



August 16th, 2006

Dear Prospective Participant,

Enclosed please find a Participant Information Package and related Subscription Documents for the new Suncoast Professional Center project in Pasco County, Florida.

Please carefully review the information contained in the Package and Subscription Documents. As discussed in greater detail in the documents, investors in Notes are entitled to simple interest of 16% per annum after the acquisition of the property and are projected to receive that interest and a return of their principal approximately 30 months after acquisition of the property. All interest on the Notes is expected to be paid monthly. Based on our projections, investors in Member Interest (Equity) would receive back their investment and an approximate 31% annualized return on their investment approximately 48 months after the acquisition of the property, assuming complete sale of the project and receipt of sufficient proceeds. These returns are subject to various assumptions and risks which are more fully described in the enclosed Package and Subscription Documents.

Please complete the enclosed Subscription Documents as per the instructions contained in the enclosed Instruction Letter, which contains specific information on how to participate in this project. We must receive your funds and signed Subscription Documents no later than September 15, 2006. If your subscription is accepted, your funds may accrue interest until the property closing (or such earlier date that the Note interest or Member preferred return commences to accrue) at a rate of 5% per annum, as described in more detail in the accompanying Subscription Documents; in which event, after the property closing a check will be distributed to you for interest earned during this period.

Should you have any questions, please contact Nelly Rodriguez at 954 515-0040 ext. 301

Kindest regards,

David Ortiz, P.A., CCIM

President

Global Group Investment, Inc.