandorf@HaymanAdvisorsLLC.com

Subject: Mirabella Apartments 2850 E. Bonanza Road, Las Vegas, Nevada 89101

May 2011

Hayman Properties acquired the 344 unit apartment complex in Las Vegas, Nevada known as Mirabella for \$9.3MM. The property is being purchased as a market play. The Vegas market has fallen so fast and so hard that the team identified Mirabella as a great opportunity. With upward pricing momentum and cap rate compression, this opportunity offers a significant return on equity.

About Hayman Properties

Established in 2011, Hayman Properties, LLC acquires value add and opportunistic real estate assets targeted to deliver consistent and reliable operating cash flow and significant capital appreciation.

Strategic Position

- Avoid competition for properties targeted by generally lower performing REITS & Institutions; typically properties under \$25MM or properties classified as "special situations"
- Reposition properties acquired, thereby adding significant value
- Manage properties with almost fanatical diligence via wholly owned and operated Advantage Property Management

Hayman Properties value add, opportunistic approach, combined with its unique strategy, and strict due-diligence process produces:

- Improved cash flow
- Improved long-term appreciation
- Ability to deliver unmatched service and predictable, superior results

About Advantage Property Management

In 2011, Hayman Properties created Advantage Property Management, LLC. The two companies work hand-in-hand, sharing common administrative and business services. The combined approach of Hayman Properties and Advantage Property Management has benefited both investors and tenants alike, and contributed greatly to the multi-state success of both companies.

In addition to property and on-site management, Advantage Management also offers:

- Asset Management
- Bookkeeping
- Accounts Payable / Accounts Receivable
- Cash Management (Reserve Account set-up for taxes & insurance)
- Annual Budget
- Quarterly Forecasting
- Analysis daily, weekly, monthly, quarterly, ad hoc (as requested)
- Advantage can manage your rehab
- Advantage can also work with insurance companies to ensure correct coverage.

Hayman Properties, LLC 11661 San Vicente Blvd., Suite 800, Los Angeles, CA
90049 www.HaymanProperties.com

phone: 310-826-4905 | FAX: 310-826-4909 | email: SSanborn@HaymanAdvisorsLLC.com