

INVESTMENT SUMMARY

FOXCROFT OFFICE BUILDINGS

300 & 400 Foxcroft Avenue, Martinsburg, Berkeley WV 25401

Suitable for Identification¹



Minimum TIC Purchase (3.0% Interest):
 Minimum LLC Unit Purchase (10 Units):
 Loaded LTV:
 Anticipated Closing Date:

\$47,400 Cash and \$151,429 Debt
 \$50,000 - (\$5,000 per Unit)
 64.37%
 October 31, 2005



Projected Annual Cash on Cash Rate of Return ²				
Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5
7.00%	7.25%	7.50%	7.75%	8.00%
Projected Average Annualized Return over a 5-Year Holding Period: 10.00%²				



For Broker/Dealer Use Only

This material does not constitute an offer to sell nor a solicitation of an offer to buy any security. Such offers can be made only by the confidential Private Placement Memorandum (the "Memorandum"). Please be aware that this material cannot and does not replace the Memorandum and is qualified in its entirety by the Memorandum. This investment involves various degrees of risk, including the speculative market and financing risk associated with fluctuations in the real estate market. Please refer to the "Risk Factors" section of the Memorandum. The materials and information contained herein are Investment Objectives of the Company. There is no guarantee that these objectives will be met.

INTRODUCTION

The Foxcroft Office Buildings offer investors an opportunity to acquire a fractionalized interest in two architecturally sleek, functional and well-located suburban office properties in the very desirable Martinsburg-Berkeley, WV submarket. The portfolio is comprised of two multi-tenanted steel frame and brick Class-B buildings located in close proximity to the Metropolitan Washington, DC region. In the fall of 1992 the U.S. Census Bureau declared that Berkeley County was part of the Washington, D.C./Baltimore, Maryland Standard Metropolitan Statistical Area. Located in the Community Business District, the immediate area maintains significant office, retail and residential development. Adjacent to two major interstate highways, Interstate 81 and Interstate 70, Martinsburg-Berkeley is situated at the cornerstones of a highway system and trucking route with destinations throughout the nation. The proximity to the Baltimore-Washington metropolitan areas is the driving force behind the growth experienced by the City of Martinsburg. Totalling 47,000 total net rentable square feet, these office buildings have stable cash flow and long-term tenants, including GSA, Verizon Communications, Centra Bank, U.S. Social Security Administration, and the offices of the West Virginia’s 2nd Congressional District for a total of 32,000 square feet. 300 Foxcroft was constructed in 1984 and later expanded in 1991. 400 Foxcroft was constructed in 1995. Situated on 2.13 acres, both properties are serviced by elevators and are 91% leased. Both are well-maintained with institutional-like upkeep. This opportunity will appeal to investors seeking investment property with excellent returns and stable cash flow. Institutionally managed, this asset will continue to be well-maintained and provide an excellent place to work.

PROPERTY HIGHLIGHTS

- ◆ **Master Lease Guaranteeing 95% Occupancy**
- ◆ **8.0% Five-Year Average Return on Cash Flow**
- ◆ **30% IRR on Cash Flow**
- ◆ **Residual Return on Leases Exceed Coupon Rate on 5-Year Treasury Note/Bond by 360 bp, and Real Estate Corporate Bond Rates by ~200 basis points**
- ◆ **91.5% Occupied with Strong Tenant Retention**
- ◆ **4 : 1,000 Parking Ratio, 246 Spaces**
- ◆ **Owned and Operated to Class-A Standards**

MAJOR TENANTS

- ◆ **Verizon Communications:** With more than \$71 billion in annual revenues, Verizon Communications Inc. (NYSE:VZ) is one of the world's leading providers of communications services.
- ◆ **U.S. Social Security Administration:** The Social Security Administration (SSA) has a staff of over 65,000 employees within an organizational structure of 13 offices. SSA's central office is located in Baltimore, Maryland.
- ◆ **U.S. General Services Administration (GSA):** In support of the Mid-Atlantic Region, this office supports federal employees.
- ◆ **Centra Bank:** A community bank serving the greater Morgantown-Martinsburg area. Member of FDIC.

STRATEGIC BALTIMORE-WASHINGTON MSA LOCATION

The City of Martinsburg, recognized as the "fastest growing City in the State" serves as the seat to Berkeley County. The City has undertaken aggressive housing and commercial developments, including Downtown revitalization, interstate/highway corridor commerce, and agricultural activity. Recent developments in infrastructure improvements (water, sewer and highways) and growth through annexation allows Martinsburg to continue to be the leader in the Quad-State area. The City of Martinsburg is experiencing economic growth due to its proximity to the Washington, DC and Baltimore, MD metropolitan areas. The City of Martinsburg also provides for several recreational, cultural, and arts activities. Historic sites and cultural arts provide the community and visitors year-round tourism, including The Apollo Theatre, Boarman Arts Center, Belle Boyd House, Adam Stephen House and the Apple Harvest Festival. Along with strong community values and commitment, Martinsburg has laid out the "welcome" mat for visitors and companies looking to relocate to a wonderful city.

Since 1995, the Manager and principles have acquired over \$300 million dollars of commercial real estate with more than 4 million square feet of commercial space. Mid-Atlantic Ventures offers investors the opportunity to participate in the ownership of institutional investment-grade real estate without the burden of individual property management through its TIC/Exchange programs.

Projections and statements made are based on preliminary analysis. **ALTHOUGH LOAN COMMITMENT HAS BEEN PRESENTED, ALL INFORMATION IS SUBJECT TO CHANGE.**
 1. There are NO guarantees that Mid-Atlantic Ventures will ultimately acquire this property. The term "suitable for identification" means the property is under contract and due-diligence is underway.

2. There can be no assurance that cash flows or profits will be generated by the Property and you could lose all or part of your investment. Please see the more detailed projections and related assumptions within the Memorandum and Addendums. There can be no assurance that the assumptions are correct or that the projections accurately predict future events or performance. You should carefully review the assumptions used in the projected financial results.

This summary is not to be given to investors ahead of the offering memorandum and must be accompanied or preceded by the MAV - Foxcroft, LLC Confidential Private Placement Memorandum and the Addendums to the Memorandum having material information regarding Tenant-in-Common Interests. The information provided above is a summary only and you should read the entire Memorandum and Addendums if interested in a TIC Interest before making an investment decision. Membership Interests and/or TIC Investments are speculative and involve substantial risk. Please see the "Risk Factors" section in the Memorandum and Addendums.