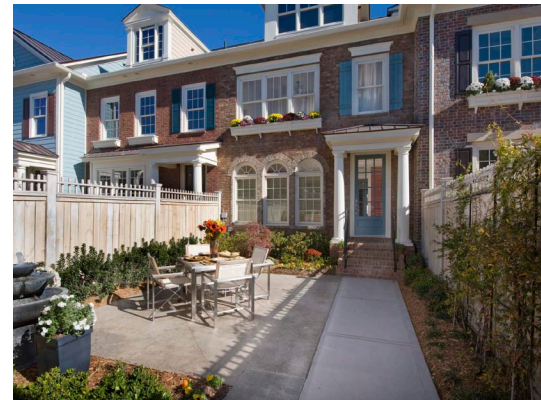


The Walk AT LEGACY



THE WALK AT LEGACY
30,260 Sq. Ft. Retail & 13 Residential Units - Cobb County, GA

AVALON
Real Estate Partners, LLC



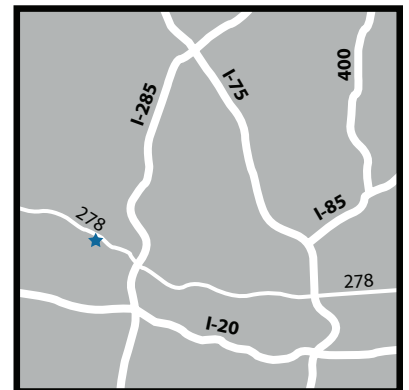
Executive Summary

Avalon Real Estate Partners, LLC is pleased to present an exclusive opportunity to acquire John Wieland Homes and Neighborhood's 'The Walk at Legacy' mixed use development located in Cobb County, Georgia. This extraordinary opportunity includes 30,260 square feet of retail space and 13 residential units located above, and behind, the retail space. The retail space is currently cash flowing and a rent roll is included in the offering memorandum. Historical sales data for the residential units is also included in the offering. Cost to complete estimates for the residential units and finish levels of the retail spaces can be provided upon request. Offers will be considered in a sealed bid format with a deadline for offers of **February 17, 2012**.

If you are interested please fill out the attached confidentially agreement. Upon our receipt of the CA, we will distribute the full offering memorandum and any additional information requested. I look forward to working with you on this opportunity.

- Brent Story

Information contained herein has been obtained from the court appointed receiver of the property and from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct. All information is subject to independent verification.



Brent Story

404-504-8793

bstory@avalonrepartners.com

CONFIDENTIALITY AGREEMENT

To Whom It May Concern:

Please be advised that Avalon Real Estate Partners, LLC ("Broker") has been granted the exclusive right by John Wieland Homes and Neighborhoods, Inc. ("Owner") to sell premises (the "Property") known as 'The Walk at Legacy' mixed use development located in Cobb County, Georgia. Accordingly, Broker has available and is willing to make available to you certain information in connection with the proposed sale. As a condition to the receipt of such information, you agree, subject to the terms hereof, to treat confidentially any information furnished to you by Broker or Owner regarding the Property, whether furnished before or after the date of this letter, together with analysis, compilations, studies or other documents or records prepared by you or directors, officers, employees, advisors or representatives and financing sources (collectively, "Representatives") of yours, to the extent that such analysis, compilations, studies, documents or records contain or otherwise reflect or are generated from such information (collectively, the "Material").

You hereby agree that the Material shall be used solely for the purposes of evaluating the proposed acquisition of the Property, and that such Material shall be kept confidential by you and your Representatives for a period of three (3) years following the date hereof; provided, however, that any of the Material may be disclosed to you and your Representatives who need to know the information contained therein for the purpose described above, it being understood that (a) such Representatives shall be informed by you of the confidential nature of such information and you shall cause such Representatives to treat such information confidentially; and (b) you shall maintain a list of those persons to whom such information has been disclosed, which list shall be presented to the Owner upon request.

You shall promptly upon the request of Broker or the Owner deliver to the Broker all documents furnished by Broker or the Owner or its agents to you or your Representatives constituting Material, without retaining any copy thereof. Notwithstanding the return of any Material, you shall continue to be bound by your obligation of confidentiality and your other obligations hereunder.

You further agree that any breach of the obligations herein may cause irreparable harm to Owner, and that in addition to any other remedies available at law, Owner shall be entitled to an injunction restraining such breach and/or any continued breach of such obligations.

