



UPTOWN

Arnold K. "Arnie" Altsuler

President & Chief Executive Officer

**2121 SAGE ROAD, SUITE 300
HOUSTON, TEXAS 77056
USA**

aka@coldwellbankeruptown.com

TOLL FREE: 800/726-4956

DIRECT TEL: 713/840-5045

FAX: 713/621-3303

EXPANDING REAL ESTATE SERVICES IN MEXICO

As a result of previously establishing many strategic alliances with leading commercial real estate service providers, investors and developers in various Mexican cities, I have been introduced to many opportunities in Mexico serving the fast growing retail markets, as well as the continuing growth markets of residential subdivision development.

In servicing the retail markets, including site selection for related development and investment, one of our current tasks is to continue seeking numerous sites for the expansion of a well established retail chain now operating over 100 locations in Mexico. Their target is to double store units by the end of 2005, and continue to grow. These sites range in size from stand alone, to part of larger multi tenant facilities. This effort has uncovered several opportunities, both large and small, to both build and acquire investment properties.

Institutional and private investors seeking the placement of large amounts of capital are now investing in Mexico by building or acquiring property for leasing to credit worthy companies. By the introduction to certain entities providing debt financing for selected projects, we are able to offer limited mortgage brokerage services common in the USA, Canada, and Europe, but not so common in Mexico. For those borrowers and/or lenders requiring title insurance, we are offering coverage through our alliance with Stewart Title Guaranty de Mexico.

Most of the real estate development and investment opportunities in Mexico have been done by wealthy private individuals, some private funds, and long time landowners. For those clients who seek an opportunity to enter into or expand in these growing markets, we are offering our fee services beginning with site selection alone, through tenant leasing, and both retail and residential development management. My senior partner heading the retail portion, has always been based in Mexico City and is very well known in Mexico's retail industry with over twenty years of the highest level experience in the development of nearly 200 retail facilities in Mexico.

As an American citizen active in Mexico, I was invited to participate in an interactive speaking event at the American Chamber of Commerce of Mexico's, "Alternative Financing" Seminar held in Mexico City. The attendance was overwhelming and the questions directed to me showed the Mexico business community's specific interest in expanding their operating real estate facilities, as well as in expanding other holdings with financing options previously unavailable.

Our residential development interests continue to grow with the recent contract to manage the project planning, development and marketing of a 340 acre historical tract of land in Queretaro, Mexico, <http://listing.loopnet.com/14108433>. Currently, I am examining two other major opportunities, one in the development of a significant portion of an existing resort community on the island of Cozumel, Mexico as well as a separate sea side parcel for initial development on the island. 2005 continues to be another year of major growth. I continue to seek further alliances in the USA and Mexico to work with in this effort. Your calls and emails are encouraged, and I look forward to your comments in further discussing mutual opportunities.

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