

WHO IS CONVERGENT ACQUISITIONS & DEVELOPMENT, INC.?



WE ARE VENDORS AND DEVELOPERS OF REAL ESTATE DEDICATED TO IDENTIFYING WHAT WE BELIEVE TO BE EMERGING MARKETS WITH GREAT APPRECIATION POTENTIAL.

WE THEN ACQUIRE OR BUILD NEW PRODUCT WITH ALL THE ATTRIBUTES WE THINK RENTERS PREFER.

FINALLY, WE SELL EXCLUSIVELY TO OUR NICHE CLIENT, THE INDIVIDUAL NON-OWNER OCCUPIED REAL ESTATE INVESTOR.

VISIT US AT: WWW.CONVERGENTABC.COM/PRIME
USE PASSWORD: 080241

Please Note: You are under no obligation to use any particular mortgage lender, property manager, or insurance company. Recommendations are made as a courtesy only, based on the reputation of, and our experience with, the referred companies. Convergent Acquisitions & Development Inc., EstateCom, and their advisors cannot be and are not responsible for the conduct of other firms.

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CONVERGENT
ACQUISITIONS & DEVELOPMENT, INC



Do Your Due Diligence

DUE DILIGENCE STARTS WITH A BUSINESS PLAN

M A C R O

m i c r o

Transaction Management

Exit Strategy

We research areas exhaustively, from the macro to the micro, and looking to the future,

we cover all of the bases to give you a strong basis of due diligence to add to your own.

UNIQUE INCOME PROPERTY OWNERSHIP PROGRAM™

AS SIMPLE AS



The Rule of 8



High 5



7 Steps to Success™

The methodical accumulation of real estate wealth is life altering. Do your due diligence as we have, by adding our Due Diligence Methodology to yours. We believe we offer the best products in the best locations, built in the right way. Take a look at our ABCs and decide for yourself.

7 STEPS TO SUCCESS™



AFTER ALL OF THAT, YOU MIGHT THINK YOU ARE AT THE FINISH LINE, BUT THE WHERE AND THE WHAT ARE NOTHING IF YOU DON'T KNOW HOW.



1 We put the entire market under a microscope then carefully select the best locations to develop. We continually probe the market looking for triggering events which indicate impending growth. We build in areas with easy highway access, close to shopping, close to major employers and surrounded by upcoming development.



2 We build or acquire the best products in the best locations and supercharge them with the amenities that renters want. No one else can offer you these properties at these prices backed by our services, resources, and rent ready amenities.



3 We have preferred lenders that specialize in income properties, including stated income and no-doc programs.

4 We have secured the services of a leading investment Real Estate brokerage firm to help ensure a smooth and professional transaction.

5 We have a short list of insurance companies that we recommend that are competent in income property policies.

6 All our properties are brand new and carry the builder new construction warranty, and include our rent ready package.



7 We have protocols making it easy for you to procure the services of the leading property management firms in the city. Under Convergent's guidelines, they sometime start marketing your property to credit worthy, background checked tenants before your property even closes.

6. STRONG POTENTIAL FOR APPRECIATION

When it comes to areas of appreciation, not every property is created equal. New construction avoids the challenges that plague older properties. Features common to new construction such as high ceilings, open space, well lighted with many windows, strong bathroom to bedroom ratios and computer areas are just a few of the features that will help keep your investment attractive in the market place over the coming years.



According to the Office of Federal Housing Enterprise Oversight's Price Index Report for Q4 2006, MSAs in North Carolina and South Carolina have now entered the list of fastest appreciating markets.

Charlotte-Gastonia-Concord Appreciation Rate:
Q4 - 2.85% / 1 year - 9.90% / 5 year - 24.92% (from 21.77% - 6 months prior)

7. TIGHTENING VACANCY TRENDS

A good rule of thumb to follow: A paying tenant is good; a vacant property is bad! Do not invest in a market saturated with income properties and no renters. Pay close attention to the new construction and vacancy trend cycles. Overbuilding increases vacancy rate, but overbuilding is almost always followed by under building, to the great benefit of rental properties. Charlotte vacancy rate plunged by more than 35% in just two years. Occupancy rates continue to break records.

"The vacancy rate in the Charlotte market...was 6.8% in August, down from 8.8% in February...the rate was 10.5% in August 2004, and the current rate has not been this low since August 2000 when it was 6.6%..."

-Charlotte Business Journal, November 10, 2006



THE RULE OF 8

CONVERGENT USES THESE EIGHT CRITERIA WHEN DETERMINING THE LOCATION OF THE BEST MARKETS.



1. Strong Demographic Growth
2. Strong and Diverse Economy
3. Growing Retirement Population
4. Improvement in Infrastructure
5. Undervalued Markets
6. Strong Potential for Appreciation
7. Tightening Vacancy Trends
8. Rentals Renters Prefer

The following is an adaptation of an excerpt from our Whitepaper. Please go to www.ConvergentEvents.com to download the full 36 page document for free and learn:

WHY CHARLOTTE

IS THE BEST PLACE FOR YOUR NEXT INCOME PROPERTY...

Successful investors understand that real estate is a game of probabilities, not certainties, and that is why you need to look for probabilities converging before you buy in an area. Anticipate growth, do not follow growth. A growing local economy is the most important driving force.

