



*Committed to Fulfilling the Individual Desire
of Private Land Ownership*

To succeed at what you love – and believe in what you do – are among the great satisfactions in life. In these and many other ways, we feel truly fortunate.

Briefly stated, our vision for NLP is to help people achieve ownership in some of America's most extraordinary land – in a way that preserves its unique character.

We believe this urge to own – yet preserve – flows from something deep within the American character. Further, the surest protection for this irreplaceable resource is through the care and husbandry of the individual property owner.


As Thomas Jefferson said over 200 years ago, “*The small land-holders are the most precious part of the state.*” As much as anything, this Jeffersonian vision is the driving force behind our efforts.

Sincerely,
National Land Partners




National Land Partners, one of the largest and most successful buyers and sellers of recreational and residential land in the United States, is more than simply a land developer. National Land Partners maintains the highest levels of business professionalism, is committed to community and environmental sensitivity, and possesses seasoned, experienced people who are dedicated to providing quality land at attractive prices for private land owners.

The company which became National Land Partners was founded in 1995 by Harry S. Patten, who in 1965 pioneered the concept of purchasing large tracts of rural land and subdividing and selling it to urban dwellers at bargain prices. Each year, as National Land Partners continues to grow, the company continues to produce strong sales and profit margins at the same time it produces satisfied customers.



"This is our first experience being shown property with a personalized touch...we were provided refreshments, boots, socks but most of all the caring attitude of Sarah to find us just the right property. We commend these folks for their expertise, professionalism and personal touch during our experience!" — Jerry and Joyce



OUR COMMITMENT TO EXCELLENCE

At National Land Partners (NLP), we understand the quest to own land has always been part of the American dream. For over fifty years, National Land Partners has specialized in buying and selling large recreational and residential tracts of beautiful, highly desirable, undeveloped land, usually next to or near amenities, such as golf courses, the ocean, lakes, rivers or mountains that are also within a reasonable driving distance to major metropolitan areas. We leverage our

real estate expertise and unique resources to buy land on terms at below market prices. The company looks for properties that are appealing to the mass market of prospects, including those planning retirement and those simply seeking a lifestyle change – the majority of our current customers. National Land Partners buys, improves and sells land with a total commitment to excellence in every aspect of the transaction, including land use and environmental considerations.



OUR REPUTATION

From the way we treat each land owner, to our ecologically-conscious approach to land projects, National Land Partners is proud of the reputation it has built in the industry.

As we continue to develop some of the nation's most promising land, we remain dedicated to the strategies, mindsets and ethics that have served

us so well in the past. From the many diverse properties and communities we sell across the nation, National Land Partners continues to be as committed to the land we buy as to the customers we serve. To that end, we feel most fortunate to be part of the communities that makes it easy for us to do what we love, successfully.



“Wow!” is all I can say. The land is spectacular, the price was a bargain and the buying process was a delight – unlike the other 2 developments my wife and I looked at.” – Rj and Kendra L.



QUALITY STANDARDS & SUPERIOR FEATURES

We do exhaustive research on the land we purchase, as well as the surrounding areas. Our primary goals are to be absolutely confident in the prospective market potential, product features and amenities, and our business approach, which must be both sensitive to the environment and to the people who live there. In partnership with our land consultants, acquisition experts, marketing and financing teams and our business associates, National Land Partners ensures integrity in every stage of the real estate process – including infrastructure development, such as roads, electric, telephone, internet, water and sewer. In fact, we plan and research more extensively than any other company in the land business. As a discipline, we purchase only a small percentage of the prop-

erties we review and research. After sifting through dozens of regional, economic and ecological studies, and hundreds of pieces of properties, we select just a few tracts of prime land that meet our quality standards and superior features, deeming them worthy of future development. Our diligent business approach, not only minimizes risk, but it also shortens each project’s acquisition and resale timeframe, resulting in maximum savings for our customers. At the same time, we make careful assessments of local sensibilities – with a focus on preservation. National Land Partners prides ourselves on doing everything in our power to help our customers appreciate the land and the area’s distinctive character.



