



**MARKPOINT REALTY GROUP
SUCCEEDS IN
HELPING INDIVIDUAL INVESTORS BUILD
DIVERSIFIED REAL ESTATE PORTFOLIOS**

Markpoint Realty Group expands on the success of Markpoint Venture Partners by offering individual investors lower risk, collateral backed investment opportunities in real estate.

Since 1995, Markpoint's founders have been dedicated to providing individual accredited investors affordable and diversified access to sophisticated institutional investment opportunities in private equity and venture capital. Markpoint launched a sister company in 2004, Markpoint Realty Group, to accommodate lower risk portfolio allocations with a diversified collection of collateral backed, income producing real estate investment opportunities.

Through Markpoint's relationships with premier real estate developers, Markpoint Realty Group's investors are able to invest in the development/acquisition of retail shopping centers, medical office condos, multi-tenant office buildings, residential subdivisions, luxury multi-family communities, and strategic "path of progress" parcels of land. Experts agree that direct real estate investments offer superior risk adjusted returns when compared to generic stock market alternatives.

"Investors are generally dissatisfied with the high volatility and poor performance of their public stock and bond holdings, and are attracted to direct real estate offerings based on their inherent lower risk, strong cash flows, and the comfort gained by knowing that their real estate holdings are backed by tangible land, buildings, and credit worthy tenants," said Tex Sekhon, General Partner of Markpoint Realty Group.

Markpoint Realty Group offers investment opportunities in the following project types:

New Development Projects

Whether the project is a shopping center or an office building, they are generally over 50% pre-leased by well-known creditworthy tenants such as Radio Shack, Payless Shoes, Blockbuster Video, Domino's Pizza, UPS and others. Markpoint Realty Group, along with our development partners, diligently manages each project from concept, through completion, to exit, and we target a 2-3 year investment life with annual compounded returns in excess of 20%.

Income Producing Properties

Markpoint Realty Group also acquires existing, income-producing properties. These properties provide a stable income stream for our investors, and are generally considered to be lower risk by virtue of the fact that the construction and the majority of the lease up risks

have been removed. The investment hold for stabilized income producing projects is typically longer and estimated to be 3-5 years on average. Markpoint Realty Group's income producing properties offer an average 10%-13% annualized monthly or quarterly income stream, with additional upside potential upon sale or refinance.

Redevelopment Projects

Markpoint Realty Group also will offer investment opportunities in undervalued properties and redevelopment projects. Investment property types include mixed-use retail centers, medical office condos, multi-tenant office buildings, luxury apartment communities, and other situations where smart analysis and creativity can create significant value. Through the implementation of a detailed redevelopment, realignment, operating and exit strategy, Markpoint Realty Group works to realize annual returns of at least 30% on redevelopment projects.

Strategic Land Acquisitions

Markpoint Realty Group also targets situations where we can acquire prime parcels of land that lie directly in the "path of progress". The opportunity for gain on such investments can be substantial if purchased at the right price and at the right point in time. Typically, the longer the required investment hold, the greater the return expectation. Rather than pursuing pure speculation plays, Markpoint Realty Group targets land purchases that offer a variety of exit opportunities within a reasonable 2-4 year horizon.

Please visit Markpoint Realty Group's website for more information and to view completed projects: www.markpointrealty.com

For more information please contact:

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