



Your Real Estate Investment Partner



HIGH INVESTORS, LTD.
A Member of High Real Estate Group

Who We Are

High Investors, Ltd. is a team of experienced real estate professionals with a proven track record. Our expertise lies in identifying attractive real estate opportunities for our investors and maximizing their performance. We have acquired over \$300 million of income-producing real estate in the eastern United States since 1985 and partnered with over 500 investors.

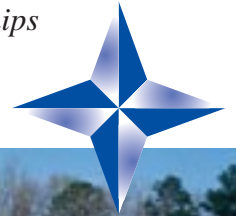
High Investors, Ltd. is an affiliate of High Industries, Inc., a values-based organization founded in 1931. As a member affiliate of the High Real Estate Group, a full-service real estate organization, High Investors, Ltd. is supported by a group of real estate professionals with expertise in areas critical to the success of our projects. This includes property management, appraisals, municipal approvals, property maintenance, design & construction, and financing resources.



*The High Investors team —
standing: Deb Plantholt, Bruce Tahsler seated: Janet King, Derry Young*

Our goal is clear—

*build long-term, trustworthy relationships
by maximizing the performance of our
partners' investments.*



What We Provide

High Investors, Ltd. sponsors direct real estate investments, typically in apartment communities and suburban office buildings. Most recently, we have focused our sights on Georgia and the Carolinas. This is where we believe excellent, sustainable investment opportunities currently lie. These high quality, well-located properties with upside potential undergo extensive due diligence. This includes a comprehensive physical inspection, performed by both High Investors and an environmental/engineering firm. Additionally, a competitive market analysis is completed by High Investors and is often supplemented by the findings of a market research firm. Once acquired, each property is managed, on-site, by High

Associates, Ltd., also a member affiliate of the High Real Estate Group. This combination of a painstaking selection process and focused operational control of each property has been a winning formula and has resulted in repeat participation from our investors.

When a new property passes our stringent analysis, and is identified for purchase, ownership of that property is made available to our investors through investment shares. The purchase price of a property is \$5 - \$15 million. Our investors purchase shares in



*above— Georgetown Crossing Apartments,
Savannah, GA*

left— York Ridge Apartments, Charlotte, NC

Much like owning shares of stock

*in a company, our investors
own shares of a limited
partnership.*

\$25,000 increments. Investors receive a quarterly cash distribution and, assuming successful disposition of the property at a future date, the return of their original principal plus a share of the sale profit. Of course, like other investments, there is no guarantee that each property will result in profits or full return of original principal. However, predictable income during the period of ownership paired with the potential for upside profit on the future sale of the property have proven to be attractive features of our investment offerings.

Benefits To You, Our Partner

Diversification— direct ownership of income-producing real estate, in addition to your primary residence, is an important component of a complete investment portfolio.

Current Income— quarterly cash distributions at attractive current yields.

Sale Profit— in addition to quarterly income and the anticipated return of principal, the potential for sharing in sale profit is an exciting proposition.

Turn-key Ownership— this investment vehicle allows you to avoid the headaches often associated with full, self-ownership of investment real estate. It's all done for you, through High Investors.

Flexibility— no limit on your level of participation. If a particular investment opportunity is especially attractive to you, you may elect to purchase multiple shares.

Emotional Rewards— our investors enjoy the prideful feeling that comes from real estate ownership. You'll enjoy our quarterly investment updates in which, along with your cash distribution check, you'll receive a summary of your property's performance including occupancy percentages, revenues, expenses and capital expenditures.

Peace of Mind— confidence that your investment is being handled by trustworthy real estate professionals with a proven track record.



above— Cobblestone Apartments, Savannah, GA

below right— Quorum Business Park, Charlotte, NC

below left— Westbury Mews Apartments, Summerville, SC



Our Track Record



Equity Transactions Initiated Since 1993

Paces Glen Apartments
Charlotte, NC-1993

Sold July 1996-
Produced 13.3% average annual return

York Ridge Apartments Equity
Charlotte, NC-1994

6% current priority yield & 9% overall priority return
Currently yielding 9.25%

Quail Hollow/Commons Offices
Charlotte, NC-1994

Sold October 1996-
Produced 41% average annual return

RosePark Apartments
Atlanta, GA-1995

8% current priority yield & 12% overall priority return
Currently yielding 12%

Courtyard on the Green Apartments
Melbourne, FL-1995

Sold June 1997-
Produced 14.5% average annual return

Plantation Oaks Apartments
Charleston, SC-1996

7% current priority yield & 10% overall priority return
Currently yielding 9.5%

Quorum Business Park
Charlotte, NC-1996

6% current priority yield & 10% overall priority return
Currently yielding 9.5%

Georgetown Crossing Apartments
Savannah, GA-1997

6.25% current priority yield & 9% overall priority return
Currently yielding 6.75%

