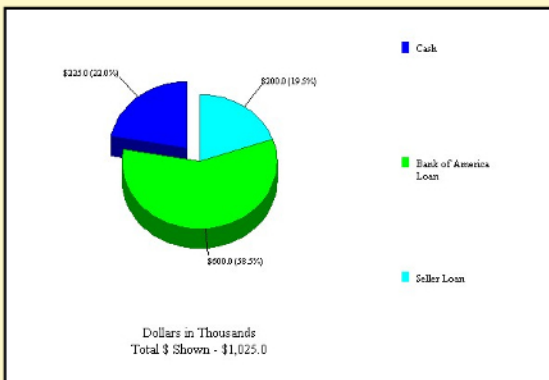
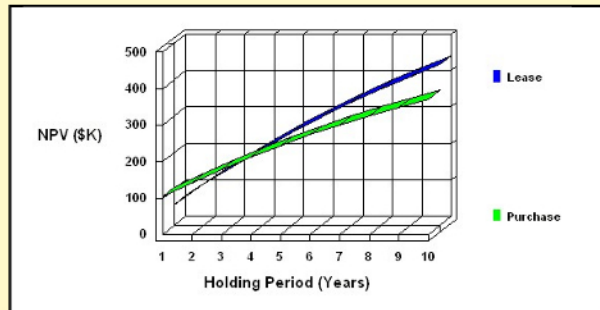

REAL ESTATE DEVELOPMENT SERVICES

Ehlmann Development, LLC has a sophisticated financial analysis service which provides clear project forecasting for review and decision making processes. These reports and graphs are generated quickly enabling many options to be considered before beginning a project.

Typical Reports Are:

APOD (Annual Property Operating Data)
Acquisition Report
Sales Report
Income Statements
Annual Statements
Assumptions Reports
Rent Rolls
Cash Flow Analysis



Other Reports Include:

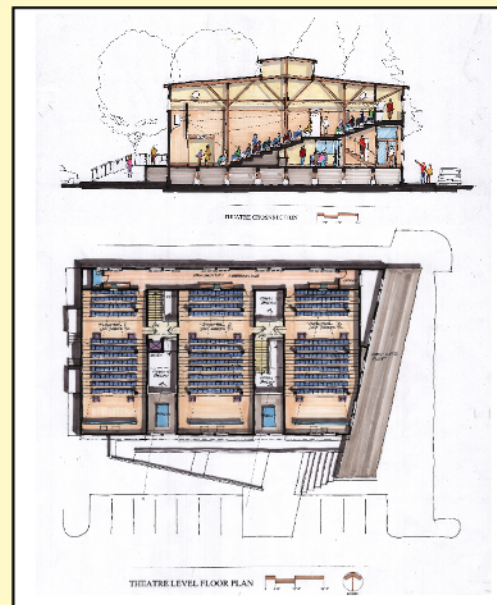
Basic Analysis
Detailed Analysis
Risk Analysis
Sensitivity Analysis
Cost Comparison Tools
Real Estate Investments Analysis
Installment Sales Analysis
Limited Partnership Investment Analysis
Lease Analysis
Monthly Reporting

Ehlmann Development searches for the highest return for the investor or owner using property analysis and conducting much of the due diligence in-house.

PLANNING SERVICES

During the preliminary stages, Ehlmann Development prepares an Owner's Preliminary Report with preliminary municipal code reviews for city, county, state and/or federal land use requirements for site and building development, preliminary IBC code analysis and if requested, area government loan and grant searches.

When required, Ehlmann Development prepares Land Use Applications for: Variances, Conditional Use – Community Service Applications, and Design Review Applications.

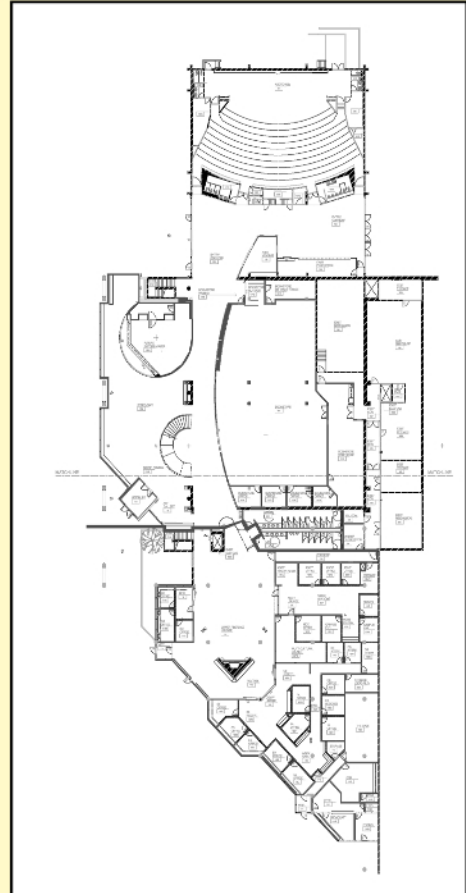


BUILDING DESIGN SERVICES

Ehlmann Development provides and works under a registered Structural Engineer for these building design services:

Commercial
Institutional
Industrial
Retail
Multi-family
Custom Homes

An important element for an architectural designer and manager, Ehlmann Development combines architectural components (i.e. code compliance, programming and design) with development and construction needs, achieving highest rents for the particular investment while considering the construction elements and cost to minimize infrastructure, building and site cost.



CONSTRUCTION MANAGEMENT & ADMINISTRATION

Ehlmann Development assists companies by serving as an owner representative or construction manager for:

Quality Assurance/Control Monitoring
Contract Compliance Monitoring
Project Management
Value Engineering
Office and Field Engineering Support*

*Including processing RFIs, clarifications, submittals, substitution requests, document tracking, field observation, reporting, pay request review, change order proposal review

