

FORM D

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549



05056594

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D,

SECTION 4(6), AND/OR

UNIFORM LIMITED OFFERING EXEMPTION

SEC USE ONLY	
Prefix	Serial
DATE RECEIVED	

Name of Offering (☐ check if this is an amendment and name has changed, and indicate change.)

Issuance and Sale of Limited Partnership Interests in Series 4

Filing Under (Check box(es) that apply): ☐ Rule 504 ☐ Rule 505 ☒ Rule 506 ☐ Section 4(6) ☐ ULOE

Type of Filing: ☒ New Filing ☐ Amendment

A. BASIC IDENTIFICATION DATA

1. Enter the information requested about the issuer

Name of Issuer (☐ check if this is an amendment and name has changed, and indicate change.)

R3 Properties, LP

Address of Executive Offices: (Number and Street, City, State, Zip Code)

500 N. Capital of Texas Highway, No. 3, Suite 100, Austin, TX 78746

Telephone Number (Including Area Code)

(512) 328-9090

Address of Principal Business Operations: (Number and Street, City, State, Zip Code)

(if different from Executive Offices) **SAME**

Telephone Number (Including Area Code)

Brief Description of Business: **Real Estate Investment**

Type of Business Organization

☐ corporation

☒ limited partnership, already formed

☐ other (please specify):

☐ business trust

☐ limited partnership, to be formed

Actual or Estimated Date of Incorporation or Organization: Month Year ☒ Actual ☐ Estimated

Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: **DE**

CN for Canada; FN for other foreign jurisdiction)

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

A. BASIC IDENTIFICATION DATA

2. Enter the information requested for the following:

- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply: ☒ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director ☒ General and/or Managing Partner

Full Name (Last name first, if individual)

R3 Mgt., LLC

Business or Residence Address (Number and Street, City, State, Zip Code)

500 N. Capital of Texas Highway, No. 7, Austin, TX 78746

Check Box(es) that Apply: ☒ Promoter ☒ Beneficial Owner ☒ Executive Officer ☐ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)

Slagter, Martin

Business or Residence Address (Number and Street, City, State, Zip Code)

500 N. Capital of Texas Highway, No. 7, Austin, TX 78746

Check Box(es) that Apply: ☒ Promoter ☒ Beneficial Owner ☒ Executive Officer ☐ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)

Urbina, Elias F.

Business or Residence Address (Number and Street, City, State, Zip Code)

500 N. Capital of Texas Highway, No. 7, Austin, TX 78746

Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director ☐ General and/or Managing Partner

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

B. INFORMATION ABOUT OFFERING

1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?..... ☐ Yes ☒ No

Answer also in Appendix, Column 2, if filing under ULOE.

2. What is the minimum investment that will be accepted from any individual?\$ 2,500

3. Does the offering permit joint ownership of a single unit?..... ☒ Yes ☐ No

4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.

Full Name (Last name first, if individual) N/A

Business or Residence Address (Number and Street, City, State, Zip Code) N/A

Name of Associated Broker or Dealer N/A

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States)..... ☐ All States

[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States)..... ☐ All States

[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States)..... ☐ All States

[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

(Use blank sheet, or copy and use additional copies of this sheet, as necessary)

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box ☐ and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.

Type of Security	Aggregate Offering Price	Amount Already Sold
Debt	\$	\$
Equity	\$	\$
☐ Common ☐ Preferred		
Convertible Securities (including warrants)	\$	\$
Partnership Interests	\$ <u>1,139,250</u>	\$ <u>809,251</u>
Other (Specify)	\$	\$
Total	\$ <u>1,139,250</u>	\$ <u>809,251</u>

Answer also in Appendix, Column 3, if filing under ULOE

2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases of the total lines. Enter "0" if answer is "none" or "zero."

	Number Investors	Aggregate Dollar Amount of Purchases
Accredited Investors	<u>21</u>	\$ <u>809,251</u>
Non-accredited Investors	<u>0</u>	\$ <u>-0-</u>
Total (for filings under Rule 504 only)		\$

Answer also in Appendix, Column 4, if filing under ULOE

3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1.

Type of Offering	Type of Security	Dollar Amount Sold
Rule 505.....N/A.....		\$
Regulation A.....N/A.....		\$
Rule 504.....N/A.....		\$
Total		\$

4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Excluded amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.

Transfer Agent's Fees	☐ \$
Printing and Engraving Costs	☐ \$
Legal Fees	☒ \$ <u>50,000</u>
Accounting Fees	☐ \$
Engineering Fees	☐ \$
Sales Commissions (specify finders' fees separately)	☐ \$
Other Expenses (identify) Finders' fees.....	☐
Total	☒ \$ <u>50,000</u>

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

b. Enter the difference between the aggregate offering price given in response to Part C - Question 1 and total expenses furnished in response to Part C - Question 4.a. This difference is the "adjusted gross proceeds to the issuer."

