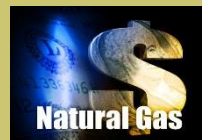
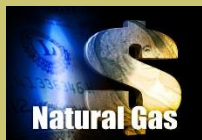


SECURITIES BROKER DEALER PARTNERS



State Registered Securities Broker Dealer – Life Insurance Agency LLC Partnership

STATE MARKET AREA SECURITIES BROKER DEALER PARTNER



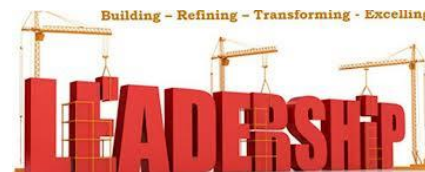
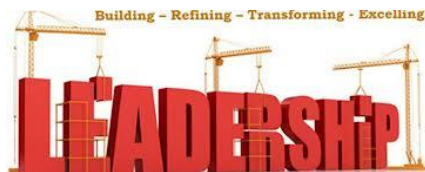
State Registered Real Estate Agency Limited Liability Company (L.L.C.)



BUSINESS BROKER STATE LICENSING REAL ESTATE BROKER L.L.C. PARTNER CONTRACT

Natural Gas Investment Banker – Securities Broker Dealers that becomes a principal Partner of the Securities Division of Sweetwater Pipeline Company LP, will Hire a State Certified Business Broker to become the State Licensing Real Estate Broker for Pendulum Business Broker Partners L.L.C.

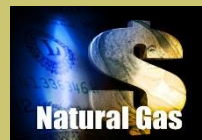
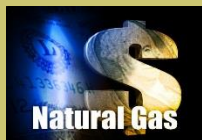
ECONOMICS 101



REAL ESTATE HISTORICALLY IS A LEADING ECONOMIC INDICATOR

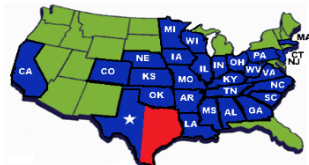
Each **Certified Business Broker** recruited and hired in each of our 30 State market areas will be offered three (3) categories of Business Broker Contracts to work with Small Manufacturing Industry sectors specifically.

SECURITIES BROKER DEALER PARTNERS



State Registered Securities Broker Dealer – Life Insurance Agency LLC Partnership

STATE MARKET AREA SECURITIES BROKER DEALER PARTNERS



THREE (3) BUSINESS BROKER CONTRACTS



Business Broker Contract # 1

Business Broker Contract # 2

Business Broker Contract # 3

1. **Business Broker** – Capital Street Business News L.L.C. Contract

www.CapitalStreetBusinessNews.com

www.CapitalStreetBusinessNewsTelevision.com

Radio & Television Business News Media Contributor Contract

2. **Business Broker** – Pendulum Business Broker Partners L.L.C. Contract

www.PendulumBusinessLoanBrokers.com

www.PendulumBusinessBrokerPartners.com

Small Manufacturing Business Growth and Expansion M & A Contract

3. **Business Broker** – Pendulum Real Estate Partners L.L.C. Contract

www.PendulumRealEstatePartners.com

State Licensing Non-Participating Real Estate Broker

- The Business Broker State Licensing Non-Participating Real Estate Broker Contract, will allow the Business Broker not to be involved in the Daily Operations of the Real Estate Company, and receive an Over-Ride Real Estate Commission from each Real Estate Sales Contract Closing.

The **Securities Broker Dealer Partner** will Recruit / Hire a State Managing Real Estate Broker, to Manage the Daily Operations of the ten (10) City District Market Areas Statewide for Pendulum Real Estate Partners L.L.C.

PENDULUM REAL ESTATE PARTNERS L.L.C.



MISSION STATEMENT

Pendulum Real Estate Partners L.L.C. is be established to become a Real Estate Company to specialize in Listing Single Family Rental Income Property to Sale exclusively to Baby Boomers.

The **Business Model** of **Pendulum Real Estate Partners L.L.C.** is designed to meet the Demand of Single Family Rent Houses that meet specific criteria for the **Baby Boomers Purchasers** that will be procured by the Workplace Employee Benefit Specialist Sales Teams of the Insurance Agency L.L.C. that will be employees of our Securities Broker Dealer Partners.

