

Real Estate Partnership Offering:

We would like you to become our partner in The Hartman Group First Fund, Ltd. This partnership will invest in presently existing income-producing real estate in Michigan.

Our investment objectives are,

Cash Flow: To generate cash flow on a quarterly basis.

Capital Appreciation: To produce profits for Investors on the ultimate resale of the Partnership's investments.

Equity Build-Up: To increase the equity through payment on mortgage principal, to be recovered for Investors upon resale or refinancing of the Partnership's property.

Tax Shelter: To generate tax shelter of Partnership income resulting from depreciation and other deductions permitted under the Internal Revenue Code as described in the PROSPECTUS.

Please fill out and return the form below and we will send you a Prospectus covering the current offering.



THE HARTMAN GROUP FIRST FUND, LTD.

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1720 Travelers Tower • 26555 Evergreen Road • Southfield, Michigan 48076 (313) 352-2700

The offer made by the prospectus is limited to Michigan residents only.

Please send me a prospectus on . . .
The Hartman Group First Fund, Ltd.

NAME _____
ADDRESS _____
CITY _____
ZIP _____
PHONE _____
STATE _____

This advertisement is neither an offer to sell nor a solicitation of an offer to buy any of these securities. The offering is made only by the prospectus. The offer made by the prospectus is limited to Michigan residents only.