\$ 1,089,250

5. Indicate, below the amount of the adjusted gross proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C - Question 4.b above.

	Payments to Officers, Directors, & Affiliates	Payments To Others
Salaries and fees	☒ \$ 50,000	☐ \$
Purchase of real estate	☐ \$	☐ \$
Purchase, rental or leasing and installation of machinery and equipment	☐ \$	☐ \$
Construction or leasing of plant buildings and facilities	☐ \$	☐ \$
Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger)	☐ \$	☒ \$ 1,039,250
Repayment of indebtedness	☐ \$	☐ \$
Working capital	☐ \$	☐ \$
Other (specify)	☐ \$	☐ \$
.....	☐ \$	☐ \$
.....	☐ \$	☐ \$
Column Totals	☒ \$ 50,000	☒ \$ 1,039,250
Total Payments Listed (column totals added)	☒ \$ 1,089,250	

D. FEDERAL SIGNATURE

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of Rule 502.

Issuer (Print or Type) R3 Properties, LP	Signature 	Date 5/19/05
Name of Signer (Print or Type) Elias F. Urbina	Title of Signer (Print or Type) Manager of R3 Mgt., LLC, the General Partner	

ATTENTION

Intentional misstatements or omissions of facts constitute federal criminal violations. (See 18 U.S.C. 1001.)

E. STATE SIGNATURE

1. Is any party described in 17 CFR 230.252(c), (d), (e) or (f) presently subject to any of the disqualification provisions of such rule?..... ☐ Yes ☒ No

See Appendix, Column 5, for state response.

2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239.500) at such times as required by state law.
3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person

Issuer (Print or Type) R3 Properties, LP	Signature 	Date 5/19/05
Name (Print or Type) Elias F. Urbina	Title (Print or Type) Manager of R3 Mgt., LLC, the General Partner	

Instruction:

APPENDIX

1	2		3	4				5	
	Intend to sell to non-accredited investors in State (Part B-Item 1)		Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)				Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No	Limited Partnership Interests	Number of Accredited Investors	Amount	Number of Nonaccredited Investors	Amount	Yes	No
AL									
AK									
AZ									
AR									
CA									
CO		X	\$25,000	1	\$25,000	0	-0-		X
CT									
DE									
DC									
FL									
GA									
HI									
ID									
IL									
IN									
IA									
KS									
KY									
LA									
ME									
MD									
MA									
MI									
MN									
MS									
MO									

APPENDIX

1	2 Intend to sell to non-accredited investors in State (Part B-Item 1)		3 Type of security and aggregate offering price offered in state (Part C-Item 1)	4 Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State UOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No	Limited Partnership Interests	Number of Accredited Investors	Amount	Number of Nonaccredited Investors	Amount	Yes	No
MT									
NE									
NV									
NH									
NJ									
NM									
NY									
NC									
ND									
OH									
OK									
OR									
PA									
RI									
SC									
SD									
TN									
TX		X	\$1,111,750	19	\$781,751	0	-0-		X
UT		X	\$2,500	1	\$2,500	0	-0-		X
VT									
VA									
WA									
WV									
WI									
WY									
PR									

EXHIBIT A

**SERIES 4
(1st Closing)**

**PARTNER INFORMATION
as of
May 9, 2005**

GENERAL PARTNER:

<u>Name and Contact Information</u>	<u>Series Capital Contribution</u>	<u>Series Percentage Interest</u>
R3 Mgt., LLC 500 N. Capital of Texas Highway No. 3 Ste. 100 Austin, TX 78746 Attn: Lee Urbina Telephone: (512) 328-9090 Facsimile: (512) 328-9410 E-mail: efurbina@sbcglobal.net	\$ 10,750	0.78658%

LIMITED PARTNERS:

<u>Name and Contact Information</u>	<u>Series Capital Contribution</u>	<u>Series Percentage Interest</u>
Elias F. Urbina 500 N. Capital of Texas Highway No. 3 Ste. 100 Austin, TX 78746 Telephone: (512) 328-9090 Facsimile: (512) 328-9410 E-mail: efurbina@sbcglobal.net	-0-	8.500000%
Martin Slagter 500 N. Capital of Texas Highway No. 3 Ste. 100 Austin, TX 78746 Telephone: (512) 347-0550 ext. 201 Facsimile: (512) 857-0065 E-mail: martin.slagter@ameliorate.us	-0-	9.000000%
David Petty 11123 Marden Lane Austin, TX 78739 Telephone: (512) _____ Facsimile: (512) _____ E-mail: david.petty@ameliorate.us	-0-	1.500000%
Chris Toh 2600 Cascade Falls Drive Austin, Texas 78738 Telephone: (512) 263-7817 Facsimile: (512) _____ E-mail: chris@f2cap.com	-0-	1.500000%

