

*Orion Investment and Management Ltd. Corp.
Orion Commercial Ltd. Corp.
Miami, Florida 33156*



Property Portfolio



**ORION INVESTMENT AND MANAGEMENT LTD. CORP.
ORION COMMERCIAL LTD. CORP.**

Licensed Real Estate Brokers
Dadeland Centre - 9155 S. Dadeland Boulevard, Suite 1602, Miami, FL 33156
Office: 305.278.8400 • Fax: 305.278.1540
Toll-Free: 1.888.255.4502
www.orionmiami.com

About Orion

Upon graduation from the University of Miami in 1976, Joseph Sanz founded the J.A. Sanz Company, specializing in the purchase, remodeling and sale of residential properties in Miami. B. Mackay Brown of White and Brown P.A. was the attorney hired to represent his company. It was through Mr. Brown that Mr. Sanz was introduced to Dr. Vito Chiantera, who represented European investors and funds who were looking for commercial real estate investments in the United States. Their meeting in 1977 formed the cornerstone of the Orion Investment and Management Ltd. Corp. ("OIMC") (United States based) and the Orion Investments and Trust Ltd. (Switzerland based) association, which has been an extremely successful venture for both companies since 1978.

Norman Buhmaster, CPM, joined OIMC in 1983, bringing significant experience and expertise to the asset management of OIMC's portfolio, having worked in commercial real estate since 1968. Mr. Sanz and Mr. Buhmaster have purchased and sold properties for their investors in excess of \$1 billion dollars over the past 30 years. Additionally Mr. Buhmaster is experienced in site selection and commercial lease negotiations as well as evaluation of investment assets.

In 1984, Mr. Sanz founded Orion Commercial, which focuses on tenant and buyer representation for major space users as well as large development sites in South Florida. Allan White, SIOR, who joined the firm in 1988, is the lead executive. Mr. White has been involved for almost 30 years in commercial real estate brokerage with extensive experience in space user representation in leasing and purchasing large warehouses, retail and office spaces and major development sites. He has worked extensively with Fortune 500 companies and with strong local and regional tenants.

The addition of Robert Welbon and Steve Rigl in 2007, who are brokers with vast experience and strong backgrounds in all aspects of commercial real estate strategies, have substantially enhanced the capability of our firm. The five senior brokers each have a minimum of 25 years of experience.

In 2006, Mr. Sanz expanded the focus of OIMC by recognizing the demands of local and international investors wishing to participate in commercial real estate syndications and private placements. The experience and expertise that our professionals have, combined with our reputation for performance and integrity makes Orion uniquely suited to provide the highest level of investor results.

In the past few years, we have acquired, either for ourselves or through our clients, many investments, including retail properties, office buildings, land and repositioning opportunities. Most of these are leased properties. We often facilitate mortgages during the acquisition process. Over the years, OIMC has disposed of many properties from within its portfolio to facilitate additional investment opportunities. We feel that the Orion Group has the proper expertise to find and analyze quality commercial real estate opportunities for presentation to our clients for investment.

Orion Commercial Ltd. Corp.

Orion Commercial specializes in corporate space requirements, including dispositions and acquisitions. Clients have included many of the most successful corporations in America, who respect Orion's local expertise, extensive experience and, most importantly, its strong commitment to high ethical standards and special Standard Operating Procedure SOP to achieve results.

Commercial leasing has become more and more complicated, and Orion Commercial offers large commercial space users key advantages including:

- ▶ Prompt market input for corporation planning
- ▶ Strong advocacy of a space user's best interests
- ▶ Services provided under a firm calendar
- ▶ Conflicts-of-interest absolutely avoided

Orion Investments and Trust Ltd.

From a European perspective, a certain exposure to the US dollar - still a very important currency in the world - seems appropriate for a balanced portfolio. So the combination of both - *property and US dollars* - presents itself as a viable option.

Roberto Chiantera
Orion Investments and Trust Ltd.
Geneve, Switzerland

Note: Ortrust Genève has worked closely with Orion Miami for almost 30 years to place US real properties with European investors. The two companies are under different ownership and management.



On the following pages you will find properties that are currently for sale and a partial list of properties in our current portfolio.

