

**The Santo Domingo Limited Partnership
an Illinois limited partnership
a Bolingbrook, Illinois development
as of December 2004**

Santo Domingo is a new single-family, townhome and commercial development located in Bolingbrook, Illinois which is approximately 27 miles southwest of downtown Chicago. The Santo Domingo Limited Partnership, an



Illinois limited partnership formed by PC Home Investors, Inc. made a \$1,600,000 Loan to the Venture to enable it to acquire 10 acres of land at 301 N. Bolingbrook Drive. The Venture is owned and managed by Trinidad Development, Inc., a successful local developer of several small residential and commercial projects in the Chicago area. The property will be improved with 19 single-family homes, 18 townhomes and a commercial building consisting of approximately 18,000 sq.ft. of retail space. The single-family homes will feature two-story floor plans plus basements, will average approximately 2,600 sq.ft, and will be offered at an average base price of \$437,500 (\$170/sq.ft.). The 18 townhomes of approximately

2,100 sq.ft. will be offered at an average base price of \$240,000 (\$115/sq.ft.). The Venture acquired the land in December 2004, and immediately commence site improvements and the construction of one single-family home model and one four-unit townhome building also with a furnished model. Marketing is expected to commenced from a nicely appointed and professionally staffed sales trailer in early February 2005 as the models near completion.

An institutional lender funded an acquisition loan simultaneously with the Partnership's Loan and the developer is in discussion with several institutions for a construction loan which will provide the funds for the site improvement, marketing, and building construction. The Partnership expects to receive a percentage of net closing proceeds of each home and commercial space and it is expected that the Loan will be repaid from the closing of approximately 30 of the 37 Homes.

The Partnership required \$1,750,000 of capital, of which \$150,000 is equity invested by the General and Limited Partners. The Partnership funded the balance by issuing \$1,600,000 of Promissory Notes pay 15% per annum, compounded quarterly – a 15.85% yield. All Note principal and interest is forecast to be funded by the Partnership's priority repayment from net sale proceeds, and the Notes must be fully paid before any cash distributions to the General or the Limited Partners. The Forecast (a numerical depiction of investment results included in the Memorandum to Investors) estimates payment of all Note interest and principal in less than 18 months.

