



Client: Kenneth J. James
Date: 10/11/10
Draft #: 1
Page 1 of 4

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Text, Letter #1: To “1st time invitees” re Timilick Tahoe investment opportunity

URGENT: Rare, Multi-Benefit Investment Opportunity
Now Available to You as a Preferred Client of Kenneth J. James

Dear [Name]:

Just imagine: A net cost of \$0 for a homesite at a top-rated Lake Tahoe golf community . . .
AND a guaranteed 15% preferred return on your homesite purchase . . .
AND the clubhouse and other luxurious, on-site amenities that resort-home buyers want . . .

What if you could get all of that from a single investment? You’d be interested, wouldn’t you?

I certainly hope so. But I know you’re a smart, careful investor, so please let me share more with you about this extraordinary opportunity.

I’m talking about the **Timilick Tahoe** golf course and resort, just north of beautiful Lake Tahoe. If Timilick sounds familiar, maybe it’s because Golfweek magazine rated it California’s best—and one of America’s ten best—new courses in their October 17, 2009 issue.

Or maybe it’s the neighborhood you’ve heard about. You see, Timilick is “just next door” to Martis Camp, the best selling golf community in the U.S, according to Fox Network News. Yet Timilick is a much better value, with homesites starting at \$280,000—well below the \$400,000 minimum you’d pay for a lot at Martis Camp. It’s also just minutes from Northstar ski resort.

So how can you acquire a Timilick homesite at a net cost of \$0 **and** earn a 15% preferred return on your upfront purchase? Simple: Thanks to the current “buyer’s market” in real estate, only half of the list price you pay for the homesite needs to be allocated to the land purchase.

The other half will go into an equity investment which will fund the construction of a luxurious new clubhouse and related amenities at Timilick. This fund also will “repay” you the entire sum you pay your homesite, plus a 15% preferred return!

Think of it: With your homesite “netting out” to \$0 and paying you a 15% guaranteed return, you’re looking at a **more-than-100% gross-profit margin** when you sell that homesite!

An opportunity like this isn’t just rare—it’s also very limited. We’re looking to sell only 20 of our Timilick homesites this way (I’m sure you can understand why) and we need to do it soon. I’d like to find out ASAP whether you are a “good fit” for this extraordinary opportunity. And if



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Page 2 of 4

COPY

you're not, my hope is that you can refer me to a friend or contact of yours who might be.

A brief phone call is all we'll need to assess whether you are right for this exclusive, multi-benefit investment opportunity. I will call you in the next __ days, and will be happy to answer any questions you have. Or, if you prefer, please call me anytime at **(847) 867-2279**.

Sincerely,

<signature>

Kenneth J. James
President
Kenneth James Builders, LLC

P.S. Have you ever heard of buying real property, appreciating in value, **and** getting your full, upfront investment back with a 15% gain? We're offering only 20 homesites under these terms, so time is of the essence here. I'll call you . . . or better yet, call me at (847) 867-2279 anytime.

P.P.S. It's no wonder Golfweek rated Timilick Tahoe one of the ten best new courses in the U.S: It was designed by golf legend Johnny Miller and acclaimed architect John Harbottle. See it now at **timilick.com** by clicking the "NEW! Golf Course Tour" button when it appears onscreen. You'll also get a sense of the breathtaking beauty of the Timilick homesites we're offering.



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Page 3 of 4

COPY

Text, Letter #2: To “2nd-time invitees” re Timilick Tahoe investment opportunity

IMPORTANT UPDATE: Timilick Tahoe Opportunity Restructured . . . Now,
Get a Luxury Homesite, Recoup Your Entire Investment, and Earn 15% on It!

Dear [Name]:

Investors spoke, we listened, and the result is great news: You now have the opportunity to acquire a homesite at a top-rated Lake Tahoe golf community . . . **AND** recoup your full purchase price with a guaranteed 15% preferred return . . . **AND** get the clubhouse and other luxurious, on-site amenities that resort-home buyers want.

As we’ve discussed, the **Timilick Tahoe** golf course and resort, just north of beautiful Lake Tahoe, was already an outstanding “find” for smart investors: Golfweek magazine rated it California’s best—and one of America’s ten best—new courses in their October 17, 2009 issue.

And even though it is “just next door” to Martis Camp, the best selling golf community in the U.S, according to Fox Network News, Timilick is a much better value, with homesites starting at \$280,000—well below the \$400,000 minimum you’d pay for a lot at Martis Camp. Plus, Timilick is right next to Northstar ski resort and just minutes from a new Ritz-Carlton hotel.

Homesites at Timilick were offered at full list price just months ago. But now we’re offering so much more: Thanks to the current “buyer’s market” in real estate, only half of the list price you pay for the homesite needs to be allocated to the land purchase.

The other half will go into an equity investment which will fund the construction of a luxurious new clubhouse and related amenities at Timilick. This fund also will “repay” you the entire sum you pay your homesite, plus a 15% preferred return!

Think of it: With your homesite “netting out” to \$0 and paying you a 15% guaranteed return, you’re looking at a **more-than-100% gross-profit margin** when you sell that homesite!

An opportunity like this isn’t just rare—it’s also very limited. We’re looking to sell only 20 of our Timilick homesites this way (I’m sure you can understand why) and we need to do it soon. I’d like to find out ASAP whether you are a “good fit” for this extraordinary opportunity. And if you’re not, my hope is that you can refer me to a friend or contact of yours who might be.

A brief phone call is all we’ll need to assess whether you are right for this exclusive, multi-benefit investment opportunity. I will call you in the next __ days, and will be happy to answer any questions you have. Or, if you prefer, please call me anytime at **(847) 867-2279**.



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