Visit our website at:

www.orionmiami.com

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Property Portfolio

Partial List of Management Portfolio

For further information on properties for sale or regarding any of the properties on our portfolio please contact our main office:

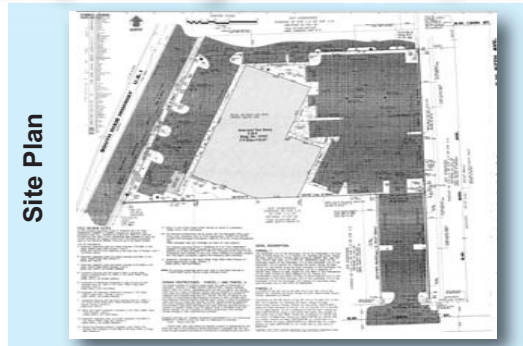
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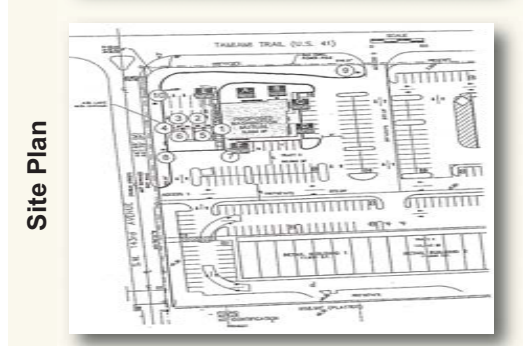
United States Post Office
Single-Tenant Retail
Pinecrest, Florida

Building Size: 27,102+/- SF
Land Size: 102,614+/- SF



Washington Mutual Bank
Single-Tenant Office
Miami, Florida

Building Size: 4,300+/- SF



Sweet Tomatoes
Single-Tenant Retail
Atlanta, GA

Building Size: 9,338+/- SF



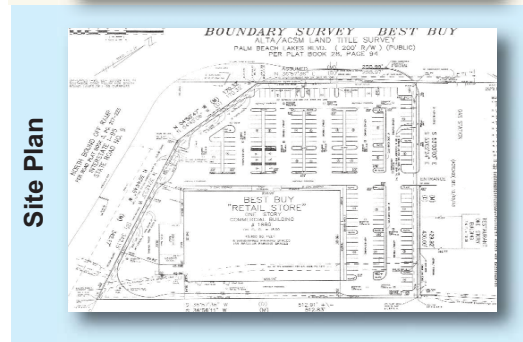
Bank of America - The Falls
Single-Tenant Retail
Miami, FL

Building Size: 3,000+/- SF



Best Buy
Single-Tenant Retail
West Palm Beach, FL

Building Size: 45,000+/- SF



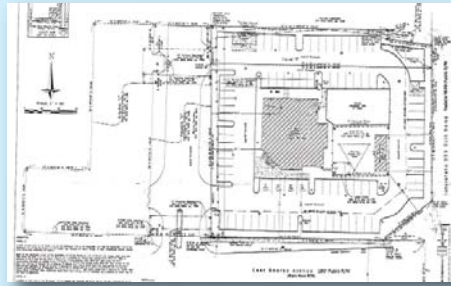
Property Portfolio

Partial List of Management Portfolio



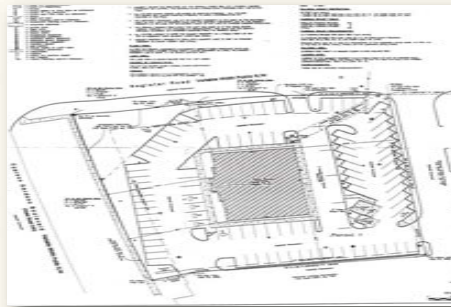
Perkins Restaurant
Single-Tenant Retail
Tampa, FL
Building Size: 5,242+/- SF

Site Plan



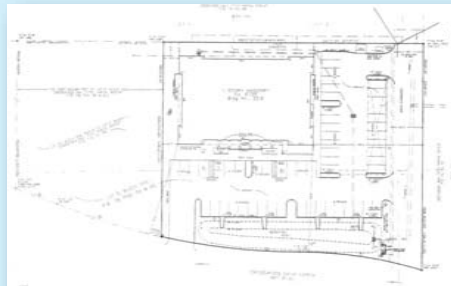
Perkins Restaurant
Single-Tenant Retail
Winter Haven, FL
Building Size: 6,784+/- SF