EXHIBIT A
SERIES 4
(continued)

<u>Name and Contact Information</u>	<u>Series Capital Contribution</u>	<u>Series Percentage Interest</u>
Brian Cumby 1801 Raleigh Avenue Austin, TX 78703 Telephone: (512) 431-6930 Facsimile: (512) 329-5599 E-mail: bcumby@austin.rr.com	-0-	9.00000%
Alan McAden 6806 Bee Caves Road Austin, TX 78746 Telephone: (512) 329-5577 Facsimile: (512) 329-5599 E-mail: allen@mcadenhomes.com	-0-	9.00000%
Michael Kenoyer c/o 500 N. Capital of Texas Highway Building 3, Suite 100 Austin, TX 78746 E-mail: mkenoyer@kmvtechnologies.com	-0-	1.00000%
Jesus O. Trujillo 2200 Wilma Rudolph Rd. Austin, TX 78748 Telephone: (512) _____ Facsimile: (512) _____ E-mail: jesusamyt@yahoo.com	-0-	0.50000%
MGM Capital Investments 12021 Sezma Park Rd. Austin, TX 78232 Telephone: (512) 266-4517 Facsimile: (512) 266-4520 E-mail: michael.mccarthy@mgmholdings.com	\$150,000	10.97560%
Tom Martin Trading Partners, LP c/o Atlantic Trust ATTN: Linda Woltkamp 1700 Lincoln St., Ste. 2550 Denver, CO 80203 Telephone: (512) 439-6954 Facsimile: (512) 439-6970 E-mail: tmartin@nfusion.com	\$25,000	1.82927%
Myra Eppright 6313 Pathfinder Drive Austin, TX 78759 Telephone: (512) 231-9914 Email: meppright@aol.com	\$ 50,000	3.65853%
JTM Enterprises, LTD 725 Camp Springs Lane Georgetown, TX 78628 Telephone: (512) 930-0824 Facsimile: (512) 930-0825 Email: john.mclaughlin@hillcountrytouch.com	\$ 50,000	3.65853%

SERIES 4
A-2

EXHIBIT A
SERIES 4
(continued)

<u>Name and Contact Information</u>	<u>Series Capital Contribution</u>	<u>Series Percentage Interest</u>
Russell K. Smith 421 S. Rosewood Lane North Salt Lake, UT 84054 Telephone: (801) 415-3000 Facsimile: (801) 415-3500 Email: rsmith@djplaw.com	\$ 2,500	0.18293%
Kimberly E. Hill 2415 Jarratt Ave. Austin, TX 78703 Telephone: (512) 477-5418 Email: UGAKim@aol.com	\$ 25,000	1.82927%
Ravensbury Partners LTD. 1908 Cypress Pt. West Austin, TX 78746 Telephone: (512) 657-0903 Email: mslagter@austin.RR.com	\$ 119,251	8.72567%
Thomas S. Buchsbaum and Nancy S. Buchsbaum 4906 Whitethorn Ct. Austin, TX 78746 Telephone: (512) 328-9915 Facsimile: (512) 329-5451 Email: tom.buchsbaum@austin.rr.com	\$ 25,000	1.82927%
Regency Riverside Holdings, Ltd. 2305 B. Westlake Dr. Austin, TX 78746 Telephone: (512) 632-0809 Facsimile: (512) 857-0083 Email: mlehrter@austin.rr.com	\$ 50,000	3.65853%
JDCAN3 Holdings, LP 3506 Sacred Moon Cove Austin, TX 78746 Telephone: (512) 347-1622 Facsimile: (512) 347-1624 Email: jwatson@nfusion.com	\$100,000	7.31706%
Janet and Rocky J. Mountain 2515 Wooldridge Dr. Austin, TX 78703 Telephone: (512) 472-3613 Facsimile: (512) 472-5123 Email: rockymountain@austin.rr.com	\$50,000	3.65853%

EXHIBIT A
SERIES 4
(continued)

<u>Name and Contact Information</u>	<u>Series Capital Contribution</u>	<u>Series Percentage Interest</u>
Mansoor Ghori 5300 Bee Caves Road Building 1, Suite 240 Austin, TX 78746 Telephone: (512) 306-9967 Facsimile: (512) 306-9383 Email: mansoorgh@accentcap.com	\$12,500	0.91463%
Cape Ann Ventures, LP 7301 RR620N Suite 155-330 Austin, TX 78726 Telephone: (831) 626-3200 Email: jpowers10@earthlink.net	\$ 150,000	10.97560%
TOTAL	<u>\$820,001</u>	<u>100.00000%</u>