Each Securities Broker Dealer Partner in a State market area, will recruit eight (8) Insurance Agents that are Registered Securities Representatives to work with the Insurance Agency L.L.C. in each City District Market Area.

There will be ten (10) City District Market Area in each State market area, for a total minimum of eighty (80) Life & Health Insurance Agents / Registered Securities Representative Employees of the Securities Broker Dealer Partner.

Each Eight (8) member Workplace Employee Benefit Specialist Sales Team will work exclusively as Baby Boomer Retirement Planners in the Workplace, demonstrating to Baby Boomers how they can use their 401K / 403B to Purchase Single Family Rent Houses to Increase their Monthly / Annual Retirement Income.

It is our Goal for each of the eight (8) member Workplace Employee Benefit Specialist to Sale one (1) Baby Boomer Employee each week for forty (40) weeks per year, on the idea of using their 401K to Purchase a Rent House, to increase their Retirement Income by \$1,400 per Rent House, per Month.

Eighty (80) Baby Boomer Rent House Purchasers will be procured each week from our ten (10) City District Marker Areas Statewide, during our forty (40) Week Annual Sales Season, for a total of 320 Baby Boomer Rent House Purchase Sales Statewide.

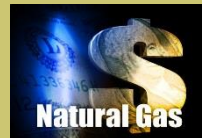
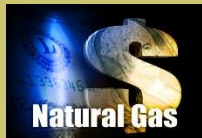
Therefore, the Real Estate Broker / Agent employees of Pendulum Real Estate Partners L.L.C., need to List a minimum of eight (8) Single Family Rent Houses per Week in our City District Market Areas to meet our specific Minimum Property Standard requirements for Rent Houses our Baby Boomers.

For any Residential Real Estate Company to be able to List and Sale 80 Houses per Week for 40 Weeks, to have 320 Houses Sold per Year, is certainly a worthy Goal . . .

Statistical Fact: The average value of a Baby Boomers 401K is only \$80,000 . . .

Unfortunately, of the 77,000,000 Baby Boomers, over 40,000,000, Baby Boomers will never have enough Money in Saved their 401K to be able to retire and live on the Interest of their 401K Savings.

SECURITIES BROKER DEALER PARTNERS



State Registered Securities Broker Dealer – Life Insurance Agency LLC Partnership

STATE MARKET AREA SECURITIES BROKER DEALER PARTNER



State Registered Real Estate Agency Limited Liability Company (L.L.C.)



BUSINESS BROKER STATE LICENSING REAL ESTATE BROKER L.L.C. PARTNER CONTRACT

Natural Gas Investment Banker – Securities Broker Dealers that becomes a principal Partner of the Securities Division of Sweetwater Pipeline Company LP, will Hire a Certified Business Broker to become the State Licensing Real Estate Broker for Pendulum Real Estate Partners L.L.C.



Pendulum Real Estate Partners L.L.C. is be established to become a Real Estate Company to specialize in Single Family Rental Income Property with two (2) Target Markets.

- 1) Working to List Single Family Rental Income Property For Sale to convert Owners Capital Gain into Securities Investments or simple Fixed Indexed Annuities.
- 2) Working to List Single Family Rental Income Property For Sale to develop an exclusive Inventory of Rental Property to Sale to our Workplace Employee Benefit Specialist Retirement Planning Clients – Baby Boomers to help Baby Boomers create a Supplemental Retirement Income of \$45,000 per year.

PENDULUM REAL ESTATE PARTNERS L.L.C.



STATE MARKET AREA SECURITIES BROKER DEALER PARTNER



State Market Area Real Estate Agency Limited Liability Company (L.L.C.) Registration



LLC
LIMITED LIABILITY COMPANY



BUSINESS BROKER – STATE REAL ESTATE DEPARTMENT LICENSING BROKER

Each Natural Gas Investment Banker Securities Broker Dealer that becomes a principal Partner of the Securities Division of Sweetwater Pipeline Company LP, will Recruit / Hire a Business Broker to become the Non-Participating State Licensing Real Estate Broker for Pendulum Real Estate Partners L.L.C.