Site Plan



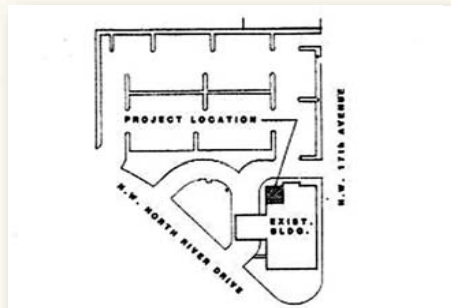
Smith Barney
Single-Tenant Office
St. Petersburg, FL
Building Size: 4,312+/- SF

Site Plan



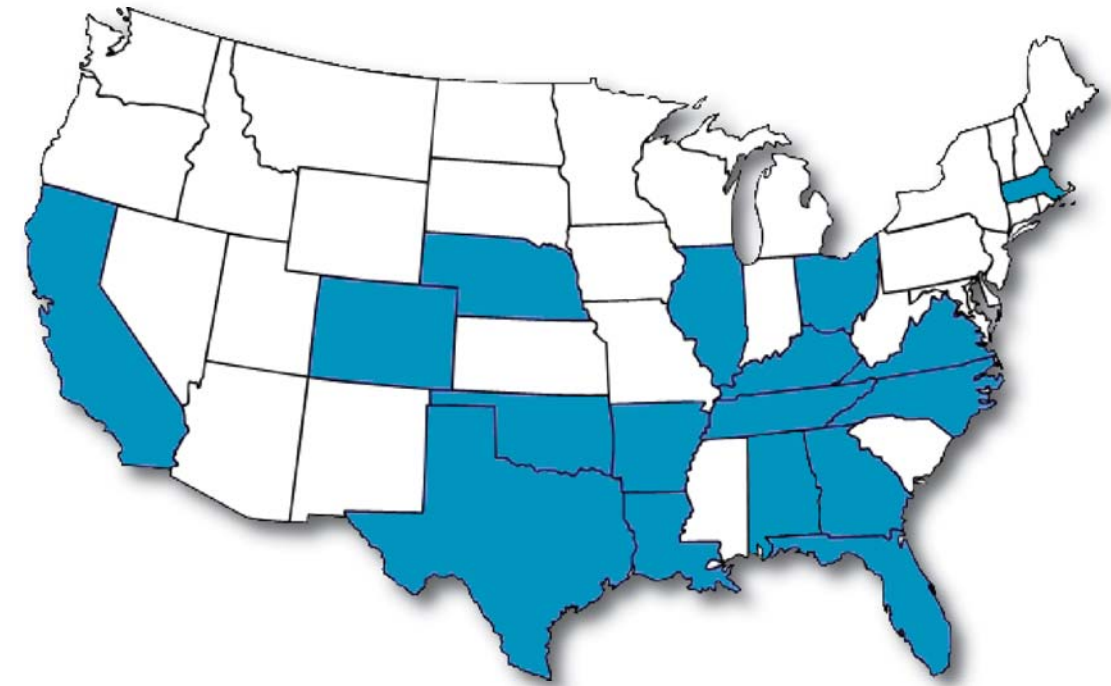
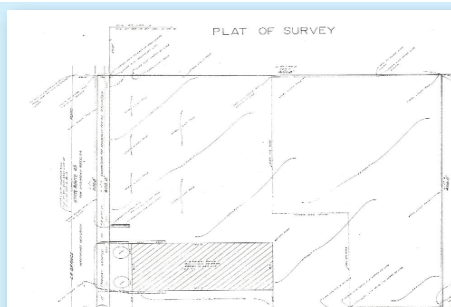
Washington Mutual Bank
Single-Tenant Retail
Miami, FL
Building Size: 10,800+/- SF
Land Size: 72,552 +/- SF

Site Plan



Daimler Chrysler
Single-Tenant Retail
Countryside, IL
Building Size: 18,544+/-SF
Land Size: 180,338 +/- SF

Site Plan



The shaded areas represent states in which our US portfolio is located.