Springs Landing Apartments
Atlanta, GA-1998

6.75% current priority yield & 9.5% overall priority return

Winnstead Apartments
Atlanta, GA-1998

8% current priority yield & 9.5% overall priority return

Westbury Mews Apartments
Charleston, SC-1998

7% current priority yield & 9.5% overall priority return

Cobblestone Apartments
Savannah, GA-1999

7% current priority yield & 9.5% overall priority return

Beacon Ridge Apartments
Greenville, SC-1999

7% current priority yield & 9.5% overall priority return

Current Properties



About High Industries, Inc.

From its beginning in 1931 as a welding shop to its status today as a diverse and growing organization consisting of multiple business, High Industries, Inc. has established a reputation of excellence in serving customers, quality in all products and services, personal and corporate integrity and beauty in its projects which affect the environment.

“Right the first time” is a principle that permeates all of the High companies. This dedication to quality is evidenced by the numerous awards and recognition consistently received. Investment in advanced technologies, capital assets, new products and services and innovative solutions ensure that High’s quality position will continue to be earned.

The customer is the focus of all of the High companies. The goal is to always ensure that each customer’s needs are handled in a way that exceeds expectations.

From the development of aesthetically designed corporate centers to the refurbishing of urban areas to the support of charitable organizations, High Industries, and its affiliates, have always participated in the beautification of the environment and projects which are uplifting to the community. Additionally, concern for the environment has led to changes in manufacturing processes as well as initiation of practices that make the High Companies responsible stewards of their resources.

The High organization began with a strong sense of quality and integrity. That position of High ethics, combined with a steadfast dedication to quality and customers, will continue to be the guiding forces behind High Industries in the future.



High Welding Company, the forerunner of the High Industries, Inc., started at this location in Lancaster, Pennsylvania in 1931.

The High Companies

High Steel Structures, Inc.

Steel fabrication and erection, crane rentals, rigging and specialized over-sized/over-weight hauling.

High Concrete Structures, Inc.

Precast/prestressed concrete building systems.

High Steel Service Center, Inc.

Steel processing and distribution.

*High Safety Consulting Services, Ltd.**

Occupational safety & health consulting and training services.

High Real Estate Group

Full-service real estate resource. Member affiliates: High Associates, Ltd., High Construction, Inc., Greenfield Architects, Ltd., High Investors, Ltd.

*High Hotels, Ltd.**

Hotel development, ownership and management.

*High Food Services, Ltd.**

Industrial/office food services.

*High Employee Services, Ltd.**

Staffing and outsourced human resource services.

*An Affiliate of High Industries, Inc.



We Invite You To Be Our Partner



At High Investors, Ltd., like each of the High companies, we are dedicated to serving our customers, and serving them well. Our goal is to build a long-term, trustworthy relationship with each investor. I look forward to the possibility of having you partner with us on future projects.

*S. Dale High
Chairman of the Board and
President of High Industries, Inc.*



Thank you for taking the time to familiarize yourself with High Investors and the benefits associated with direct participation in real estate. I invite you to contact us to further discuss this exciting type of investment. We look forward to welcoming you as a valued partner in the near future.

*Bruce D. Tahsler
Senior Vice President, High Investors, Ltd.*



For the past 12 years, I have worked with over 500 individuals, trusts and institutions to help them diversify their investment portfolios. Our partnerships are a convenient way to participate in the rewards of investment real estate without the headaches of day-to-day management responsibility. I would appreciate the opportunity to help you further explore the benefits of our investment opportunities.

*Derry L. Young
Vice President, High Investors, Ltd.*



HIGH INVESTORS, LTD.

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Your Real Estate Investment Partner

High Investors, Ltd. is a member of the High Real Estate Group, a full service real estate resource. With affiliate offices in Cumberland, Lancaster, York, and Chester Counties, Pennsylvania; Charlotte, North Carolina; Atlanta and Savannah, Georgia; Charleston and Greenville, South Carolina; and Sarasota, Florida, High Real Estate Group provides a broad array of services including industrial/commercial brokerage, leasing and development, asset and property management, corporate real estate services, construction services, architectural design, and real estate investments.

This brochure is neither an offer to sell interest nor a solicitation to buy any security. Offers are made only by Private Placement Memorandum for each particular investment.