82.txt

Message-ID: <1367549.1075855667355.JavaMail.evans@thyme>  
Date: Wed, 25 Oct 2000 10:31:00 -0700 (PDT)  
From: phillip.allen@enron.com  
To: cbpres@austin.rr.com  
Subject:   
Mime-Version: 1.0  
Content-Type: text/plain; charset=us-ascii  
Content-Transfer-Encoding: 7bit  
X-From: Phillip K Allen  
X-To: cbpres@austin.rr.com  
X-cc:   
X-bcc:   
X-Folder: \Phillip\_Allen\_Dec2000\Notes Folders\All documents  
X-Origin: Allen-P  
X-FileName: pallen.nsf  
  
George,  
  
 The San Marcos project is sounding very attractive. I have one other   
investor in addition to Keith that has interest. Some additional background   
information on Larry and yourself would be helpful.  
  
 Background Questions:  
   
 Please provide a brief personal history of the two principals involved in   
Creekside.  
  
 Please list projects completed during the last 5 years. Include the project   
description, investors, business entity,   
  
 Please provide the names and numbers of prior investors.  
  
 Please provide the names and numbers of several subcontractors used on   
recent projects.  
  
  
 With regard to the proposed investment structure, I would suggest a couple   
of changes to better align the risk/reward profile between Creekside and the   
investors.   
  
  
 Preferable Investment Structure:  
  
 Developers guarantee note, not investors.  
  
 Preferred rate of return (10%) must be achieved before any profit sharing.  
  
 Builder assumes some risk for cost overruns.  
  
 Since this project appears so promising, it seems like we should   
tackle these issues now. These questions are not intended to be offensive in   
any way. It is my desire to build a successful project with Creekside that   
leads to future opportunities. I am happy to provide you with any   
information that you need to evaluate myself or Keith as a business partner.  
  
Sincerely,  
  
Phillip Allen  
  
   
 buy barclay