Acquisition Partner Letter of Intent

Acquisition Partners: The Concierge services provided through Avalon are primarily directed towards our Acquisition Partners, who typically become "end user buyers". Once we come to an agreement on a specified area, we pre-canvas one or more projects in that area. From there we engage the sellers, agents, title officers, inspectors, contractors, insurance, **AND THE MONEY** (hard money & gap finance). All to provide our Acquisition Partners with a one stop shop, full investment service and package.

While not mandatory, we highly recommend Acquisition Partners take advantage of the programs we offer which involve a simultaneous closing of three to five properties at a time. Portfolio creation versus one-off purchasing can be extremely profitable, provided projects are well managed. And a combined budget surplus could possibly ensure a single "one-off" circumstance does not jeopardize or stall a project or portfolio.

Right of Refusal - Any prospective project sent to any Capital or Acquisition Partner will be afforded his or her exclusive consideration for a period of seventy two hours. Should any Partner decide to "opt out" of a prospective acquisition, the opportunity for any other partner to move into the space will be made on a first come first serve basis.

Indemnification - Each Acquisition partner will be indemnified and held harmless by the Venture from any and all harm or damage of any nature relating to the Member's participation in Venture affairs except where such harm or damages results from gross negligence or willful misconduct on the part of the Member. Other terms and conditions are addressed in Joint Venture Agreement made available upon full engagement with Avalon PEG.

This Letter of Intent initiates engagement between Avalon PEG, LLC and Prospective Acquisition Partner: _____ of _____.
Avalon agrees to provide the party named herein with pertinent information and performance as it pertains to the acquisition or disposition of the property or project located at: _____.
City of _____ County of _____ State of ____.

Date of Engagement:_____

AVALON PEG, LLC

_____ **Curtis Wright, Managing Partner**

_____ **Acquisition Partner (Prospective)**