“One word - EXCELLENT! From the first phone call to signing - great!” – Nathan S.

MAKING IT EASY TO BUY

Characteristically, the land we offer is otherwise impossible to buy – since its parceled from larger tracts and beyond the reach of most individuals. Though the beauty of the land speaks for itself, we make sure there are no surprises – and that our customers know exactly what will be required to make their dream homesite livable.

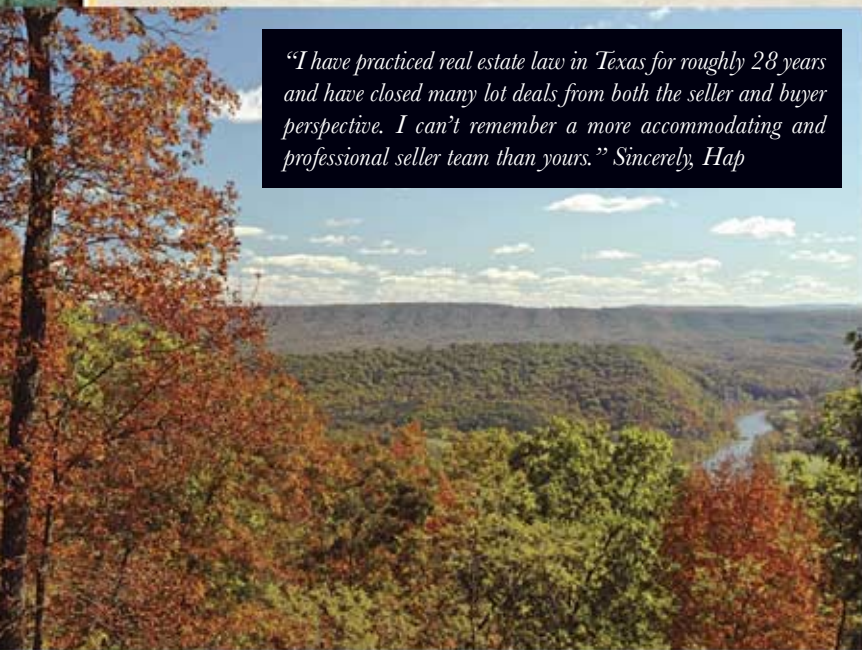
To facilitate the sale, National Land Partners employs a full-time team of experienced Land Consultants to provide a personal one-on-one approach with each and every customer. Each prospective buyer receives an extensive Vital

Information Statement, detailing availability of electricity, telephone, internet, sewage disposal, water, estimated costs, and recommendations for people or agencies to contact for future residential development of the property. The company also works hand-in-hand with area banks, lenders and title companies to provide pre-arranged financing options for credit qualified customers and insure a swift and smooth closing process. At closing, each new property owner will receive a warranty deed, conveying clear title to the property.

BEFORE THE SALE

The first step for all new customers of National Land Partners is to be partnered with one of our professional and knowledgeable Land Consultants, who will act as a guide through the land buying experience. Our dedicated land experts are thoroughly trained in every aspect of the real estate transaction and specialize in helping individuals and families select the ideal piece of land that can be transformed into the recreational or future residential homesites of their dreams. This personalized attention to the desires

and needs of our customers, extends even after the purchase and closing of the property is completed. Our Land Consultants continue to maintain a close relationship with every property owner for all future inquiries or questions that may arise on their new community or surrounding areas. Above all, we at National Land Partners are committed to providing our customers and property owners with the highest level of customer service, during every phase of the sale's process, from the beginning to the end...and beyond.