Each State Licensing Real Estate Broker, the Non-Participating Business Broker will be an Equity Partner in Pendulum Real Estate Partners L.L.C., allowing the Business Broker to be compensated a percentage of 2% of the actual Real Estate Sales Commission per Sales Contract, or .0012 Basis Points of each Property Sales Price.

The purpose for Pendulum Real Estate Partners L.L.C. to have a Non-Participating State Licensing Real Estate Broker, is to give the principal Partners of Pendulum Real Estate Partners L.L.C. the **Securities Broker Dealer Partners**, the assurance that the Corporate Secretary and Director of Operations can Hire and Fire a State Managing Real Estate Broker with disrupting the Daily Operations of the company, because the State Licensing Real Estate Broker has been terminated.

Therefore, the Corporate Structure of Pendulum Real Estate Partners L.L.C., is to have a three (3) Real Estate Broker Contracts; 1) Non-Participating Real Estate Broker 2) State Managing Real Estate Broker 3) City District Market Area Managing Real Estate Broker

PENDULUM REAL ESTATE PARTNERS L.L.C.



STATE MARKET AREA SECURITIES BROKER DEALER PARTNER



State Market Area Real Estate Agency Limited Liability Company (L.L.C.) Registration

NON-PARTICIPATING STATE LICENSING REAL ESTATE BROKER COMPENSATION

CALCULATING BUSINESS BROKER STATE LICENSING REAL ESTATE BROKER PAY

2% of Actual Paid Real Estate Commission

Or

.0012 Basis Points of Real Estate Sales Contract Price

Example: \$125,000 Rent House Sales Price

\$125,000	Baby Boomer Rent House Average Sales Price
<u> x 6%</u>	Typical Real Estate Commission
<u> \$7,500</u>	Total Real Estate Commission
\$7,500	
<u> x 2%</u>	Non-Participating State Licensing Real Estate Broker Over-Ride Commission
<u> \$150</u>	Base Over-Ride Commission per each Baby Boomer Rent House Sale
\$150	Baby Boomer Rent House Sales Over-Ride Commission per House
<u> x 80</u>	Baby Boomer Rent House Sales per Week Minimum Company Standard
<u> \$12,000</u>	State Licensing Real Estate Broker Weekly Over-Ride Commission
\$12,000	Weekly Over-Ride Real Estate Commission for State Licensing Broker
<u> x 40</u>	Forty (40) Week Annual Sales Season
<u> \$480,000</u>	Total Annual Over-Ride Sales Commission for State Licensing Real Estate Broker

\$480,000 Paid to Business Broker as Non-Participating State Licensing Real Estate Broker

PENDULUM REAL ESTATE PARTNERS L.L.C.



STATE MARKET AREA SECURITIES BROKER DEALER PARTNER



State Market Area Real Estate Agency Limited Liability Company (L.L.C.) Registration

STATEWIDE OPERATIONS MANAGING REAL ESTATE BROKER SALES COMMISSION

CALCULATING STATEWIDE OPERATIONS MANAGING REAL ESTATE BROKERS PAY

2% of Actually Paid Real Estate Commission

Or

.0012 Basis Points of Real Estate Sales Contract Price

Example: \$125,000 Rent House Sales Price

\$125,000	Baby Boomer Rent House Average Sales Price
<u> x 6%</u>	Typical Real Estate Commission
<u> \$7,500</u>	Total Real Estate Commission
\$7,500	
<u> x 2%</u>	Statewide Operations Managing Real Estate Broker Over-Ride Commission
<u> \$150</u>	Base Over-Ride Commission per each Baby Boomer Rent House Sale
\$150	Baby Boomer Rent House Sales Over-Ride Commission per House
<u> x 80</u>	Baby Boomer Rent House Sales per Week Minimum Company Standard
<u> \$12,000</u>	Statewide Operations Real Estate Broker Weekly Over-Ride Commission
\$12,000	Weekly Over-Ride Real Estate Commission for Statewide Operations Manager
<u> x 40</u>	Forty (40) Week Annual Sales Season
<u> \$480,000</u>	Total Annual Over-Ride Sales Commission for State Managing Real Estate Broker

\$480,000 Paid to Statewide Managing Real Estate Broker as Annual Over-Ride Sales Commission

PENDULUM REAL ESTATE PARTNERS L.L.C.



