



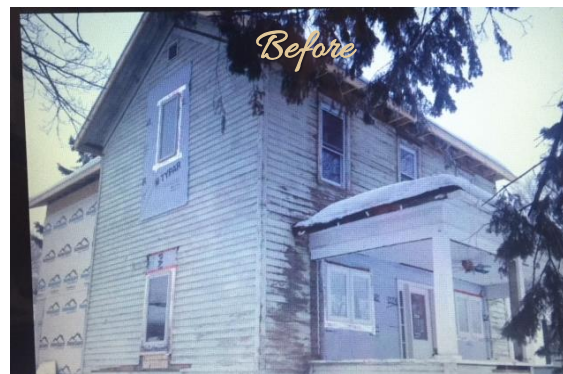
*High Meadows Properties, LLC*  
*Creston Iowa Project HMP, LLC*

## *High Meadows Properties, LLC*

Thank you for giving High Meadow Properties, LLC the opportunity to partner with you.

In business since 2012, High Meadow Properties, LLC was originally formed for real estate acquisition and disposition of assets. We have since expanded our service offering to include wholesales, rentals, and a “helping buyers” program, all of which have greatly increased the Companies cash flow.

Our work is nationwide across several states including California, Illinois, Florida, Wisconsin and Iowa. We have consistently achieved a minimum 10% ROI for Investors and continue to increase cash flow from our diverse service offerings.



### Disclaimer

*Pictures shown may not be part of the offering and may be examples only. This overview document is neither an offer to sell nor a solicitation of an offer to buy any security, which can be made only by the private placement memorandum. All potential investors must meet applicable suitability standards. Past performance is no guarantee of future results. Prospective Investors are encouraged to seek advice from their financial advisors, attorneys and accountants before investing.*





*Sheila Eggen, Partner*

Sheila has been both a business owner and investor and operates with a passion for what she does. Sheila is the head of operations, overseeing every aspect of property management and sales. Not afraid to get her “hands dirty”, Sheila has taken the time to educate herself on every aspect of building and renovating. She has physically gotten involved to have a clear understanding of what is truly necessary to get the job done at the best price possible, without compromising the integrity of the work.



*Rich Eggen, Partner*

Rich, business owner and investor, handles the project management of assets. He is responsible for overseeing and implementing renovations and repairs on properties. Having owned an excavation company with wife, Sheila, for almost 26 years, his experience is valuable and plentiful. Rich's work and project management skills in the different areas of construction from foundations and driveways to electrical and plumbing, allow him to orchestrate an efficient workflow. With a keen understanding of all aspects in construction, he is an all around skilled project manager.



## *How We Operate*

We manage all operations, including:

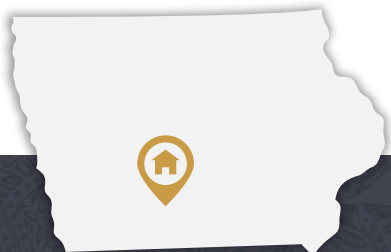
- Acquisition, due diligence, and closing
- Turn-around plan and exit strategies
- Managing the renovations, construction, accounting, and all actions of the assets

## *About Creston, Iowa*

With a population of 7,597, this town has a lot to offer and room to grow. There is a 4-track railroad through the town with passenger trains as well as cargo.

There are numerous factories in town with new companies, like Hershey, making their way there. Some existing companies include Wellman's, Bunn-o-matic, Cardinal glass, Co-op and Iowa Select Hog Farms, as well as numerous other stores and restaurants, all giving people great paying jobs.

HMP, LLC choose this town because it fit the criteria we look for; Great rental area, available jobs and high demand for housing that is affordable.





## *Investment Summary*

Thank you for giving HMP, LLC the opportunity to partner with you on an amazing opportunity in Creston, Iowa.

## *Investment Strategy*

The opportunity is a discounted package of 16 properties, of which include 15 SFR's and 1 duplex. All properties are currently rented at or below market value. None of the properties need immediate repairs.

We will continue to rent them and thoughtfully increase the rents to market value. We will also implement an option to the tenants for a lease purchase. Given all of the properties are being purchased at a discount, the opportunity is two-fold, consistent cash flow and cash at sale.

