



Investor Memorandum  
*Real Estate Fund*  
G3 Investors, LLC

*Welcome to a contemporary yet reliable investment vehicle that plain and simple: makes sense.*

The recent downturn in our economy has left many homeowners in tough straights, but perceptive investors are beginning to focus in on the unprecedented window of opportunity the San Diego, California real estate market currently presents. Housing prices in the area are historically low, and short and medium range investments in these properties are already seeing sizable gains. In a time of unstable and uncertain investments, the G3 Investors *Real Estate Fund* is realizing substantial financial gain in its specialized area of North County San Diego real estate development, and now extends to you an invitation to join in on the earnings.

At G3 Investors, our profit-yielding strategy is three-fold: *perceive, exploit, reward.*

We believe that extensive knowledge of the housing market is key to unearthing some of the market's current deals. That is why our *Real Estate Fund* investment team prides itself in its *keen ability to rightly perceive outstanding opportunities* in the marketplace. G3 Investors shrewd insight allows us to identify San Diego's most highly secure, high-yielding properties.

We also believe that experience in profit-turning practices is key to *exploiting the full value of investment properties*. Our hard-working team focuses on negotiating competitive deals, compiling a comprehensive development/design plan, and contracting leading professionals to ensure completion of a quality product. We take great pride in the homes we develop, and the profit-yielding acumen our team possesses is a signature component of G3 success.

G3 *Real Estate Fund* capital investments are linked up with some of the most promising real estate opportunities in San Diego County, and the *generous dividend with which we reward our investors is proof of our accomplishment*. We offer a competitive rate of return to our investors as a way to say 'thank you' for viewing G3 as a trusted vehicle to grow your investment portfolio. And chances are, if you are similar to most every other G3 investor, you will be coming back for more.

We invite you to give us a call for more information and look forward to speaking with you soon.

Sincerely,

Erik Gilmer and Marcus Sun



G3 Investors LLC

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