

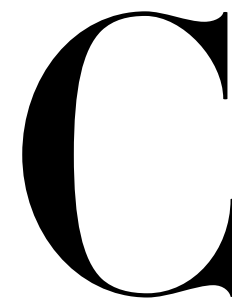
## How to Subscribe:

Thoroughly review the Fund offering memorandum. Complete and execute the Subscription Agreement included in the Capital Partners Industrial Fund I, LLLP offering and return it to:

Capital **Partners, LLP**

5003 Bruce Avenue  
Edina, MN 55424  
612-759-2699

Learn more about us at [www.capital-partners.net](http://www.capital-partners.net).



Capital Partners, LLP

# Capital Partners Industrial Fund I, LLLP.

*The investment is real.  
The partnership is trustworthy.  
The opportunity is now.*

# We are Capital Partners:

A small real estate investment firm that is big on returns with an average of 13.45% cash on cash to our Limited Partners since 2000! When you get to know our trusted business model, you will see how we can grow your commercial real estate holdings with limited risk.

**The Offering:** Capital Partners Industrial Fund I, LLLP is a dynamic spinoff from Capital Partners, LLP. We use the same investment model, but with an enhanced approach to maximize returns for Limited Partners. The Fund seeks units of \$50,000 or more per Limited Partner, totaling \$3-5 million for the purchase of Twin Cities industrial real estate. The pledged money will be collected February 1st, 2011 and held in an interest-bearing account until one or more industrial buildings that meet specific Fund criteria are purchased.

Projected annual cash on cash returns of 9% or better are anticipated within a 6-8 year holding period at which time a

sale will occur, proceeds distributed and the Fund will closeout. Our conservative projections, successful investing history and extensive local knowledge provide our Limited Partners with a profitable real estate opportunity and limited investment risk.

**Our Commitment:** Managing Partners will identify acquisitions, negotiate the purchase price, provide due diligence, personally pledge recourse debt and keep properties fully leased through strong tenant relations and hands on property management. This Fund provides Limited Partners an opportunity to invest in industrial buildings with "front line" knowledge of the Twin Cities commercial real estate market.

## The Benefits of Being a Limited Partner:

- > **Limited risk.**  
Only Managing Partners are personally liable for all property debt.
- > **Tax advantages.**  
Qualified Limited Partners receive tax deductions and depreciation opportunities against ordinary income.
- > **Monthly distribution checks.**  
Limited Partners receive regular payouts on all performing properties, beginning 30-60 days after acquisition.
- > **Profitable cash returns.**  
Limited Partners receive returns that outperform most other investments, 9% cash on cash projected.
- > **No future cash calls.**  
Limited Partners' initial cash investment is the only requirement and the only risk.
- > **Bi-annual reporting.**  
Managing Partners send updates on property acquisition, asset appreciation and principal reduction twice a year.
- > **Comprehensive leadership.**  
Managing Partners offer a strong blend of education with expertise in leasing, finance, engineering, law, marketing and investor relations.

## Timeline for success:



*While Capital Partners' goal is to offer high-yielding returns, market situations inhibit us from making guarantees.*