

Summary of Investment Highlights
for
Prospective Tenants of the Medical Dental Office Building
to be built in Oakley, CA at 3350 Main Street.

OAKLEY MEDICAL DENTAL PLAZA, LLC

This Investment is available to CALIFORNIA ACCREDITED INVESTORS only. Prospective Tenants of the Medical Dental Office Building who do not currently meet the standards for consideration as an accredited investor but who desire to have some level of participation in addition to "Tenant", may be able to work out a business arrangement with an accredited investor who is a relative, business associate, or other interested party. The following summary is qualified in its entirety by the detailed information contained in the most recent Private Placement Memorandum prepared for this investment.

Please be advised that the following information is neither an offer to sell nor a solicitation to buy. The offer to buy an interest in Oakley Medical Dental Plaza, LLC ("The Company") is made only by and through the referenced Private Placement Memorandum.

Introduction

Oakley Medical Dental Plaza, LLC has been formed to own this 21,033 sq. ft. health care oriented office building that is being built on the 2nd busiest street in Oakley, California. Occupancy is scheduled for early 2021. Units of ownership are being sold to accredited investors.



LLC members will own the office building. Both the building and the Investment will be professionally managed. This development has been intentionally structured to be a long-term investment opportunity for individuals and companies as an additional incentive for establishing a long-term medical or dental practice in the building. This opportunity provides for acquisition of an ownership interest in the building out of which medical professionals practice. Information presented in this summary is subject to update.

PROJECT HIGHLIGHTS

.38 acres of land is being purchased from the City of Oakley. In June of 2018 the LLC obtained Design and Review approval from the City of Oakley for construction of the proposed 21,033 sq. ft. office building and entered into a Joint agreement for development and use of an adjacent parking lot that the LLC will eventually own. Selection of a tenant mix that will help meet Oakley Community needs and promote the economic success for the building and it's tenants is expected to be finalized by mid to late 2019.

60% pre-lease of the building office space is targeted for Sept-October 2019. The remaining office space is expected to be under lease by December, 2019. Construction of the building shell should begin by early Spring 2020 with completion and occupancy expected by the first quarter of 2021. The actual completion date will be influenced by weather, the permitting process, availability of labor and materials, timeliness of submittal of each suite's floor plans, capability of integrating the build-out of individual spaces with the completion of shell construction, and other factors.

Each tenant will enter into a long-term lease of "soft shell" office space. The "soft shell" condition delivers an enclosed and secure space to which

plumbing, HV/AC ducting, and electrical service is being provided as is further described in the Lease Work Letter. The General Contractor to be selected to construct the building's core and shell may also be contracted with to finish out tenant improvements. A construction allowance for Tenant Improvements of \$40 per each usable square foot of office space leased is being provided to Tenants.

INVESTMENT HIGHLIGHTS

Capital Formation: Development of this medical-dental building will likely require \$1.9 million in equity and \$5.8 million in construction financing, excluding tenant improvements. The development equity calculation includes: \$160,000 for interest and operating reserves, \$623,000 for construction contingencies and \$837,000 for tenant improvement allowances and anticipated tenant accommodations.

Ownership Interest: There are 28,000 Units of ownership of Oakley Medical Dental Plaza, LLC. Of these, 19,600 are available for purchase at \$100.00 per unit. Construction financing will be converted to pre-arranged permanent financing after the building is occupied. A significant amount of the cash generated from the conversion to permanent financing is intended to be returned to investors as repayment of the promissory note issued to them by the LLC. This is described in detail in "*Scheduled Return of 40%...*" in the Private Placement Memorandum.

Escrow Account: All of the initial development equity is expected to be raised from accredited investors. A securities escrow account has been established at the San Francisco Branch office of Stewart Title Company. Investor funds will remain in escrow until the minimum amount of office space has been leased and the minimum amount of ownership units have been purchased. Upon reaching the established thresholds, the funds will be released as LLC operating funds and construction plans will be submitted to the City of Oakley for approval.

BENEFITS OF OWNERSHIP

Individual Benefits of Ownership include: pride of ownership, growth of ownership equity, favorable federal tax treatment, anticipated annual cash flows and owning a voice in how the building is managed.

The economic value to an investor for being a part of this project has been estimated using standard analytical tools of the commercial real estate industry. Considering the original investments made, the anticipated annual cash flows that should be available for distribution to investors, and making an assumption that the property would be sold at market rates after 7 years of operation, the indicated Internal Rate of Return (IRR) to individual investors should exceed 20%, before taxes. This investment is considered to be an excellent long-term ownership opportunity that continues to increase in net worth and value to its owners. It is anticipated that most if not all investors will anticipate retention of their ownership for at least 10 years.

