

Source: Summit Contractors Group

Summit Contractors Group Offers Key Multifamily Locations to Preferred Clients

Exhaustive Search Lands Prime Multifamily Locations

Summit Contractors Group / Jacksonville, Florida – November 2008... To Our Preferred Multi-Family Developer: During the past few months, Summit Contractors Group, Inc. has discovered key multi-family apartment community sites throughout the Southeast resulting in pending contracts and / or closings. Varying degree's of due diligence have been performed; properties are entitled for multi-family developments or are on schedule to be entitled within four months.

Summit began their search for these properties and development opportunities during the demise of the single family sales market. With an eye on their preferred clients, Summit took advantage of market conditions and was able to “cherry pick” four properties listed below. The properties are located in Murfreesboro, Clarksville and Smyrna, Tennessee with the final property located in Columbia, South Carolina.

For information on these properties, please contact:

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Summit Contractors Group, Inc. provides general contracting, construction management, design/build, pre-construction, construct ability analysis, value engineering and multi-residential property searches nation-wide. For further information contact:

“Projects Built By Professionals with Quality and Service”

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1. **MURFREESBORO, TENNESSEE: MANSON PIKE CROSSING 16.2 Acres 14 U/ac 226 Units \$12,000 p/u \$2,712,000**

NARRATIVE AND DUE DILIGENCE INFORMATION:

Summit Contractors Group, Inc. owns and obtained approvals for a 130 acre mixed use development located along the southwesterly corridor of the new I-24 interchange ("the Gateway to Murfreesboro") at Manson Pike/Medical Center Parkway, located in Murfreesboro, Tennessee, 28 miles southeast of Nashville. The name of this mixed use development is Manson Pike Crossing. Construction of the 600 unit multi-family residential component of this mixed use development is well underway with 320 units completed and approaching full occupancy. "The Avenue" (an 833,000 sq. ft. "Lifestyle Mall" development joint venture of Faison and Cousins) opened last year across I-24 from this site. The Avenue (click www.cousinsproperties.com then retail, then portfolio, then Tennessee), the Embassy Suites Hotel and convention center, our proposed developments, and significant residential growth in this corridor all contribute traffic to and from this new interchange. Due to proposed road improvements, we are presently considering plan modifications to the Manson Pike Crossing Master Plan and, as a result of these proposed road changes, **16.2 acres will be available for Multi-Family Use within Manson Pike Crossing and could be entitled within 4 months.**

Due diligence information available includes the following:

1. Aerials
2. A modified site plan.
3. Phase 1 environmental.
4. ALTA Survey
5. The proposed Road Improvements by the City of Murfreesboro.

2. **COLUMBIA, SOUTH CAROLINA: LONGREEN STATION 27.14 Acres 14 U/ac 380 Units \$10,000 p/u \$3,800,000**

NARRATIVE AND DUE DILIGENCE INFORMATION:

In late November, 2008 Summit Contractors Group, Inc. has a rezoning hearing for a 380 unit multi-family community to be located on 27.14 acres at the intersection of Longreen Parkway and Clemson Road in Northeast Columbia, Richland County, South Carolina. The project is catty-corner to a new Lowe's presently under construction and is located directly across Longreen Parkway from a Crescent Resources commercial and retail development. The location is approximately 2 miles from Sands Hill Mall and 2 miles from a brand new Super Wal-Mart. Extensive due diligence information is available upon request.

3. **CLARKSVILLE, TENNESSEE: NOT NAMED 20 Acres 14 U/ac 280 Units \$8,000 p/u \$2,800,000**

NARRATIVE AND DUE DILIGENCE INFORMATION:

Summit Contractors Group, Inc. presently has this property under contract and due diligence has commenced. The 20 acres is part of a 65 acre mixed-use development in fast growing Clarksville, Tennessee just north of Nashville. The rezoning effort will take 4 months. Extensive due diligence information is available upon request.

4. **SMYRNA, TENNESSEE: SMYRNA COMMONS 20 Acres 14 U/ac 280 Units \$8,000 p/u \$2,800,000**

NARRATIVE AND DUE DILIGENCE INFORMATION:

Summit Contractors Group, Inc. presently has this property under contract and due diligence has commenced. This 20 acre site is part of an 85 acre mixed-use development located on Nissan Drive directly across from the 8,000 worker Nissan Plant in Smyrna, Tennessee and is adjacent to a new Super Wal-Mart. The rezoning effort will take 3 months.