Property Portfolio

Partial List of Management Portfolio



Laboratory Corporation of America
Single -Tenant Office
San Antonio, TX

Building Size: 44,020+/- SF

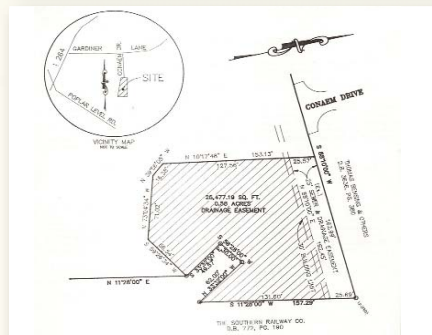
Site Plan



Laboratory Corporation of America
Single -Tenant Office
Louisville, KY

Building Size: 60,000+/- SF

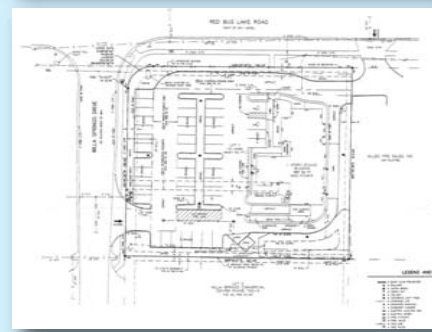
Site Plan



Burger King
Single -Tenant Retail
Winter Springs, FL

Building Size: 4,018+/- SF

Site Plan



Kroger
Single -Tenant Retail
Cincinnati, OH

Building Size: 66,253+/- SF

Aerial View



Property Portfolio

Partial List of Management Portfolios



Grove Professional Building
Multi-Tenant Office
Miami, FL

Building Size: 45,000+/- SF

Aerial View



Deering Bay Apt.
Luxury Oceanfront Condominium
Coral Gables, FL

Building Size: 2,282+/- SF

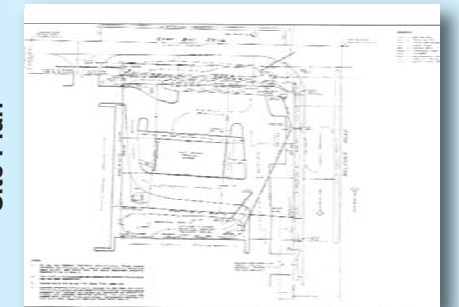
Aerial View



Payless Shoe Store
Single-Tenant Retail
Largo, FL

Building Size: 4,287+/- SF

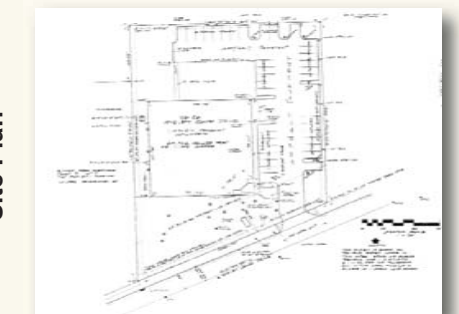
Site Plan



Odyssey Medical Group
Single-Tenant Office
Memphis, TN

Building Size: 11,800+/- SF

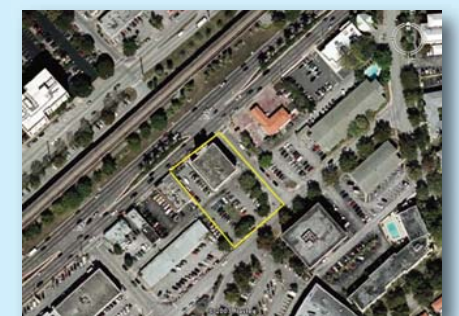
Site Plan



Bank of America
Single-Tenant Retail
Coral Gables, FL

Building Size: 15,560+/- SF

Aerial View



Property Portfolio

Partial List of Management Portfolio



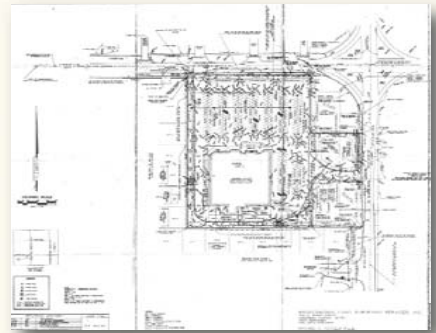
Cracker Barrel
Single-Tenant Retail
Destin, FL
Building Size: 9,300+/- SF

