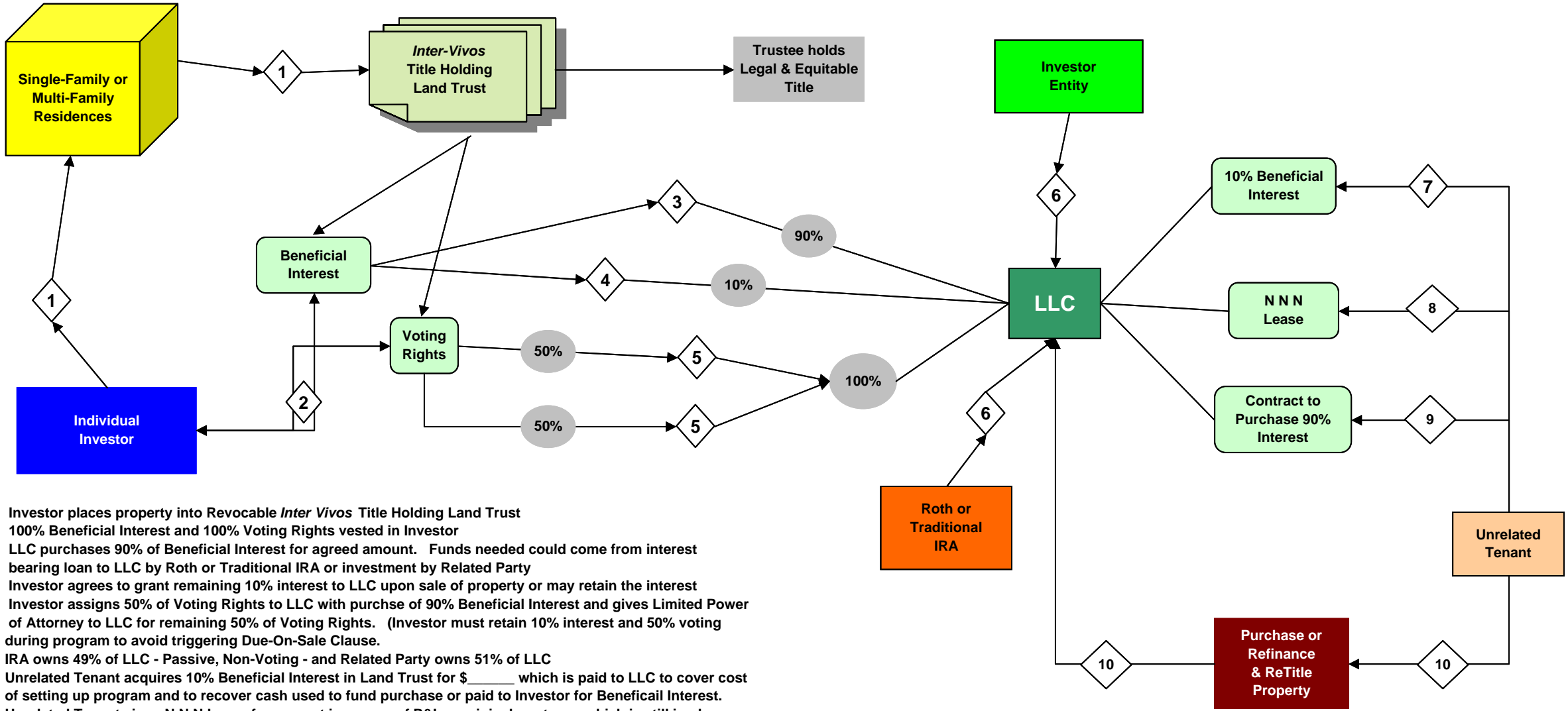


**Land Trust Association, Inc.
Investor Owned Rental Property**



1. Investor places property into Revocable *Inter Vivos* Title Holding Land Trust
2. 100% Beneficial Interest and 100% Voting Rights vested in Investor
3. LLC purchases 90% of Beneficial Interest for agreed amount. Funds needed could come from interest bearing loan to LLC by Roth or Traditional IRA or investment by Related Party
4. Investor agrees to grant remaining 10% interest to LLC upon sale of property or may retain the interest
5. Investor assigns 50% of Voting Rights to LLC with purchase of 90% Beneficial Interest and gives Limited Power of Attorney to LLC for remaining 50% of Voting Rights. (Investor must retain 10% interest and 50% voting during program to avoid triggering Due-On-Sale Clause.
6. IRA owns 49% of LLC - Passive, Non-Voting - and Related Party owns 51% of LLC
7. Unrelated Tenant acquires 10% Beneficial Interest in Land Trust for \$_____ which is paid to LLC to cover cost of setting up program and to recover cash used to fund purchase or paid to Investor for Beneficial Interest.
8. Unrelated Tenant signs N N N Lease for amount in excess of P&I on original mortgage which is still in place
9. Unrelated Tenant signs Contract for Option with LLC for Property if/when Lease completed - Tenant's right to buy the property is based upon successful completion of lease agreement.
10. When Unrelated Tenant purchases or refiances property to pay off LLC, profits paid to Related Party and to IRA