



Owens Consulting Group

CERTIFIED PUBLIC ACCOUNTANTS | REAL ESTATE INVESTMENT CONSULTANTS | BUSINESS ADVISORS



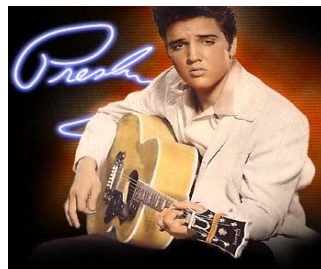
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At Owens Consulting Group we realize that investing in Real Estate can be complex and that there are many perceived barriers. We take away those barriers so that you can become a successful investor. Our primary target market is Memphis, TN due to some of the positive economic indicators.



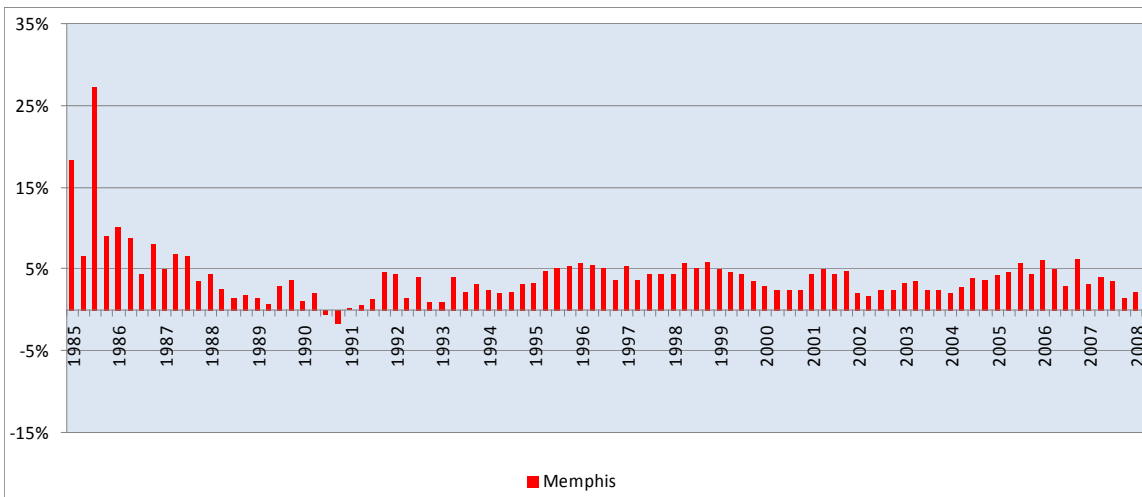
Memphis Overview

Memphis is the country's 18th largest city and part of the 41st largest Metropolitan Statistical Area (MSA) with nearly 1.3 million residents. Memphis boasts a diverse and growing economy with its primary industries in distribution, manufacturing, agribusiness and healthcare. It's known as "America's Distribution Center" due to its central location and the presence of FedEx World Headquarters. Memphis has a growing bio-research hub and is home to four Fortune 500 companies with the population projected to grow by 12% by 2020.



Memphis Real Estate Market

- Memphis has one of the highest monthly rent to price ratios in the nation
- Little or no depreciation risk
- Healthy ratio of median income to median home price
- PMI risk index ranks Memphis as the 7th least likely metropolitan area to depreciate in the next two years
- A recent study by Moody's Economy.com ranked Memphis as the 6th most undervalued city in the U.S.
- Predicted home price appreciation of 5% in 2009
- Over the past 20 years, Memphis has had only two quarters in which home prices declined.



Past Appreciation in Memphis

