

THE FORT FORMULA

FORT PROPERTIES PROVIDES INVESTORS WITH THE MOST CONVENIENT AND SECURE 1031 EXCHANGE OPPORTUNITY AVAILABLE.



ELEMENT 1: THE RIGHT REAL ESTATE

Using our **own capital**, FORT Properties **purchases** type, tenant and geographically diverse real estate on a national basis.



ELEMENT 2: INNOVATIVE, LICENSED STRUCTURE

FORT offerings include a **tax opinion** as well as **flexibility** to meet most equity and debt requirements. FORT business model is licensed under U.S. Patent No. 6,292,788.



ELEMENT 3: EFFICIENT, COMPLIANT OFFERING

Fractional ownership interests are made available to accredited investors via a private placement memorandum through T.R. Winston & Co. FORT investors who are properly referred may entitle referral source to a **Referral Fee**.



ELEMENT 4: TIMELY PAYMENTS

A secure lockbox system ensures that properties are provided for, mortgages are paid and FORT owners receive **monthly rent payments**.



ELEMENT 5: DEFINED EXIT STRATEGY

After approximately 4-7 years, fractional interests are re-aggregated, property is marketed and sold and investors **initiate a new 1031 exchange**.



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FORT III



Denver Distribution Center Denver, CO

**COMPLETED OFFERING
November 2004**



Region Center Lakeland, Florida

Denver Distribution Center - Denver, Colorado

Region Center – Lakeland, Florida

FORT III PORTFOLIO

- ✓ 2-Property Tenant-In-Common Offering
- ✓ \$33,150,000 Offering Price
- ✓ 100% Occupied
- ✓ Cash-On-Cash > 7%
- ✓ Defined Exit Strategy

DENVER DISTRIBUTION CENTER Denver, Colorado



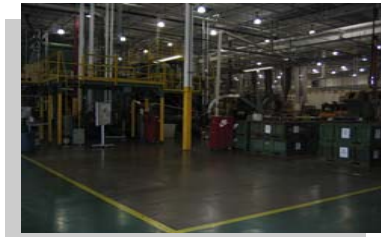
- Single Story Warehouse / Distribution Facility
- 210,000 square feet
- Strategically located near Union Pacific Rail Spur
- Occupied by S.P. Richards Co., a wholly owned subsidiary of Genuine Parts Company (NYSE=GPC)
- Triple Net Lease



REGION CENTER Lakeland, Florida



- Two Buildings, Single Story Manufacturing / Distribution Center
- 291,564 square feet
- Centrally located between Tampa and Orlando
- Occupied by two tenants: Consolidated Container Company, LLC and Vanguard Medical Concepts, Inc.
- Triple Net Leases



SOLD

The information herein does not constitute an offer to sell nor a solicitation of an offer to purchase any security.

FORT Properties does not provide legal or tax advice. All prospective FORT purchasers are strongly advised to consult with their professional legal/tax advisors.