

Florida Court Homes

Kirkwood Student Housing

**Another Great Offering
Presented by:
Kirkwood Investment Associates, LLC**



CONFIDENTIAL

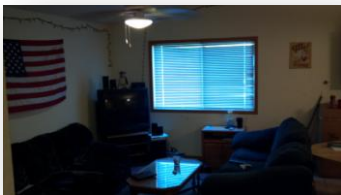
**1-4 homes at \$130,000 each!
Offering Price: \$5,000 per Unit
Minimum Offering: \$30,000 (6 Units)
Maximum Offering: \$120,000 (24 Units)**



Florida Court is a cul-de-sac of homes built near Kirkwood Community College for the purpose of student housing. Each house has 4 bedrooms and 2 bathrooms with rents of \$1,500 per month.



- **ENJOY 10%+ RETURNS**
- **EQUITY OR DEBT AVAILABLE**
- **5 YEAR RETURN ON PRINCIPLE**
- **PROFESSIONALLY MANAGED**
- **ASK ME HOW TO PUT THIS IN YOUR 401K!**



CONTACT INFORMATION

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The purpose of this Investment Prospective is to obtain an indication of interest in an Investment in College Park Partners, LP (the "LP"). This Prospective does not constitute an offer to sell or solicitation of an offer to buy any security. An offer to sell can be made only by a Confidential Private Placement Memorandum (the "Memorandum"). An Investment in the LP is a speculative Investment subject to significant risks that are set forth in the Memorandum.