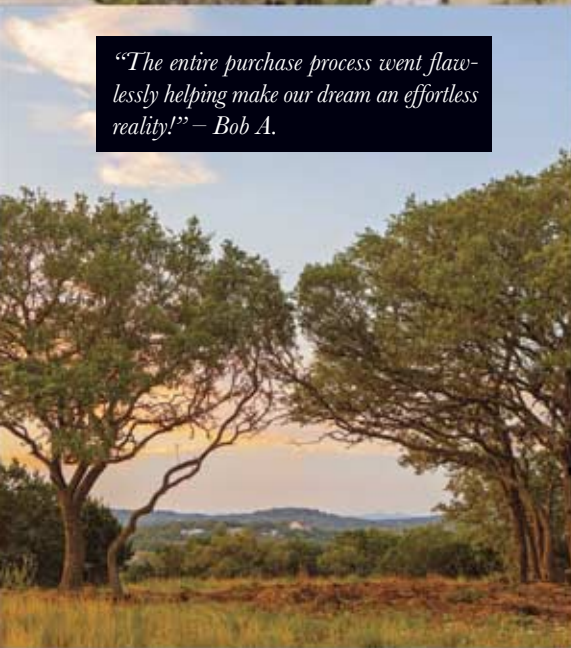
"I have practiced real estate law in Texas for roughly 28 years and have closed many lot deals from both the seller and buyer perspective. I can't remember a more accommodating and professional seller team than yours." Sincerely, Hap





"Mike listened to our vision of our future home and matched us to the pieces of land that fit us perfectly. Never in the two days that we spent with Mike did we ever feel any pressure from him to buy. He did a tremendous job bringing us and the company together to purchase the land for our future home, and we couldn't be happier! Mike is genuinely a nice young man with a tremendous amount of integrity. We will eagerly refer our friends to Mike and the great people at Summit Springs." – Cullen & Debi K.

"The entire purchase process went flawlessly helping make our dream an effortless reality!" – Bob A.



FINANCING AND THE CLOSING PROCESS

Our Land Consultants are seasoned and capable of helping customers seamlessly navigate all phases of their real estate purchase, including financing and closing. Typically, National Land Partners selects a local bank/lender and title company, near the property, to handle all the closings. While NLP wants competitive rates, varied loan programs and low closing cost for our purchasers, the main focus is partnering with a

bank and title company that can handle our large volume of customers, value a swift and smooth closing process and provide a complete commitment to customer service excellence. By facilitating the financing of land purchases through partnerships with banks, we not only add immeasurable value to the process, but we also make closing land deals an easy, enjoyable and stress-free experience for our customers.

AFTER THE SALE

At National Land Partners, developing customer relationships is something we strongly believe in and enjoy. Satisfied customers are our biggest supporters and largest asset; approximately 30% of all our land sales are generated through existing customers. In essence, these referrals have become our company's best testimonials.

We keep in touch, both socially and professionally, after the sale is complete and develop long lasting relationships with our customers. Whether it's offering community news, hosting cookouts or other neighborhood gatherings, we are committed to the satisfaction of each land owner. By far, the bond we share with our customers is the most rewarding part of our business.

LAND BUYER'S NIGHTMARE

I hesitate to make a list
Of all the countless deals I've missed.
Bonanzas that were in my grip –
I watched through my fingers slip:
The windfalls which I should have bought
Were lost because I over thought:
I thought of this, I thought of that,
I could have sworn I smelled a rat.
And while I thought things over twice
Another grabbed them at the price.
It seems I always hesitate,
Then make up my mind much too late.
A very cautious man am I
And that is why I never buy.
How Nassau and how Suffolk grew!
North Jersey! Staten Island too!
When others culled those sprawling farms
and welcomed deals with open arms –
A corner here, ten acres there,
Compounding values year by year,
I chose to think and as I thought,
They bought the deals I should have bought.
The golden chances I had then
Are lost and will not come again.
Today I cannot be enticed
For everything's so overpriced.
The deals of yesteryear are dead:
The market's soft – and so's my head.
Last night I had a fearful dream
I know I awakened with a scream:
Some men approached my bed –
For trinkets on the barrelhead
(In dollar bills worth twenty-four
And nothing less and nothing more)
They'd sell Manhattan Isle to me,
The most I'd go was twenty-three
Those men scowled: "Not on a bet!"
And sold to Peter Minuit.
At times a tear drop drowns my eye
For deals I had but did not buy:
And now life's saddest words I pen
"If only I'd invested then!"

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