## *Your investment opportunity*

We are seeking a short-term loan, in the amount of \$320,000.00, to HMP, LLC.

Term 3-5 years, at 10% interest only, secured by a first lien position on all properties, with the option to pre-pay all or part of the loan after Year 1. Interest only payments made monthly.

## Package List

Property	Rent	Insurance	Taxes	Room Count	Sq Ft	YB	ATV	Purchase Price	Lawyer Fees
Jefferson St Creston, IA 50801	\$ 425.00	\$ 63.33	\$ 57.50	2/1	1065	1890	\$ 30,610.00	\$ 19,500.00	\$ 850.00
Sycamore St Creston, IA 50801	\$ 500.00	\$ 84.42	\$ 113.17	3/1	1222	1900	\$ 55,660.00	\$ 34,850.00	\$ 850.00
Spruce St Creston, IA 50801	\$ 550.00	\$ 109.50	\$ 33.96	3/1	956	1924	\$ 53,830.00	\$ 21,500.00	\$ 850.00
Sycamore St Creston, IA 50801	\$ 425.00	\$ 61.75	\$ 63.17	2/1	1034	1890	\$ 31,050.00	\$ 15,750.00	\$ 850.00
Irving St Creston, IA 50801	\$ 450.00	\$ 67.58	\$ 51.33	3/1	800	1900	\$ 25,290.00	\$ 15,250.00	\$ 850.00
Elm St Creston, IA 50801	\$ 600.00	\$ 25.86	\$ 130.67	6/1 1/2	1876	1890	\$ 64,300.00	\$ 34,000.00	\$ 850.00
Maple St creston, IA 50801	\$ 395.00	\$ 28.90	\$ 43.50	4/1	1126	1883	\$ 21,430.00	\$ 15,750.00	\$ 850.00
Howard St Creston, IA 50801	\$ 350.00	\$ 18.11	\$ 23.33	1/1	524	1895	\$ 11,490.00	\$ 8,000.00	\$ 850.00
Maple St Creston, IA 50801	\$ 425.00	\$ 23.61	\$ 57.17	2/1	826	1885	\$ 28,130.00	\$ 14,500.00	\$ 850.00
Poplar St Creston, IA 50801	\$ 450.00	\$ 57.75	\$ 38.34	2/1	808	1888	\$ 18,840.00	\$ 14,950.00	\$ 850.00
Pine St Creston, IA 50801	\$ 475.00	\$ 34.58	\$ 83.50	3/1	1133	1893	\$ 41,050.00	\$ 18,250.00	\$ 850.00
Pine St Creston, IA 50801	\$ 425.00	\$ 28.16	\$ 37.34	2/1	888	1878	\$ 18,360.00	\$ 14,750.00	\$ 850.00
Cherry St Creston, IA 50801	\$ 400.00	\$ 22.04	\$ 17.84	2/1	592	1883	\$ 8,800.00	\$ 4,250.00	\$ 850.00
Peterson St Creston, IA 50801	\$ 450.00	\$ 38.61	\$ 95.34	4/1 1/2	1640	1890	\$ 46,920.00	\$ 30,850.00	\$ 850.00
Sumner St Creston, IA 50801	\$ 400.00	\$ 38.61	\$ 95.17	3/1	1604	1892	\$ 46,830.00	\$ 29,500.00	\$ 850.00
Elm St Creston, IA 50801	\$ 595.00	\$ 31.48	\$ 51.50	Dplx 2/1&1/1	1284	1890	\$ 25,330.00	\$ 13,750.00	\$ 850.00



## *In Closing*

There is a high demand for secure opportunities in tangible assets, managed by an experienced team, affording Investors a solid return. We are ready to close upon funding and our attorneys' office is prepared to draw all documents, however, considering Iowa is an abstract state, title search and finalizing paperwork may take up to two weeks.

With that, this opportunity closes on the November 21, 2018.

We will schedule a call with you to answer any questions you may have after you have reviewed this opportunity. And if your funds are currently tied up, we would still like to get to know you and add you to our email list for upcoming opportunities.

Thank you, and looking forward to connecting.

*Sheila Eggen*

High Meadow Properties, LLC