STATE MARKET AREA SECURITIES BROKER DEALER PARTNER



State Market Area Real Estate Agency Limited Liability Company (L.L.C.) Registration

City District Market Area Managing Real Estate Broker Non-Sales Commission Split

10% of Actually Paid Real Estate Commission

Or

.006 Basis Points of Real Estate Sales Contract Price

ONE (1) CITY DISTRICT MARKET AREA MANAGING BROKER OVER-RIDE COMMISSION

\$125,000 Baby Boomer Rent House Average Sales Price

 x 6% Typical Real Estate Commission

\$7,500 Total Real Estate Commission

\$7,500

 x 10% Limited Market Participating State Licensing Real Estate Broker Over-Ride Commission

\$750 Baby Boomer Rent House Over-Ride Sales Commission per House

\$750

 x 8 Baby Boomer Rent House Sales per Week for One (1) City District Limited market area

\$6,000 One (1) City District Market Area Managing Real Estate Broker Weekly Sales Commission

\$6,000 City District Market Area Managing Real Estate Broker Over-Ride Commission per Week

 x 40 Forty (40) Week Annual Sales Season

\$240,000 Total Annual One (1) City District Limited Market Real Estate Over-Ride Commission

\$240,000 Non-Sales Commission Paid to City District Market Area Managing Real Estate Broker

PENDULUM REAL ESTATE PARTNERS L.L.C.



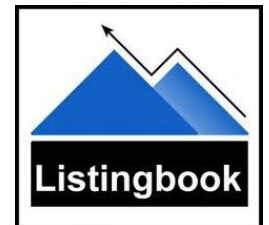
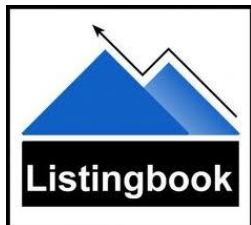
STATE MARKET AREA SECURITIES BROKER DEALER PARTNER



State Market Area Real Estate Agency Limited Liability Company (L.L.C.) Registration

City District Market Area Managing Real Estate Broker Weekly Rent House Listings Quota

Two (2) Real Estate Listing Per Week – City District Market Area Standard



40 Week Annual City District Market Area Managing Real Estate Broker Listing Standard

WEEKLY / MONTHLY MANAGING REAL ESTATE BROKER LISTING BONUS PAY

\$750 Paid Weekly to Managing Real Estate Broker per Rent House Sales Listing Contract

\$750 Paid for each, a Minimum of Two (2) Required Rent House Sales Listing Contracts per week

\$6,000 Managing Real Estate Broker Required Monthly Rent House Sales Listing Bonus Pay Standard

\$60,000 Managing Real Estate Broker Annual Rent House Listing Bonus Pay @ \$1,500 Paid per Week

The City District Market Area Managing Real Estate Brokers will Lead their four (4) member market area Real Estate Sales Team, by personally setting the Single Family Rent House Listing Standard of two (2) Rent House Listing Contract per Week for our 40 Week Annual Listing Contract Period.

PENDULUM REAL ESTATE PARTNERS L.L.C.



STATE SECURITIES BROKER DEALER PARTNER – RECRUITING REAL ESTATE AGENTS

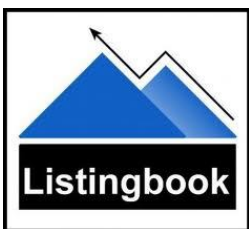


Recruiting Four (4) Real Estate Agents in Ten (10) City District Market Areas

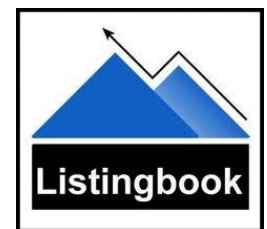


City District Market Area Real Estate Agents – Weekly Rent House Sales Listing Contract Pay

Eight (8) Real House Sales Listing Per Week – City District Market Area Standard



8 RENT HOUSES LISTED PER WEEK



40 Week – City District Market Area – Annual Rent House Sales Listing Standard

WEEKLY / MONTHLY REAL ESTATE AGENTS LISTING STANDARD BONUS PAY

\$750 Paid Weekly to Real Estate Agents per Single Family Rent House Sales Listing Contract

\$750 Paid for each, a Minimum of Two (2) Required Rent House Sales Listing Contracts per week

\$6,000 Real Estate Agents Required Monthly Rent House Sales Listing Bonus Pay Standard

\$60,000 Real Estate Agents Annual Rent House Listing Bonus Pay @ \$1,500 paid per Week minimum

PENDULUM REAL ESTATE PARTNERS L.L.C.