Aerial View



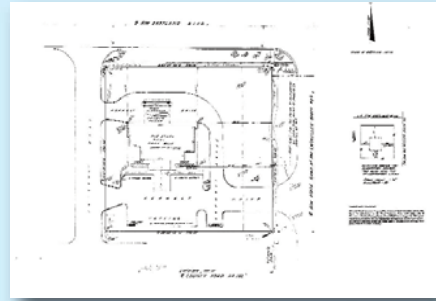
Winn Dixie Marketplace
Single-Tenant Retail
Orlando, FL
Building Size: 51,000+/- SF

Site Plan



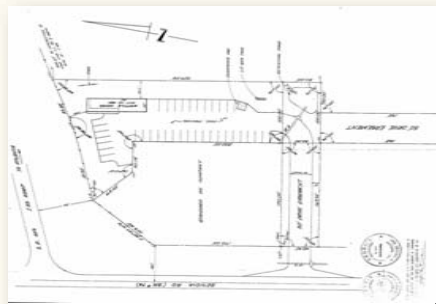
Wachovia Bank
Single-Tenant Retail
Clearwater, FL
Building Size: 3,190+/- SF

Site Plan



Waffle House
Single-Tenant Retail
Fairburn, GA
Building Size: 1,588+/- SF

Site Plan



Merrill Lynch
Single-Tenant Office
Ft. Myers, FL
Building Size: 9,100+/- SF

Site Plan



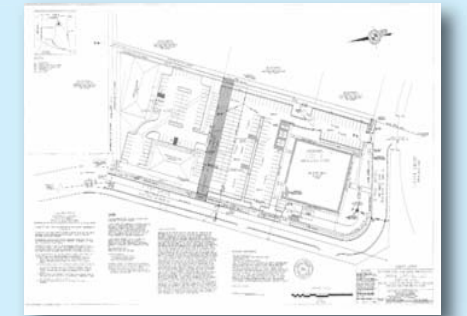
Property Portfolio

Partial List of Management Portfolio



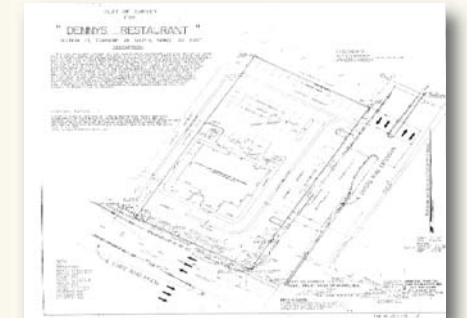
Mutual of Omaha
Single-Tenant Office
Gastonia, NC
Building Size: 20,930+/- SF

Site Plan



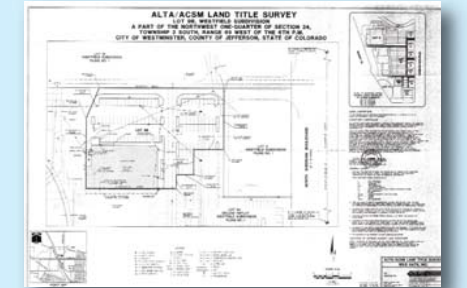
Denny's Restaurant
Single-Tenant Retail
Casselberry, FL
Building Size: 4,900+/- SF

Site Plan



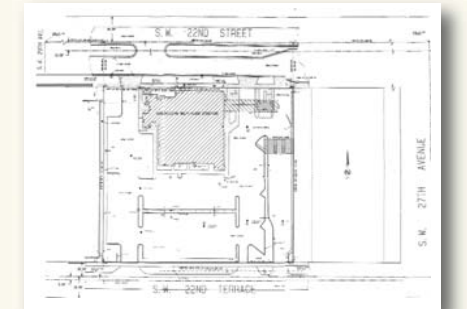
Whole Foods (Wild Oats) Market
Single-Tenant Retail
Westminster, CO
Building Size: 20,000+/- SF

Site Plan



Washington Mutual Bank
Multi -Tenant Office
Miami, FL
Building Size: 17,840+/- SF
Land Size: 70,600+/- SF

Site Plan



Hollywood Entertainment
Single -Tenant Retail
Tucker, GA
Building Size: 6,656+/- SF

Site Plan

