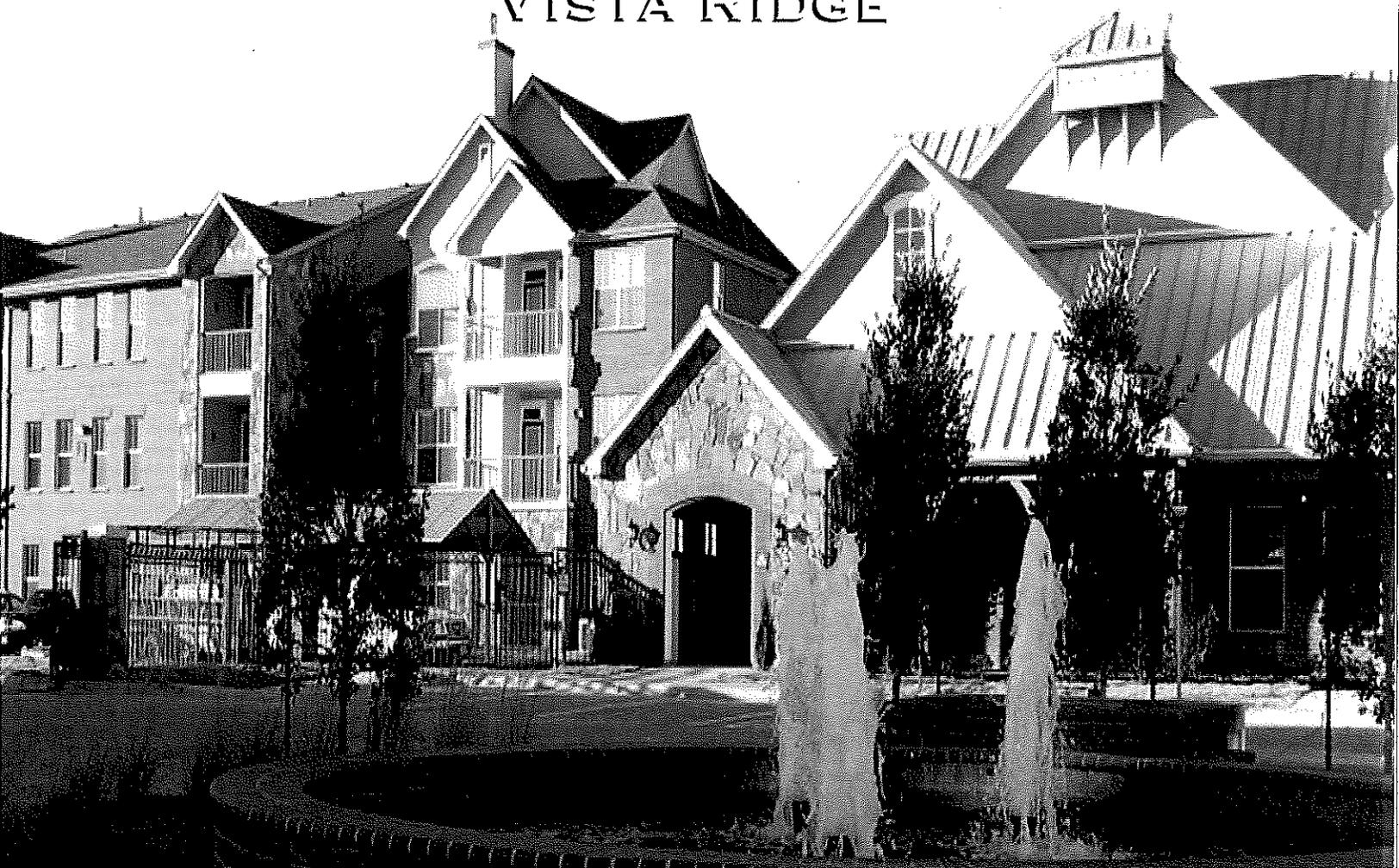


Sequoia Bluffs

AT

VISTA RIDGE



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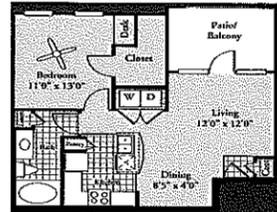
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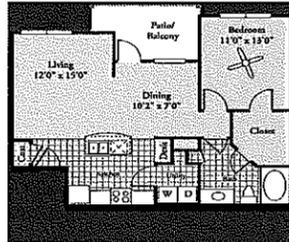
As Presented By:



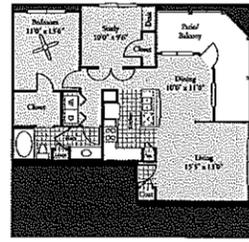
1901 Leroy Drive, Suite B
Northglenn, Colorado 80233
303.451.0700 Off / 303.252.9431 Fax
www.sequoia1031.com



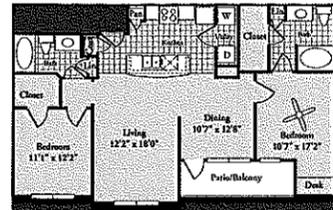
The Amertrine 688 sq. ft.



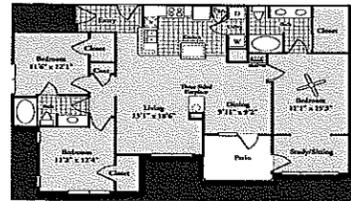
The Beryl 800-846 sq. ft.



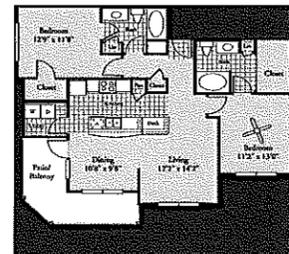
The Carnelian 971 sq. ft.



The Moonstone 1113-1251 sq. ft.



The Sunstone 1500-1679 sq. ft.



The Travertine 1152 sq. ft.

UNIT MIX

Unit	Size	Qty	Sq. Ft.	Ttl Sq. Ft.
A-1	1/1	72	688	49,536
A-2	1/1	80	800-846	64,184
B-1	2/1	24	971	23,304
B-2	2/2	48	1113-1251	54,080
B-3	2/2	36	1152	41,472
C-1	3/2	12	1500-1679	19,074
Total Units		272		

Neighborhood Conveniences:

- Neighborhood grocery and other retail close by and within walking distance of the Vista Ridge Mall
- Easy access to major employment centers via I-35, Hwy 121, and the George Bush Turnpike
- Located within minutes of Lake Lewisville, Grapevine Mills Mall and the DFW Airport
- Located in Lewisville Independent School District.

Expanding Employment:

As the 10th largest metropolitan area in the nation and the 2nd largest in Texas, the DFW economy is enjoying a period of expansion with 3% annual job growth as of August 2006, an increase of 85,500 jobs. The area benefits from a central U.S. location, low cost of living, and position as a major hub for air and ground transportation. The Vista Ridge Neighborhood in Lewisville is well positioned to take advantage of this economic expansion due to the August 2006 completion of the Highway 121 extension just south of the property, which creates a key crossroads with Interstate 35E. Horizon Health Corp., EMC Mortgage, and 21st Century Insurance have recently located or announced expansions in the Vista Ridge area and join existing employers such as Xerox, Centex Home Equity, and Sysco Foods.

Vista Ridge Mall and Neighborhood Amenities:

Sequoia Bluffs at Vista Ridge is directly behind Vista Ridge Mall, the center of Lewisville's primary retail corridor. The mall encompasses approximately 1.1 million square feet of shopping, dining, and entertainment venues including a newly renovated 15-screen Cinemark theater, children's play area, 4 anchors, and over 160 specialty stores. The mall is anchored by Macy's, Dillard's, JC Penney, and Sears. Specialty stores include Ann Taylor Loft, the Disney Store, and Aeropostale. The mall shadows many additional lifestyle attractions such as Barnes & Noble, Best Buy, Target, Toys R Us, Main Event, Circuit City, Outback Steakhouse, and Starbucks.

Strong Submarket Conditions:

Sequoia Bluffs at Vista Ridge benefits from high submarket occupancy and continuing demand in this crossroads location. Occupancy rates in the Lewisville and Coppell/Las Colinas submarkets were 95.2% and 95.0%, respectively, in 3Q 2006. Lewisville had the highest absorption of all submarkets in the DFW area for the year ending June 2006 with 1,210 units. High absorption in Lewisville is projected to continue according to M/PF Yeildstar with demand for 750 units in the year ending September 2007, compared to deliveries of only 270 units.