Although the Owner and its agents have endeavored to include in the Material information known to them which they believe to be relevant for the purpose of your evaluations, you understand that neither Broker nor the Owner makes any representation or warranty as to the accuracy or completeness of any of the Material or any portion thereof. You agree that neither Broker nor the Owner nor any of their respective officers, directors, employees or representatives shall have any liability to you or any of your Representatives resulting from the use of the Material by you or your Representatives.

Very truly yours,

Brent Story
Avalon Real Estate Partners, LLC

Agreed to and Accepted this ____ day of _____, 2012.

Purchaser: _____

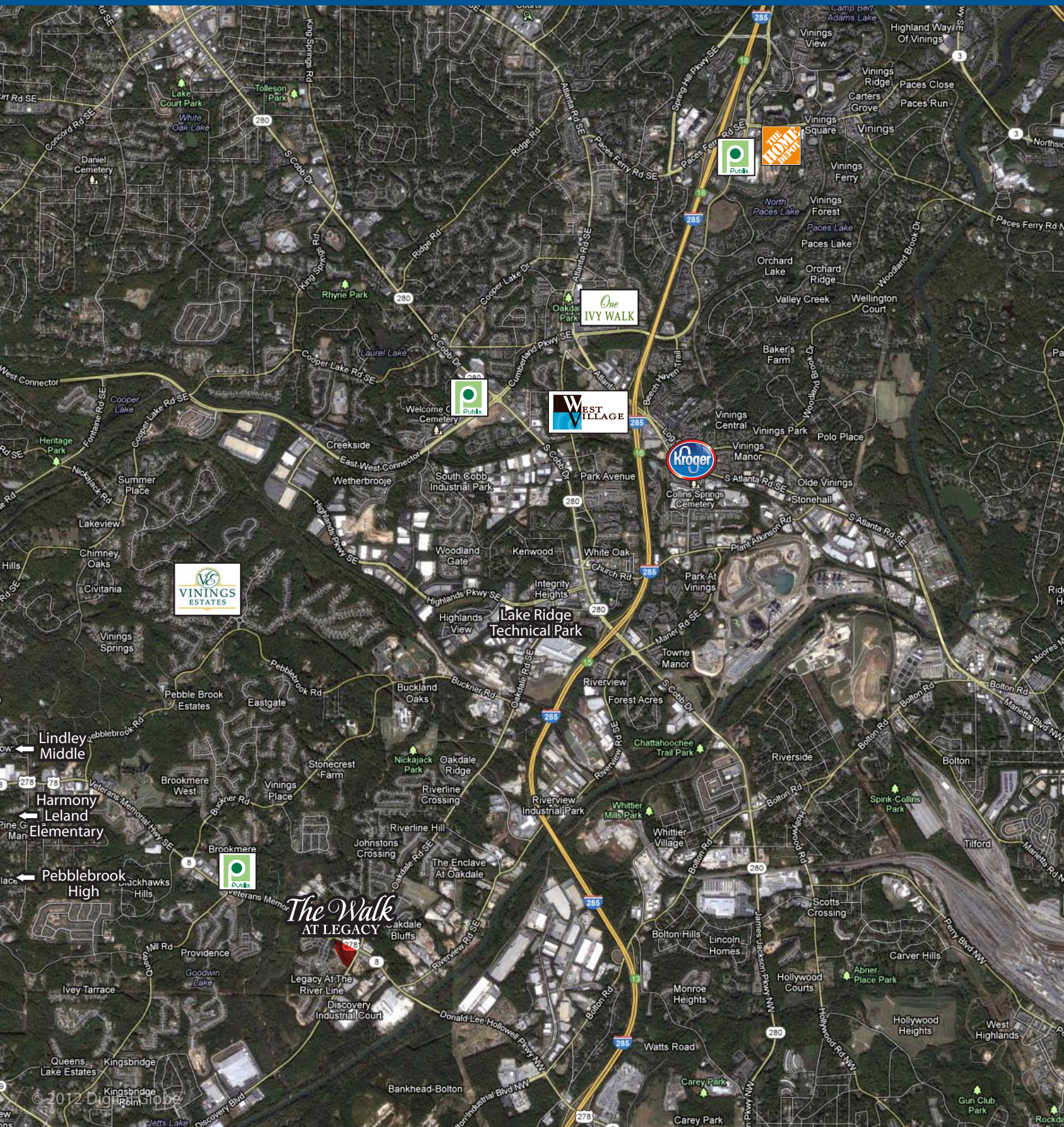
Signature

Date

By: _____

Its: _____

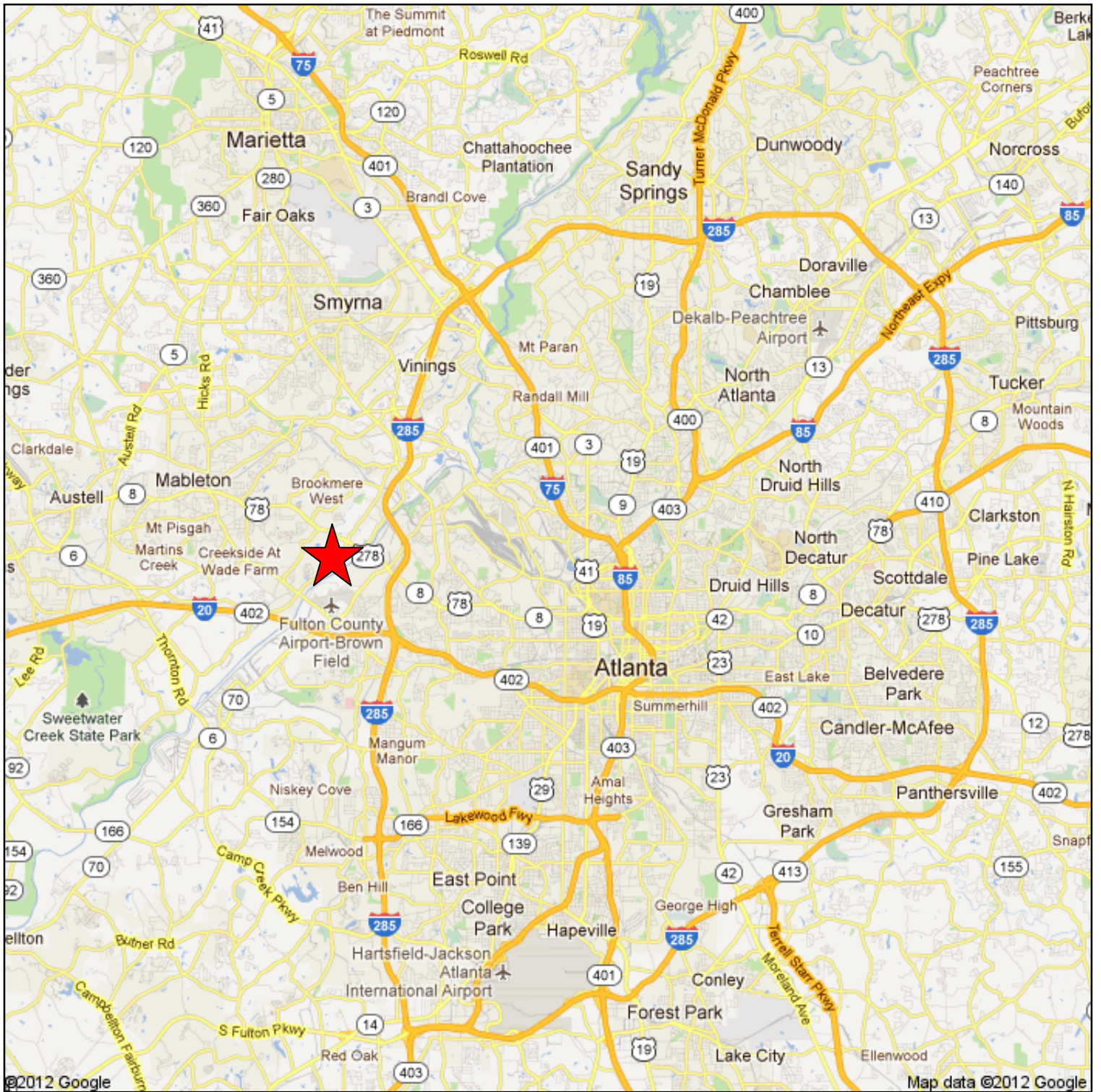
AERIAL



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www.avalonrepartners.com

MAP



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