STATE SECURITIES BROKER DEALER PARTNER – RECRUITING REAL ESTATE AGENTS



Recruiting Four (4) Real Estate Agents in Ten (10) City District Market Areas



City District Market Area Real Estate Agents – Weekly Baby Boomer Rent House Sales

City District Market Area Weekly/Monthly Real Estate Agents Rent House Sales Standard



8 RENT HOUSES SOLD PER WEEK



40 Week – City District Market Area – Annual Rent House Sales Standard

Four (4) Real Estate Sales Agents – Working in each City District Market Area Office

Two (2) Rent House Sales Standard per Week per Real Estate Sales Agent

Eight (8) Rent House Sales Standard per Week in each City District Market Area

Ten (10) City District Market Area Four (4) member Real Estate Sales Teams per State

Eighty (80) Rent House Sales per Week in each State market area

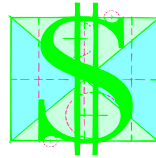
PENDULUM REAL ESTATE PARTNERS L.L.C.



STATE SECURITIES BROKER DEALER PARTNER – RECRUITING REAL ESTATE AGENTS



Recruiting Four (4) Real Estate Agents in Ten (10) City District Market Areas



ANATOMY OF A 6% RENT HOUSE REAL ESTATE COMMISSION DOLLAR

Real Estate Sales Commission Unit = \$7,500

Business Broker State Licensing Real Estate Broker Commission	2%	/	\$150	per Unit
Statewide Operations Managing Real Estate Broker Commission	2%	/	\$150	per Unit
City District market Area Managing Real Estate Broker Commission	10%	/	\$750	per Unit
City District Market Area Real Estate Agents Commission	40%	/	\$3,000	per Unit
Rent House Listing Real Estate Agents Bonus Pay	10%	/	\$750	per Unit
Corporate Operations Office Building 30 States Lease & Purchase Budget	10%	/	\$750	per Unit
City District Market Area Office Administrative Personnel Salary	5%	/	\$375	per Unit
Sub-Total City District Market Area Weekly Operating Expense per Sales Unit	<u>79%</u>	<u>/</u>	<u>\$5,925</u>	<u>per Unit</u>
State Securities Broker Dealer Partner R.O.I. Employee Payroll Investment. .	15%	/	\$1,125	per Unit
Total City District Market Area Week Operating Expense per Sales Unit	<u>94%</u>	<u>/</u>	<u>\$7,050</u>	<u>per Unit</u>

PENDULUM REAL ESTATE PARTNERS L.L.C.



STATE MARKET AREA SECURITIES BROKER DEALER PARTNERS



ROI
RETURN ON INVESTMENT

\$3,600,000 Annual Return on Real Estate Agency Investment



SECURITIES BROKER DEALER PARTNERS RETURN ON REAL ESTATE AGENCY INVESTMENT

7 Year L.L.C. Contract



7 Year L.L.C. Contract



LLC
LIMITED LIABILITY COMPANY



Business Brokers Non-Participating State Licensing Real Estate Broker 7 Year Contract

STATE MARKET AREA SECURITIES BROKER DEALER PARTNERS



\$3,600,000 Annual Return on Real Estate Agency Investment

SECURITIES BROKER DEALER PARTNERS RETURN ON REAL ESTATE AGENCY INVESTMENT

See Page 13

ANATOMY OF A 6% RENT HOUSE REAL ESTATE COMMISSION DOLLAR

Real Estate Sales Commission Unit = \$7,500

State Securities Broker Dealer Partner R.O.I. Employee Payroll Investment. . 15% / \$1,125 per Unit