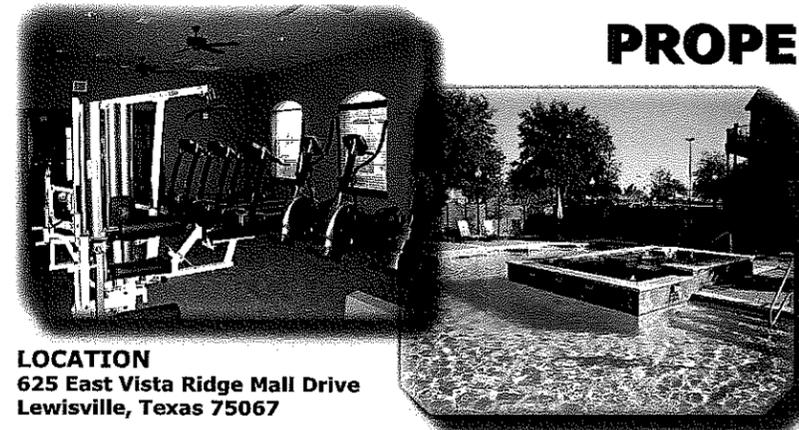
Sequoia Bluffs at Vista Ridge provides excellent access to DFW International Airport, nearby employment and key employment centers in Downtown Dallas, Las Colinas, Legacy Business Park, Addison office corridor, the Galleria, Frisco and others.

Located in a dynamic North Dallas submarket on the Lewisville/Coppell Border near the "crossroads" of Interstate 35E and the newly extended Hwy 121. The completion of the Hwy 121 extension through Lewisville has spawned a flurry of commercial activity in this area that is anticipated to continue. EMC Mortgage Corporation cited "location, convenience, and easy access to major freeways" as some of its reasons for an upcoming relocation of 1,000 employees to the Vista Ridge Business Park in Lewisville. Horizon Health and 21st Century Insurance have also relocated or announced expansions in the area and a new convention center and Hilton Hotel are being built approximately 1.5 miles from Sequoia Bluffs at Vista Ridge along Hwy 121.

The property tax rate in Lewisville is one of the lowest in the region; between \$0.36 and \$1.15 per 100 less than the Dallas area communities with the highest tax rates.

PROPERTY SUMMARY

**Sequoia Bluffs
at
Vista Ridge**



LOCATION
625 East Vista Ridge Mall Drive
Lewisville, Texas 75067

www.thebluffsatvistaridge.com

BUILDING

11 2-Story Buildings
3 3-Story Buildings
1 Clubhouse

NUMBER OF UNITS
272 UNITS

BUILDING SIZE

Apartment NRSF: 252,098
Average Unit Size: 927 SF
Average Price per Sq. Ft. \$1.00

SITE SIZE

619,246 Sq Ft
14.2159 Acres

DENSITY

19.1 Units/Gross Acreage

PARKING

26 Attached Garages
22 Breezeway Garages
36 Detached Garages
19 Handicap Spaces
112 Carports
257 Open Surface Spaces

472 Total Parking Spaces

96 Rentable Storage Spaces

COMPLETION DATE

December 2004

FINANCING TERMS

Lender: CIBC
Length of Loan: 10 Years
Interest Rate: 1.12% over 10 year Treasury
Financing: 10-year loan, first 3 yrs interest only
30-year amortization thereafter

MARKET SUMMARY

Market Vacancy: 4.8% based on market comparables
Avg per Sq. Ft. \$1.00
Avg per Unit per month \$971.00

According to ALN: the avg rent per sq. ft. for this market is \$1.04/ the average rent is \$1,027.00

OTHER FACTS / RISKS

This is the sponsor's third TIC offering

Master Tenant has projected cash flow shortages in the first year of \$24,492 but has established a rent reserve of \$350,000 in cash.

Normal Risks related to a Master Lease

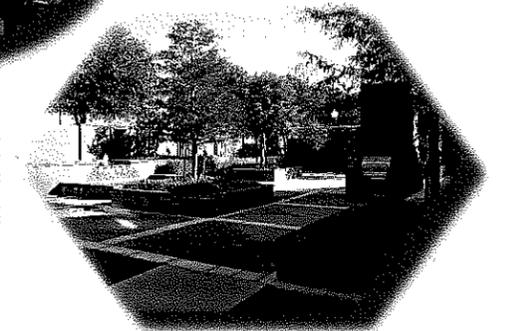
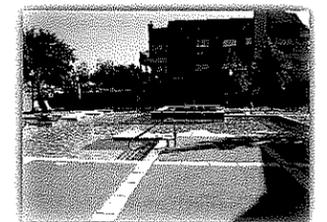
Property Type:	Class A, 272 Unit Apartment Community
Anticipated Hold Period:	7 to 10 Years
Lease Terms:	6 to 12 months w/ a 65% to 75% retention
Purchase Price:	\$ 24,650,000.00
Purchase Cap Rate:	6.81%
Loaded Price:	\$ 27,390,675.00
Loaded Cap Rate:	6.13%
Equity:	\$ 9,390,675.00
Debt:	\$ 18,000,000.00
LTV (Loaded):	65.72%
Avg. Ann. Cash on Cash:	6.87%; 8.89% with Amortization
Min. Investment :	
	\$281,720.00 Cash
	\$540,000.00 Debt
All in Price per Sq. Ft. / Per Unit:	
	\$ 108.58 per square foot
	\$100,701 per unit
Occupancy:	94.0%

