

Executive Summary – Affinity Communities, LLC

Contact Information

Affinity Communities, LLC

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Company Information

Affinity Communities was founded by David S Miller and Barry Hill both of whom serve as managers and directors or advisors. The Company is organized as an "LLC" in Texas.

Capital Requirement

Our first phase consists of **5,000-Units** of Membership Interests at **\$10,000 per Unit** for the initial Round A funding Totaling 50,000,000 authorized Shares.

Management Team

David S Miller, CEO

Barry Hill, COO

Sources and Uses

Uses

1.Land Cost	\$ 25,403,000
2.Infrastructure Construction	\$ 15,000,000
3.Off-Site Construction Cost	\$ 2,677,000
4.Soft Cost Entitlement to Final Plat approval	\$ 4,406,664
5.Operating Expenses	\$ 2,513,336
Total Use of Funds	\$ 50,000,000

Houston is home to the fifth largest concentration of Fortune 1000 companies in the United States.

Houston ranks third among metro areas in the Fortune 500 companies headquarters.

Overview

Affinity Communities, a residential and commercial real estate developer focused on the institutional investment sector, and accredited investors has launched a \$50 million real estate financing investment Private Placement Memorandum.

The funds invested within this offering are focused on three well defined geographic areas: Austin/San Antonio, Dallas and Houston. The fund targets raw land, multifamily, retail, office, industrial, mixed-use, hospitality, bridge loans and other CRE properties located in primary, secondary and select tertiary markets. Initial community projects are listed below:

Kincade Trails:	120 lots
Yanni Palms:	362 lots
Whispering Winds:	750 lots
Total Lots:	1,232 lots

This is Affinity Communities LLC first fund created specifically to serve the foundation and endowment as an investor class opportunity. The private offering has been made as a nonpublic offering and will only accept funds from accredited investors.

We have created a website that contains more information and there is also a link for accredited investors to get a copy of the Private Placement Memorandum below. Affinity has assembled a talented and experienced team to optimize on current opportunities for mutual gain. Please email or call us for any questions on the development opportunities so that you are comfortable making an investment.

www.afficomm.com

Financial Projections

Investors Return on Equity

Version 1.24

Descriptions	Best Case Scenario	Most Likely	Worst Case
1 Each Years EBITDA Profits		10% off Best	15% off best
2 1st Year - Net Income	\$ 8,643,353	\$ 7,779,018	\$ 7,346,850
3 2nd Year - Net Income	\$ 8,643,353	\$ 7,779,018	\$ 7,346,850
4 3rd Year - Net Income	\$ 8,643,353	\$ 7,779,018	\$ 7,346,850
5 4th Year - Net Income	\$ 8,643,353	\$ 7,779,018	\$ 7,346,850
6 Total Net Profits (4 Years)	\$ 34,573,413	\$ 31,116,072	\$ 29,387,401
7 Return on Investment	\$ 34,573,413	\$ 31,116,072	\$ 29,387,401
8 Project Net Cash Proceeds of the deal	\$ 34,573,413	\$ 31,116,072	\$ 29,387,401
9 Founders Return on Shares	60.0%	\$ 20,744,048	\$ 18,669,643
10 Investors Return on Shares	40.0%	\$ 13,829,365	\$ 12,446,429
11 Overall Return of Investment		\$ 34,573,413	\$ 31,116,072
12 Total Valuation Over a four Year Period	\$ 34,573,413	\$ 31,116,072	\$ 29,387,401
13 Investors Return (\$50m already repaid)		28%	25%
14 Overall Return on Investment		69%	62%

*The overall iRR Internal Rate of return is 69%

Funding will be via this Private Placement Memorandum click here for a copy.

<http://jj-dev.com/affinity-communities/>

V1.06