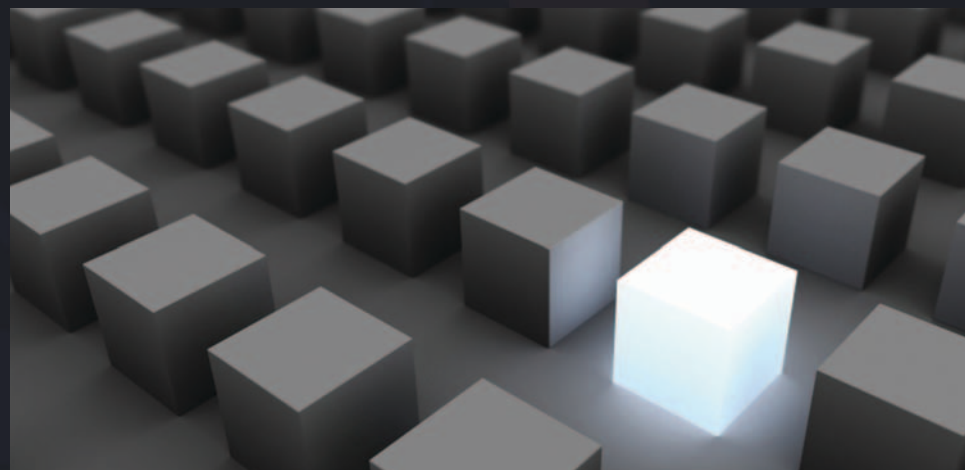
"POLICOM, which studies the dynamics of local economies, has ranked the Charlotte metropolitan area FIRST IN ECONOMIC STRENGTH. The POLICOM study calculates growth rates, consistency trends, industry averages and other factors for metropolitan and micropolitan areas."

-POLICOM.com 2006



HIGH 5

TO CHOOSE FROM THE MULTITUDE OF "OPPORTUNITIES" OUT THERE, CONVERGENT CONSIDERS THE SHORT AND LONGTERM REQUIREMENTS FOR SUCCESS IN REAL ESTATE.



1. Risk vs. Risky
2. Predictability
3. Acquisition Cost
4. Maintenance Requirements
5. Exit Strategy

NOW, WE WILL LOOK AT THE FIRST 7 OF THE RULE OF 8

1. STRONG DEMOGRAPHIC GROWTH

All of this is public information, readily available to you and often echoed in business or news publications. We've assembled the data we think is important for you to add to your own research.

Charlotte MSA to grow to 280% of its current size over the next 20 years – strongest of any major US city.

“The Charlotte Chamber foresees 100,000 people living in the center city and **4.2 million in the metro region in 2026.** Charlotte is expected to have nearly twice as many Fortune 500 firms, more than twice as many people over 50, almost double the number of public school pupils and triple the amount of office space.”

-The Charlotte Observer
October 24, 2006

8,856,505

N.C. Population surges again, into top 10 in nation...pass[ing] New Jersey to become the nations 10th most populated state...

-The Charlotte Observer, December 22, 2006

2. STRONG AND DIVERSE ECONOMY



“For the second year in a row – and for the fifth time in six years – North Carolina ranked first in Site Selection’s business climate ranking.”

-Site Selection Magazine
November 2006

“When you think of corporate headquarters, you can no longer ignore the explosive growth that has become one of America’s favorite cities, Charlotte, NC. Charlotte has more Fortune 500 company headquarters than all but five other U.S. cities...In the past 10 years alone, **8,928 new firms have opened in Charlotte, creating 77,327 new jobs and investing \$7.4 billion in new facilities.**”

-Business Facilities, 2006

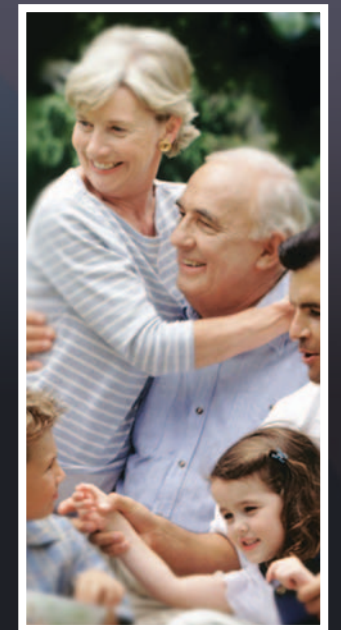
The word for 2006: SOLD
Contrary to nationwide figures, local housing market stayed strong

Home sales in the Charlotte region rose 13 percent last year, contrasting sharply with the national slowdown.

-The Charlotte Observer, February 24, 2007

3. GROWING RETIREMENT POPULATION

The retired population will more than double in the next ten years. Affluent retirees have disposable income. They also foster the creation of new businesses tailored to retiree specific needs. Charlotte’s affluent retiree influx is unprecedented.



“Relocations for retirement may be Carolinas’ fastest growing industry.”

-The Charlotte Observer, November 25, 2005

“For every 55-and-older home already occupied, at least four are planned ...according to an Observer analysis.”

-The Charlotte Observer, September 16, 2006

4. IMPROVEMENTS TO INFRASTRUCTURE



Highways and other infrastructure changes almost always affect property value positively. Projects of these magnitudes don’t happen overnight so get informed early.

“Charlotte has a strategy...traffic congestion is mild... Pro-growth policies remain in force... Now, both suburbs and inner city are growing at a dramatic rate.”

-USA Today, October 24, 2006



5. UNDERVALUED MARKETS

Aren’t undervalued markets the only place in which to invest? You help protect your investment from any real estate bubble and you help guarantee your long-term valuation.

“When incomes rise faster than home prices, the market becomes undervalued. Charlotte is currently undervalued by 13%.”

- Smart Money, a Wall Street Journal Publication,
December 2006

