

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: 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 3: TIMELY PAYMENTS

FORT owners receive **monthly payments** wired to their accounts.



ELEMENT 4: ANTICIPATED HOLDING PERIOD

The anticipated holding period is 4 to 7 years. The property will be sold in accordance with Revenue Procedure 2002-22 so that investors will have an opportunity to participate in a **subsequent 1031 exchange** if they so choose.



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FORT V



COMPLETED OFFERING
March 2005



Bryan Dairy East - Largo, Florida

FORT V PORTFOLIO

- ✓ Single Property Offering
- ✓ \$25,850,000 Offering Price
- ✓ 100% Occupied
- ✓ Cash-On-Cash ≈ 7%

BRYAN DAIRY EAST Largo, Florida

SALED

- Five Building, Class "A" light industrial development
- 20 Acres in the heart of Pinellas County, Florida
- Institutional quality Real Estate
- Institutional grade tenant mix



The information herein does not constitute an offer to sell nor a solicitation of an offer to purchase any security. The offering was completed with a single investor.

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