



Investor Proposal

POMRI 28, LLC

Presented by

Peace of Mind

Real Estate & Investment Services

Sound Investment Decisions to Take Control of Your Life.

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Summary



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Investment Snapshot

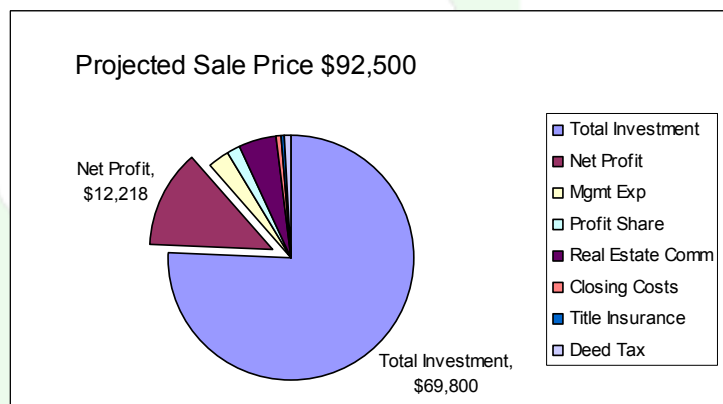
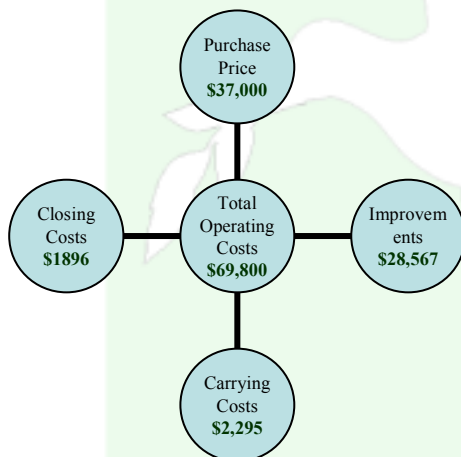
Minimum Investment: \$ 6,980

Maximum Investment: \$62,800

Projected Real Dollar Rate of Return: 18% (42% apr)*

Estimated Date of Return: 12/25/2007

*Guaranteed 9% interest secured by mortgage is available. Call for details.





Program Details



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POMRI 28, LLC

Purpose

Raise capital for the purpose of purchasing and remodeling the property located at **2620 NE 1st Ct Ave, Unit 107, Boynton Beach, FL, 33435**. Property will be repaired and improved by manager, in an effort to maximize value yet conform to the neighboring community.

Capital

POMRI 28, LLC will be offering Class B Shares "Unit", at **\$69.80** per unit. This offering will be for only **900 available units, for a total capital contribution of \$62,820**. POMRI, Inc, Managing Member, purchased 100 units of Class A Shares for a total of \$6,980, in addition to the capital contribution above.

Property Improvement Plan

This property is in need of mostly cosmetic repairs. Owner has new a/c. Unit needs to be updated, including expanding kitchen, new tile, and replacing carpet.

Duration

This proposal is anticipated to be a short term investment, subject to higher taxes. A 1031 exchange will be available upon the conclusion of this term. The LLC will remain in effect for an estimated 150 days or until after the execution of a purchase and sale contract.

Limitations of information Contained Herein

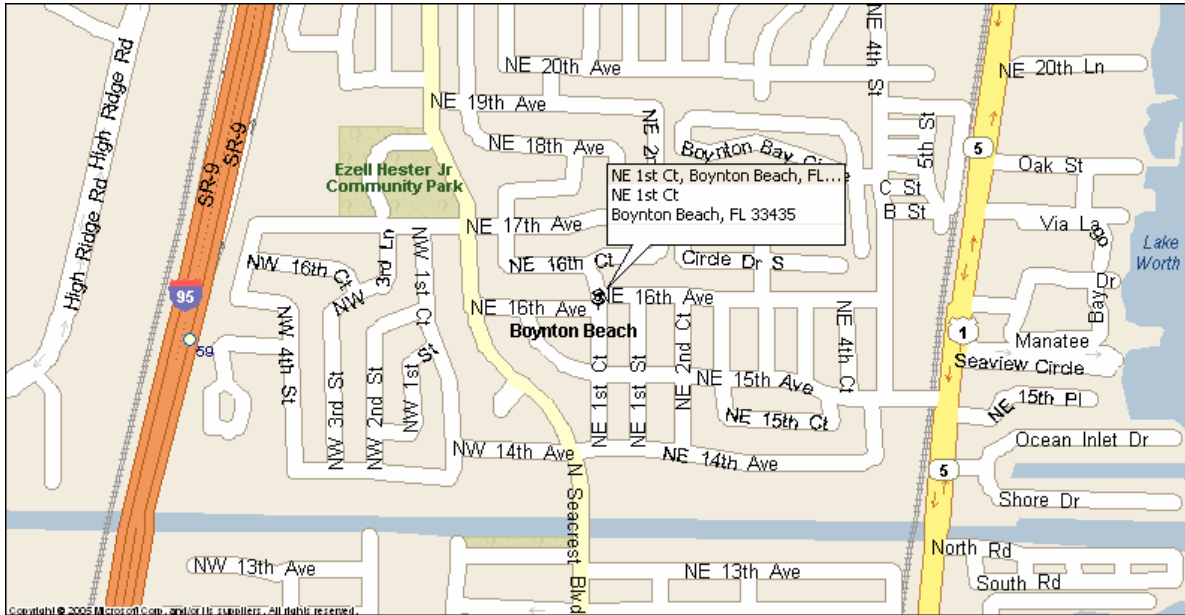
This initial proposal is not an "Offering or "Private Placement Memorandum" It is specifically designed to generate interest and provide information. Upon Request the "Subscription Documents", "Offering Agreement" and "Operating Agreement" will be furnished."