CITY DISTRICT MARKET AREA RENT HOUSE SALES UNIT AND DOLLAR VOLUME



8 RENT HOUSES LISTED PER WEEK



8 RENT HOUSES SOLD PER WEEK

Each Rent Houses Sold – Minimum Sales Price: \$125,000 x 6% = \$7,500 Real Estate Commission

State Securities Broker Dealer Partner R.O.I. Employee Payroll Investment. . 15% / \$1,125 per Unit

8 – Rent House Sales per Week @ \$1,125 per Unit – R.O.I. for Securities Broker Dealer = \$9,000

TEN (10) CITY DISTRICT MARKET AREAS PER STATE

\$9,000 per Week per City District Market Area x Ten (10) City District Market Areas = \$90,000 per Week

\$90,000 per Week for Ten (10) City District Market Areas per State x 40 Week Annual Sales = \$3,600,000

\$3,600,000 Annual R.O.I. for State Market Area Securities Broker Dealer Partner

7 Year L.L.C. Contract



7 Year L.L.C. Contract

BUSINESS BROKERS ANNUAL RENT HOUSE SALES COMMISSION SPLIT



See Page 13

ANATOMY OF A 6% RENT HOUSE REAL ESTATE COMMISSION DOLLAR

Real Estate Sales Commission Unit = \$7,500

Business Broker State Licensing Real Estate Broker Commission 2% / \$150 per Unit

CITY DISTRICT MARKET AREA RENT HOUSE SALES UNIT AND DOLLAR VOLUME



8 RENT HOUSES LISTED PER WEEK



8 RENT HOUSES SOLD PER WEEK

Each Rent Houses Sold – Minimum Sales Price: \$125,000 x 6% = \$7,500 Real Estate Commission

Business Brokers Rent House Sales Commission Split per Rent House 2% / \$150 per Unit

8 – Rent House Sales per Week X \$150 per Unit = \$1,200 per City District Market Area

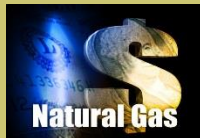
TEN (10) CITY DISTRICT MARKET AREAS PER STATE

\$1,200 per Week per City District Market Area x Ten (10) City District Market Areas = \$12,000 per Week

\$12,000 per Week for Ten (10) City District Market Areas per State x 40 Week Annual Sales = \$480,000

\$480,000 Annual Rent House Sales Commission Split for State Licensing Real Estate Broker

SECURITIES BROKER DEALER PARTNERS



State Registered Securities Broker Dealer – Life Insurance Agency LLC Partnership

SECURITIES BROKER DEALER RETURN ON REAL ESTATE AGENCY INVESTMENT

R.O.I.



State Market Area



R.O.I.

\$57,240,000 Total Annual Insurance & Securities Dollar Volume Contract

Eighty (80) Insurance Agents & Registered Securities Representatives Statewide

Insurance Agents / Registered Securities Representatives Annual Dollar Volume per State

* Insurance Agency LLC Partnership	Long Term Care Insurance Premium Sales	\$1,920,000
* Insurance Agency LLC Partnership	Universal Life Insurance Premium Sales	\$1,920,000
* Partners – Securities Offerings	Employee 401K & 403B Residential REIT Offering	\$14,400,000
* Partners – Securities Offerings	Employee 401K/403B Natural Gas Service Station	\$15,000,000
* Partners – Securities	Rental Property Owners Asset Conversion Wealth Management	\$7,000,000
* Partners – Securities Offerings	Employee 401K & 403B Natural Gas Electric Power Plant	\$17,000,000
Total Combined Product Annual Dollar Sales Volume per State		\$57,240,000

Each **Natural Gas Investment Banker Securities Broker Dealer** that is awarded a **Contract** to become a **Partner** of the Securities Division of **Sweetwater Pipeline Company**, will realize the **\$57,240,000 Total Combined Insurance and Securities Offering Sales** as outlined herein, per each eight (8) member City District Market Area Sales Team, in their chosen State Contract Market Area.

Single Family Rental Income Property Owner Wealth Management Marketing



FIXED INDEX ANNUITIES



FIXED INDEX ANNUITIES



Wealth Management Rent House Sales Capital Gains Indexed Annuity Investments