RECENT FORECLOSURE

Trilliam

425 Trilliam Lane
Clanton, Alabama 35045

INVESTMENT SUMMARY	
Price	$4,150,000
Price/Unit	$32,422
Price/SqFt	$30.91
Year Built	2003, 2006, 2007
Phase I - 40 units	2003
Phase II - 56 units	2006
Phase III - 32 units	2007
# of Units	128
Total Rentable SqFt	134,260
Avg Unit Size (SqFt)	1,049
Rental Information	
Avg Rent/Unit	$577
Avg Rent/SF	$0.55
Occupancy (03/12/2010)	77.3%

INVESTMENT HIGHLIGHTS

- **REO Asset –** The property is a recent foreclosure and is now being sold on an all cash basis.
- **Attractive Pricing –** Offered with an asking price of $32,422/unit or $30/sqft, Trilliam is priced well below replacement cost and the basis of its direct competition.
- **Unique Opportunity -** The Trilliam offering provides investors a rare and unique opportunity to purchase a Class A- REO property with little to no capital needs.

OFFERING MATERIALS

We invite you to learn more about Trilliam by logging onto our website at www.rockadvisors.com, submitting a confidentiality agreement and viewing the offering memorandum. Please contact Ryan Griffin (rgriffin@rockadvisors.com, 205.397.9740) for additional information or to arrange a site visit.

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