Disclaimer: The benefits and risks of this investment to an investor for purchasing units of ownership in the Oakley Medical Dental Plaza Limited Liability Company is discussed in detail in the Private Placement Memorandum. An investment in the Units being offered should be looked at as a long-term investment. There can be no assurance that a holder of Units will be able to sell, transfer or otherwise dispose of his or her Units to the Company or to other parties. The Units offered must be considered to be of a speculative nature in that the office building has not yet been built and occupied. Investors will be asked to carefully consider all of the risk factors described in the Private Placement Memorandum, prior to commitment.

Prospective Tenants are invited to discuss accreditation standards and other investment considerations and concerns with the Project Manager in order to more fully evaluate their interest and capability for Occupancy and Ownership.

PROJECT MANAGER

The Project Manager is Kimball Associates, Inc. Jim Kimball, as the executive officer of Kimball Associates, Inc. will manage the LLC and the office building until the building is occupied and stabilized. A local commercial property management company will then be brought in to manage day-to-day needs, with Kimball Associates, Inc. continuing to provide Asset Management and oversight.

BACKGROUND AND EXPERIENCE OF THE DEVELOPMENT TEAM

Mr. Jim Kimball is President, Asset Manager and Broker for Kimball Associates, Inc., a commercial real estate firm based in Fort Bragg, CA. Mr. Kimball has been active in commercial real estate syndication, development, and management of medical and dental properties since 1993. He has brokered and co-owned projects in the Greater Bay Area, and has formed syndications with physicians and dentists for the purpose of buying, developing, rehabilitating and/or managing investment properties since the 1990's.

Past projects include: purchase, leasing and overview of build-out of shell dental office space in Brentwood; purchase, rehab and sale of a 183 unit mobile home park in Visalia; purchase, rehab and lease-up of a downtown 19,000 sq.ft. mixed-use building (vintage 1916) in Turlock; property management, leasing and asset management of a 30,000 s.f. medical office building in San Ramon from 1993 through mid-2014; negotiation of a master lease of 12,000 s.f. of shell space for a Bay Area Regional Medical Center and then sub-lease of that space to 4 medical practitioners with oversight of the subsequent tenant improvements.

Mr. David Ginn is the Senior Partner of Ginn & Crosby, LLP, a Walnut Creek law firm emphasizing real estate and construction law. Mr. Ginn will provide strategic planning, land use applications, formation and organization documentation, construction procurement, and ongoing support throughout the development process. Mr. Ginn has over thirty years of legal experience, and is presently an adjunct professor for Diablo Valley College, teaching Legal Aspects of the Construction Industry.

Mr. Mark Boddy is the President of Robust CM, Inc. a construction management firm based out of Salida, CA. Mr. Boddy has extensive experience in managing commercial real estate construction including the construction of many medical properties. He will be responsible for keeping this construction project on time, on budget and completed according to design.

Michael Navarro, AIA, LEED AP, is the Project Architect, based out of Modesto, CA. Mr. Navarro brings vast experience in providing architectural services for design and construction of a wide range of health care facilities including medical centers, medical offices, clinics and hospitals. He has served the Northern California market as an architectural professional for more than 25 years.

Budd Shenkin MD is the primary advisor for physician investor/tenant development, and a strategic planning advisor for the Project. Dr. Shenkin was the former owner of a 10-office pediatric practice in the East Bay which he sold to Stanford (PCHA). Dr. Shenkin still sees patients at the Berkeley Bayside Pediatrics office.

Frank Hann, DDS is a long-established local orthodontist practicing in Brentwood. Dr. Hann is the primary advisor for dentist investor/tenant development. He is active in the American Association of Orthodontics, the California Dental Association, the Contra Costa Dental Society and the American Dental Association.

www.OakleyProfessionalCenter.com

**For more investment information, please contact Jim Kimball at
Jim@KimballAssociates.com, or by calling his office at (707) 931-5000**

FOR LEASING INFORMATION

PLEASE CONTACT: Dan Moylan, Alex Peck or Mitch Yaden

LEE & ASSOCIATES
Walnut Creek Real Estate Services, Inc.
1407 Oakland Blvd Suite 103
Walnut Creek CA 94596
(925) 239-1427