



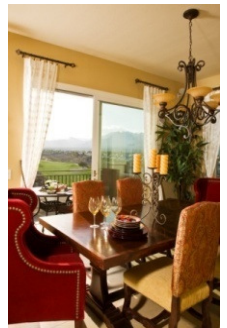
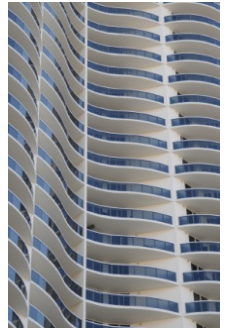
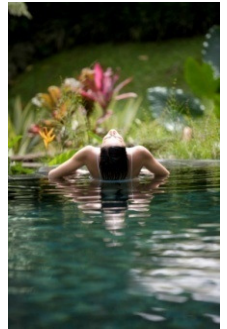
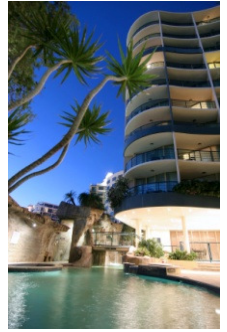
**Real Estate Development
Sales and Marketing
Asset Management Services**

Life infused places.

Las Vegas' only experienced real estate development asset management sales & marketing company

How Can We Help You to Complete or Sellout Your Community? We Can...

-  **Coordinate Market Research and Feasibility Studies for the Future Programming of the Property (Real Estate, Apartments, Nursing Home, Etc)**
-  **Perform an Inventory Audit of the Real Estate at Property / Community**
-  **Re-price and Re-position the Property for New Market Conditions**
-  **Create and Execute the Sales , Marketing, and Communication Strategy**
-  **Provide Project Management Assistance to General Contractor or Developer**
-  **Create Marketing Collateral and Sales Tools & Manage Advertising Campaigns**
-  **Manage and Staff the Sales Team and Administrative Personnel for the Sale or Re-launch of Real Estate Inventory**
-  **Provide Purchase Agreements and Manage the Closings of the Homes**



Case Study: Mira Villa, Summerlin

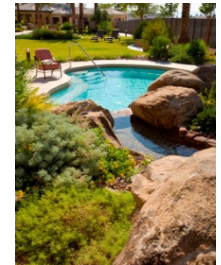
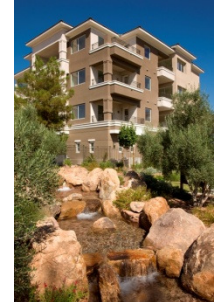


Project Overview:

Mira Villa is a collection of 113 condominium residences situated on an island of land between three distinct properties in Summerlin, Las Vegas. The bordering properties include the award-winning TPC Las Vegas and Angel Park golf courses, and the JW Marriott Casino Resort and Spa.

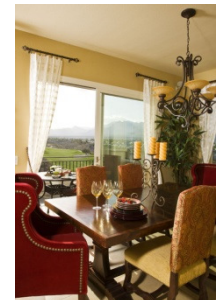
Mira Villa was launched in 2003 and was approximately 98% sold out and 80% built when the developer went, Westmark Homes, went bankrupt in the credit crisis of 2008. The Nevada Federal Court appointed a trustee to manage the property, and Nexus 30 was then hired to assist both the trustee and the investment banks in determining the best way to dispose of the assets.

Following a local market analysis lead by Nexus 30, it was decided that it was in the best interest of the stakeholders to complete the property and list the new condominium homes for sale with Nexus 30 Properties.



Complete Community Asset Management Team:

- | | |
|--|-------------------------|
|  Nexus 30: | Sales and Marketing |
|  Isaac Building and Design: | Construction |
|  Terra West: | Homeowner Association |
|  RNM: | Architecture and Design |



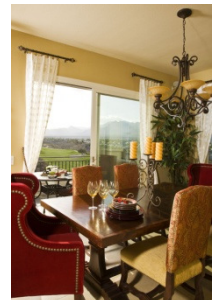
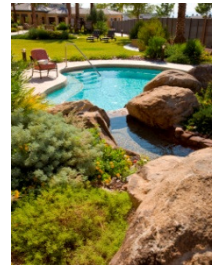
Case Study: Mira Villa, Summerlin



The Re-Launch of Mira Villa:

Nexus 30 executed the following steps in the re-launch of Mira Villa:

-  Recovery of vital project documents including homeowner contracts, and securing of personal information including the database
-  Inventory assessment of the completed portion of the property including options and upgrades and re-pricing of new market value of the homes
-  Reconnect with previous contract holders to attempt to convert as many of them to a new contract as possible
-  Reestablishment and set up of the property sales office and complete audit and all marketing and sales tools
-  Re-positioning and rebranding of the community, and relationship building with neighboring properties to provide preferred privileges to homeowners
-  Development of the sales and marketing strategy, public relations plan, and media plan for the re-launch of the community to the general market
-  Participation in weekly project control meetings with the developer and trustee and project management of the construction team and HOA company
-  Management of contract closings, and creation of homeowner welcome package, and closing documents



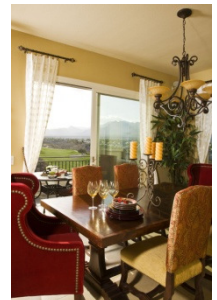
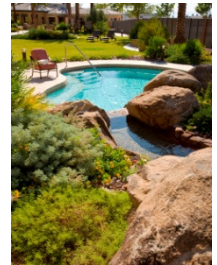
Case Study: Mira Villa, Summerlin



The Results of the Re-Launch:

Nexus 30 has lead Mira Villa to a number of successes over the past year, including:

-  Successful re-introduction of the community to the marketplace, with minimal damage to the property's reputation via the bankruptcy
-  Successful management of previous contract holder legal grievances and complaints to the media due to a transparent property resale process
-  Hugely successful property grand opening, resulting in over 1,200 tours during the weekend and television and newspaper coverage
-  Ongoing lead momentum for the property including an average of 100 new leads per month and 20 tours per week
-  Market leading sales velocity in new luxury condominium market , resulting in over 10% of the community sold in the first few months since opening
-  Large database of potential purchasers, real estate professionals, and property ambassadors
-  Continual presence in the local media newsprint as well as frequent presence in internet blogs

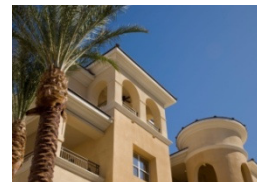


About Nexus 30

Nexus 30 is a specialized sales and marketing organization dedicated to leading real estate developers in the envisioning, design, marketing, and sale of resort urban, and new - urban communities. We craft and implement the marketing and sales efforts for an extensive portfolio of some of the highest profile properties throughout North America. Our focus is to assist developers in the creation of irreplaceable, lifestyle-driven, real estate communities.

Our leadership team's more notable accomplishments include:

-  The first team to launch condo-hotel in Nevada (MonteLago Village at Lake Las Vegas)
-  The first to team to launch fractional real estate in Nevada (La Scala, Lake Las Vegas)
-  The largest real estate launch in Nevada (Cosmopolitan Casino Resort, Las Vegas Blvd)
-  The first team to re-launch a bankrupted property (Mira Villa , Summerlin)



Contact Information

www.nexus30.com

PO Box 530877, Henderson NV 89053

Phone: 702.220.3030

Fax: 702.541.9905

Detailed scope of services document available upon request.



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