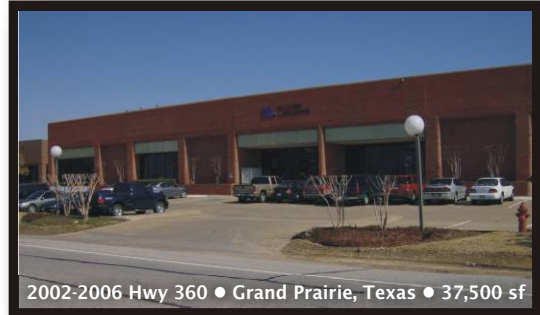


# Private Real Estate Investment Program



4910 Rondo Drive • Fort Worth, Texas • 58,240 sf



2002-2006 Hwy 360 • Grand Prairie, Texas • 37,500 sf

## Executive Summary

Bradford Companies provides sophisticated, accredited investors an opportunity to create wealth through commercial and industrial real estate investments. In a Limited Partnership structure, Bradford aggregates investment funds from accredited investors targeting select real estate investment opportunities in the \$2-10,000,000 range on a per project basis. Bradford specializes in this investment size, largely ignored by institutions, providing healthy *pari passu* returns to the individual investor, generally 90% to investor and 10% to Bradford.

## Sponsor

Bradford Property Company, Inc., the general partner and an affiliate of Dallas based Bradford Companies invests a minimum of 5% in all sponsored projects and participates in an equal share of its investment as a sponsorship promotion.

## Bradford Overview

Bradford Companies has a long history in the Dallas - Ft. Worth area and manages over 14,000,000 sf of property for many private and institutional relationships. Bradford Companies completes over 5,000,000 sf of lease and sale transactions annually, and has developed over 1,000,000 sf of commercial properties in the Dallas - Fort Worth Metroplex since 2000. Formed in 1989, Bradford's current portfolio of managed and owned assets are valued in excess of \$300,000,000.

## Investment Strategy

Bradford's investment strategy compliments its operational platform. We target real estate assets in strategic Dallas / Fort Worth submarkets where we can leverage our expertise to deliver desired investor returns. Our track record of achieving solid long term returns to the institutional investment community is now available to the private investor.

## Investor Criteria

Investment Type:	Passive
Tax Sheltered:	Yes
Suitability:	Accredited Investors
Holding Period:	From 2 to 7 years
Debt Guaranty:	Bradford
Limited Partner Recourse:	None
Anticipated Returns:	15 - 20% Annual IRR

## For Investment Information

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This executive summary is not, and shall not be construed for any purpose as, an offer to purchase or sell securities. This executive summary is intended solely for the review of suitable sophisticated accredited individuals and entities.

**BRADFORD**  
Commercial Real Estate Services

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