

PREMIER INVESTMENTS, LLC

SUMMARY OF SECURED MORTGAGE OVERVIEW

This document was not prepared by an attorney. It was prepared simply to give an overview of the “Learn and Earn” project. The Company undertakes no obligation to publicly revise these documents to reflect events or circumstances that arise after the date hereof.

Equity Owner: Premier Investments, LLC (the “Company”) was organized as an Alabama limited liability company on September 13, 2007. The Company was organized to identify and acquire distressed apartment projects located in the Alabama and Mississippi areas ranging in size from 40 to 200 units. The Company intends to raise funds to purchase, rehabilitate, and lease the units to stabilize the properties. Management anticipates refinancing and/or selling the properties within one to four years from the date of purchase and has the right to prepay at any time with or without a prepayment penalty.

Location/Telephone The Company’s offices are located at 167 Middle Country Road, Middle Island, New York 11953 and its telephone number is (631) 775-8085. The books and records of the Company are located at its principal place of business.

Sole Manager Edward B. Seidner, Sole Member - 55
The Manager is not currently compensated for their services.

**Administration
Executive Officers** The day-to-day business affairs of the Company are administered by:
Melissa J. Gagliano: – Age 33
Edward B. Seidner: President – Age 55

**Current
Capitalization** 100 Units

**Officers/Members
Ownership** The Company is owned as follows:

<u>Name</u>	<u>%Ownership</u>
Edward B. Seidner	100.00%

Secured Property: Harris Court Apartments 1017 17th Street SW, Alabama 35211 a 42 unit Apartment Complex given in a \$1,000,000.00 secured first lien mortgage on 42 Harris Court Apartments. Each unit will evidence \$10,000.00 in principal.

Amount of Offering: Note holders may purchase a minimum of one (1) Unit, in the principal amount of \$10,000.00 per Unit; subject to the Company's right to accept subscriptions for one-half interests. The total amount of Units being offered is \$1,000,000 representing 100 Units. Subscriptions will be held in a non-interest bearing account until the \$1,000,000 is raised.

Offering Period The Offering Period will commence June 1, 2008, and will continue for a period of 60 days or through August 31, 2008. The Offering Period may be extended at the option of the Company for an additional 30 days. The Offering Period will terminate at the earlier of, (i) when the Company has accepted subscriptions for 100 Units or (ii) August 31, 2008, unless, the Company, in its sole discretion, extends the Offering Period up to 30 days from August 31, 2008.

Interest: The Units will bear interest at a rate of fourteen Percent (14%) per annum payable in arrears. Interest shall be paid in cash on a quarterly basis, and will be due and payable on the first day of each quarter (January 1, April 1, July 1, and September 1) until the Maturity Date, when all principal and any accrued interest will have been paid in full.

Maturity Date: One year from the purchase date of Harris Court Apartments 1017 17th Street SW, Alabama 35211

Redemption: The Company, at its sole election, may pre-pay the Units, in whole or in part, at any time with penalty commencing 3 months after the Issuance Date, Any prepayments made on the Units shall first be applied to accrued and unpaid interest and thereafter to Principal.

Prepayment Penalty: Guarantee 9 thirty day periods of interest at 14%

Use of Proceeds Offering

Assuming the total number of Units are sold, the \$1,000,000 in proceeds of this Offering will be used as follows:

Purchase Property	\$775,000
Closing costs	\$10,000
Interest Dividends	\$ 90,000
Repairs/Rehab	\$110,000
Broker Fees/Commissions/Advertising	\$50,000
Payroll/Administrative Expenses	\$45,000
Travel Expenses	\$10,000
Legal/Marketing	\$10,000
<u>Marketing Expense</u>	<u>\$ 25,000</u>
 TOTAL	 \$ 1,100,000

Edward B. Seidner and Melissa J. Gagliano will contribute \$100,000

Checks made to:

JAMES CLARK, ATTORNEY AT LAW and will be held in escrow until the purchase date.

Commitment Letter:

Must be signed and dated. A 10% deposit is required with letter of commitment. Deposit will be non refundable after 3 business days.

Balance must be sent to JAMES CLARK no later than August 24, 2008