

Liberty Group Investments, LLC.

Great People * Great Properties

Investor Brochure



Liberty Group Investments, LLC.

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Company Overview

Our Goal:

Liberty Group Investments, LLC buys commercial properties in emerging markets and stable, yet growing markets. Our goal is to provide our investors with solid investment opportunities that yield high returns. We consistently succeed in achieving our goal through meticulous property due diligence and by employing only the highest quality management companies to oversee our investments.



Our Investors:

Our investors enjoy working with us because they're "hands off", meaning they get to focus on their lives while their money works for them. Our investment options include:

- Debt Investment (Fixed rate of return)
- Partnership - Our partners receive:
 - A portion of the **monthly cash flow** from the properties
 - A **portion of the proceeds** upon the sale of the property
 - All the **tax benefits** of ownership

Furthermore, they don't have to get involved in finding the deals, evaluating them (we analyze HUNDREDS of pre-qualified potential deals each month,) finding financing, qualifying for financing, sponsoring, and/or guaranteeing the deal, performing all the due diligence, coming up with the cash for closing, taking over, managing the property, finding new tenants, maintaining the property, making units ready, dealing with evictions, and vacancies.

****The only work our investors have to do is to CASH their checks!****

Emerging Markets:

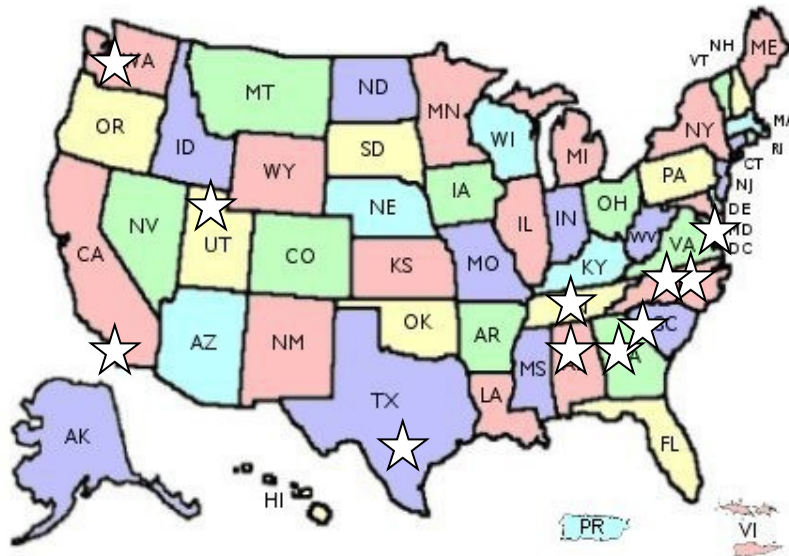
Emerging markets are areas of the country that are growing due to favorable market conditions. Some of these conditions include:

- * Job Growth
- * Pro-active local government
- * Presence of necessary infrastructure for job growth (close proximity to highways, airports, shopping, etc.)
- * Significant population increase
- * And other positive features due to locations

Emerging markets can be labeled as new growth markets or correcting markets from a previous cycle down turn. The demographic variables are just one component in this complex evaluation process and are used in conjunction with a myriad of other instruments in measuring whether a market is truly emerging.

Liberty Group Investments, LLC has mastered this system of identifying and capturing the abundant opportunities of emerging markets across the country and uses this knowledge to bring smart investments to the table for our investors.

Emerging Markets throughout the United States



Why Invest in Real Estate:

The investment opportunities we provide our investors are large, professionally run, commercial complexes in emerging markets (or stable, yet growing markets.) It is a fact that people will always need a place to live. Apartments are a cost effective solution for many individuals and families when residential real estate is no longer an option due to increasing mortgage rates or foreclosure. These apartment complexes are not valued based on comparable sales like residential real estate is; they are valued based on their income and how well they are operated. Even when the residential real estate market is feeling the effects of a downturn, commercial property is still a smart, lucrative way to increase the return on your investment.

Real estate prices are less volatile in most areas than other forms of investments. For example, it is known that stocks can and will change in value a great deal in both directions. This makes ownership of stock a crapshoot, with profit solely dependent on timing. If you cashed out in December 1999, your returns were huge; if you waited a year, you probably lost a great deal. Since then, it's been up and down. Real estate prices fluctuate, but within a lesser range. If real estate prices don't shoot up the way stock prices do in a bull market, real estate markets don't crash the way stocks do when the bull runs out of steam. In short, it's a less risky investment. Below is a chart outlining some of the most common investment choices and their comparison to investing in real estate:

Investment Comparison

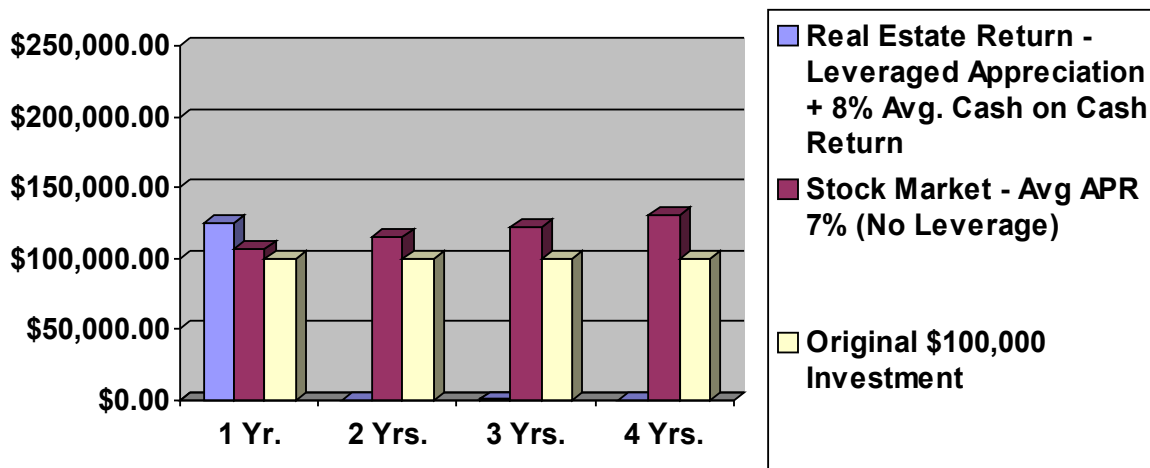
	Typical Rate of Returns	Ease of Access to Funds	Tax Advantages	Leverage/ Appreciation	Ability to Control Risk	Expensive Fees	Will Banks Lend For
CDs	.15 - 3.10 APY*	Limited	None	None	N/A	No	No
IRAs	Variable	Limited	None	None	None	Yes	No
Bank Account	.10 – 3.0 APY*	Unlimited	None	None	N/A	Minimal	No
Mutual Funds	Variable	Limited	None	None	None	Yes	No
Stocks	Variable	Unlimited	None	None	None	Yes	No
Real Estate Investment	7–10% APR Backed by Real Estate ~18-25% Annualized Return	Limited	Yes	Yes	Yes	No	Yes

*www.bankrate.com

The select group of investors we work with are thrilled with the potential returns from investing in our properties as they provide greater rate of return as compared to their IRAs, CDs and even stock accounts. Another advantage to investing in real estate is that when you make money in stocks, in order to have that money in your pocket, you have to sell the investment (kill the goose that lays the golden egg.) In real estate you receive a check every month, retain tax advantages, and you still own the investment.

Lastly, real estate investing provides you with financial leverage through the use of bank lending. The graphs below outline a simple example of this powerful effect.

Real Estate vs. Stock Market



For more information contact us **TODAY** at:

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Frequently Asked Questions:

Where are these properties located?

The properties we invest in are located in emerging markets and stable, yet growing markets throughout the United States.

What is an emerging market?

Emerging markets are areas of the country that are growing due to favorable market conditions. Some of these conditions include:

- Job growth
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How do you manage large residential complexes from out of state?

We find a property management company in the area with a successful track record of managing similar properties. We have detailed inspection and reporting requirements that our management companies follow. This allows us to keep our investors informed on the status of their property on a monthly basis. We also make frequent property inspection visits.

Can I use my IRA, 401K or other retirement plan to invest with your company?

You must certainly can. We will help you roll over your plan to a truly self-directed plan in order for you to invest with us. We work with Equity Trust for all of our truly self-directed IRA, 401k and other retirement plan needs. If you already have a truly self-directed retirement plan then you are ahead of the game.

What does it take to qualify to be an investor?

Our investors need to be accredited and have business knowledge and experience. If you are unsure whether or not you qualify as an accredited investor, please feel free to contact us and we can help you make this determination. Please see the last page of this brochure for an investor qualification questionnaire.

About Us:

Liberty Group Investments, LLC. was formed by Carey Buck and Kathleen Dougherty. Carey Buck is the President of LGI and has extensive real estate knowledge. Ms. Buck has over 11 years of experience analyzing real estate investments and owning real estate investments. Ms. Buck has trained under some of the Real Estate industries best. Her focus is on emerging markets identification, commercial property analysis, syndication and advanced marketing techniques.

Ms. Buck earned an Associates degree from the Art Institute of Philadelphia in the Music and Video Business. A major focus was put on advertising and marketing which comes in handy in the real estate business. Ms. Buck is also a licensed Pennsylvania real estate agent and a member of the Greater Newark Area Toastmasters.

Kathleen Dougherty is the Vice President of LGI and her real estate investing experience dates back to when she was a child and her father owned real estate investments. Ms. Dougherty has also been trained by some of the best that the Real Estate industry has to offer. Her focus is on emerging markets identification, commercial property analysis and syndication.

Ms. Dougherty earned a Bachelor of Science degree in nursing from Immaculata University. Ms. Dougherty has extensive research experience in the Pharmaceutical industry. She leverages her research experience to contribute to the success of LGI.

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