Estimated Cash on Cash return for Anticipated Hold Period

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
6.25%	6.25%	6.25%	6.30%	6.57%	6.85%	7.15%	7.46%	7.78%	7.83%

Estimated Cash on Cash return with Amortization

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
6.25%	6.25%	6.25%	8.70%	9.11%	9.55%	10.01%	10.49%	11.00%	11.24%



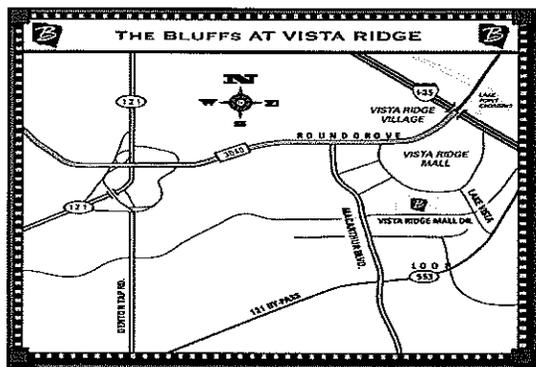
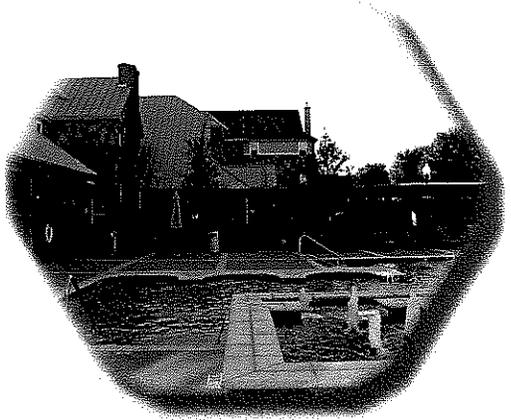
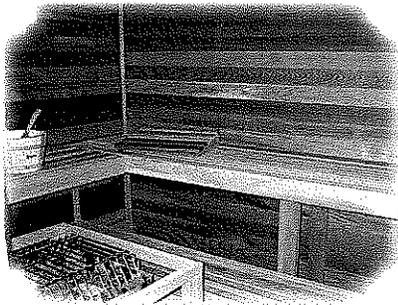


Community Amenities

- Gated Community
- Attached, Detached and Breezeway Access Garages
- Reserved, Covered Parking
- Cardio/Fitness Studio
- Coffee Bar
- Billiards Table
- Conference Room
- Resort-Style Pool and Terrace
- Indoor // Outdoor Bar
- Poolside Stone Fireplace // Barbecue Grills
- Clothes Care Center

Interior Features

- Ceramic Tile Entries
- Crown Molding in Living // Dining Areas
- Three-Sided Fireplaces*
- Chair Molding in Dining Areas
- Decorative Plant Ledges in Dining Areas
- Ceiling Fans in Master Bedrooms
- Walk-In Closets
- Built-In Computer Desks
- Garden Tubs and Ceramic Tile in Baths
- Linen Closets*
- French Doors
- Private Patios // Balconies
- Islands and Ceramic Tile in Kitchens
- Avalon™ Cabinets with Cathedral Upper Trim
- White on White Appliances
- Built-In Microwaves
- Self-Cleaning Ovens
- Frost-Free Refrigerators with Ice Makers
- Dishwashers and Disposals
- Butlers' Pantries
- Washer // Dryer Connections



Directions: From I-35N exit Hwy. 121 Grapevine/McKinney (new 121 by-pass, exit #448). Turn left onto 121 heading west. Take a right on MacArthur and then a right on Vista Ridge Mall Drive. The property is on the left. (Located directly behind the Vista Ridge Mall)