Property Details



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Location

- * Address: 2620 NE 1st Court, # 107
- * City: Boynton Beach, FL
- * Zip Code: 33437
- * County: Palm Beach

Property Description

Unit type:

- * Bed / Bath 1 bed / 1 bath
- * Sq ft: 875 sq ft
- * Community Info: Pool, 55+, shows, club house



Capital Requirements



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Total Capital Expenditure (Based on carrying time of 150 days) \$ 69,800

Expenditures Breakdown

Purchase Price	\$ 37,000	
Closing Costs		\$ 1,896
Improvements		\$ 28,567
Carrying Costs		\$ 2,295
P & I		
Taxes	\$ 44.58	
Insurance	\$ 0	
COA	\$ 1,500	
Utilities	\$ 750	
Total		\$ 69,800 (rounded up)



Offering Details



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Stock Offering Information

Share Type	Costs	# Avail	Total Price
Class A Shares	\$ 69.80	100	\$ 6,980
Class B Shares	\$ 69.80	900	\$ 62,820

Class A shares purchased by POMRI, Inc.

Class B Share Sales Information

Available Shares	900
Price Per Share	\$ 62.80
Min # of Shares	100
Minimum Investment in dollars	\$6,280

Closing Date July 26, 2007

Investor Capital due by July 23, 2007



Future Projections



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Based on carrying time of 150 days

Projected Sales Price \$ 92,500

Resale Costs

Commissions	\$4,625.00
Closing fees	\$ 600.00
Title Insurance	\$ 537.50
Taxes	\$ 647.50

Projected Gross Profit \$ 86,090

Capital Expenditure \$ 69,800

Projected Gain \$ 16,290

Management Expenses

POMRI Mgmt Exp	\$ 2,443
POMRI Profit Share	\$ 1,629

Net Profit \$ 12,218



Rate of Return



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Projected Net Profit Distribution

Total Capital	\$69,800
Net Operating Profit*	\$12,218
Capital Account Value	<u>\$82,018</u>

Projected Unit Value

Class A Units	\$82.02	
# of Units	100	
Total		\$8,201.80
Class B Units	\$82.02	
# of Units	900	
Total		\$73,816.20
Total Distribution upon Termination		<u>\$82,018</u>

Projected Interest/APR to Investor	18% / 42%
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Actual Dollar Gain Per Share	\$12.22
Actual Dollar Gain from Minimum Investment	\$1,218.20



Explanation of Terms

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Carrying Time: Length of time Investors have interest in the property. Carrying time starts at closing and concludes on the resale date of the property. Marketing of the property for sale starts 60 days prior to the forecasted date indicated on the investment prospectus. The actual carrying time may vary depending on when a buyer is found and is able to close.

Closing Costs: Fees charged to obtain financing including the following:
Cost to obtain financing (mortgage fees, appraisal fees, etc)
Title insurance
Prepaid items (such as taxes and insurance)

Deposit Money: The portion of the down payment paid prior to closing based on the terms of a Purchase Agreement.

Down Payment: Amount of money owed after deducting the mortgage amount from the original Purchase price

Property Management Costs: Fees charged for the rental, advertising, upkeep and general business operations associated with a rental property.

Resale Costs: Fees associated with the eventual sale of the property. This includes Real Estate Commissions, settlement costs and marketing. This fee is based on value of the property at time of sale. The estimate Resale Costs are based on what the value is estimated to be and may go up or down depending on the actual gain of the property value.



Repair Pro Forma



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Kitchen	
Appliance Package	\$ 2,600
Flooring	\$ 800
Sink & Disposal	\$ 300
Cabinets	\$ 2,200
Counter Tops	\$ 2,000
Hardware	\$ 200
Family / Dining / Living	
Mirrors	\$ 1,000
Bedroom # 1	
Ceiling Fans # ____	\$ 100
Flooring	\$ 600
Built-ins	\$ 350
Bathroom 1	
Sink & Cabinet	\$ 350
Shower	\$ 700
Faucets	\$ 150
Vanity	\$ 125
Lights	\$ 75
Toilet	\$ 110
Bedroom # 1	
Ceiling Fans # ____	\$ 100
Flooring	\$ 500
Built-ins	\$ 150

Bathroom 2	
Sink	\$ 150
Cabinet	\$ 200
Faucets	\$ 85
Vanity	\$ 125
Lights	\$ 75
Toilet	\$ 110
Other	
Base Board & Crown	\$ 900
Paint	\$ 600
Labor	\$ 2,500
Knockdown	\$ 500
Tile, Cork, Etc	\$ 700
Windows	\$ 4,000
Electrician	\$ 1,100
Plumbing	\$ 700
Remodel	\$ 1,100
Flooring Install	\$ 1,800
Misc	\$ 1,427

Total \$ 28,567