

SCIMORES Academy

(For Arts and Music)

a Scimores Corporation initiative ...

PROJECT BROCHURE



THE NEED:

Schools provide regular academics, Recreation Centers provide sports related activities, What's missing is a nice academy like facility for Fine Arts & Music that has the space, ambience and environment that's inspiring for the teachers to teach and for students to learn.

OBJECTIVE:

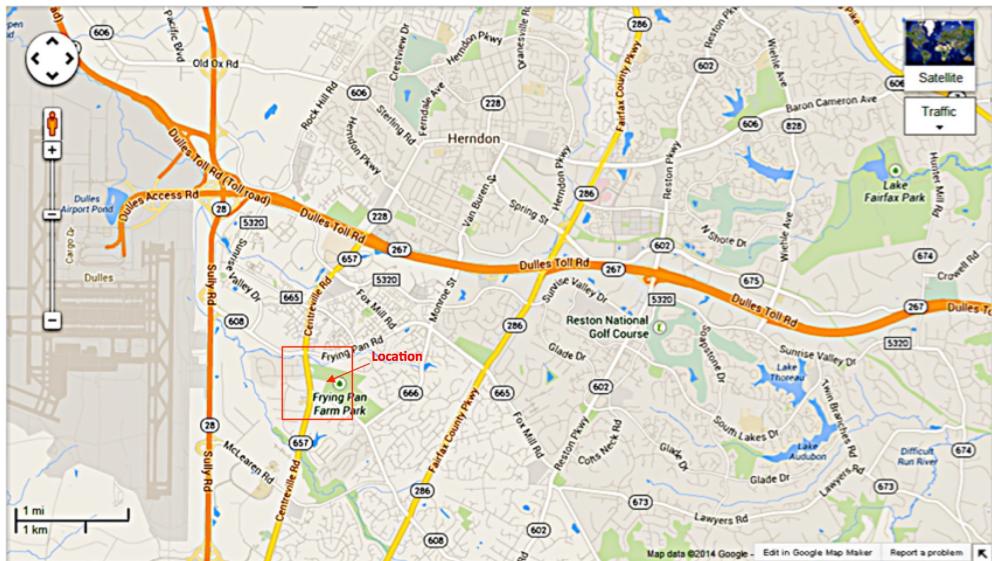
Build a state-of-the-art, and a next generation academy for Arts and Music offering 25 programs all under one roof for children from age 4 thru 18, taking into consideration

- a) What a child will need during these development years
- b) Demography of the location & neighboring areas/cities

KEY DRIVER:

1. Start investing into prime REAL ESTATE across USA and Overseas
2. Establish a 2nd income in 3 YEARS
3. Secure our retirement in 15 YEARS with prime real estates in fixed assets, and all generating sizable income/ annum

LOCATION: HERNDON, VIRGINIA - 20171, USA



LOCATION: REAL ESTATE



LOCATION: DEMOGRAPHY

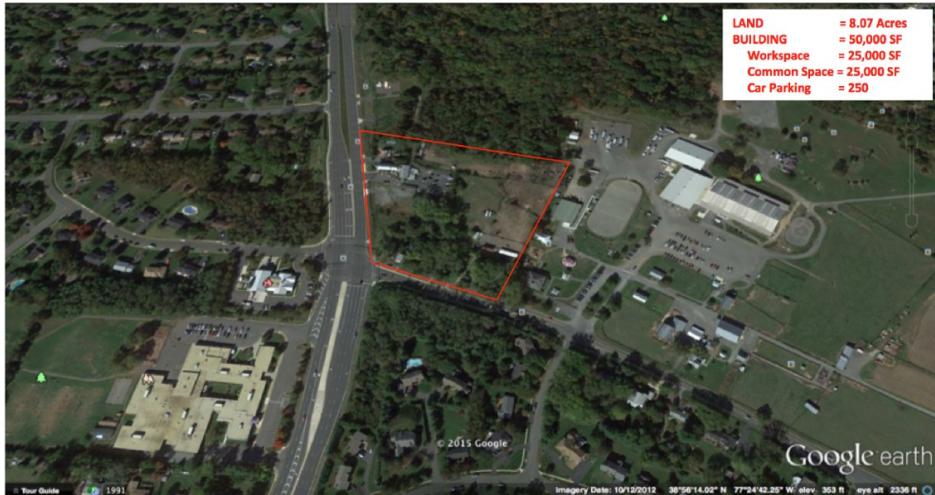
Population By Age Group	2016 Actual			2021 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Age 0 - 4	762	8,319	17,368	713	8,853	18,192
Age 5 - 14	2,663	15,195	30,585	2,389	15,580	31,256
Age 15 - 19	1,447	6,824	13,611	1,482	6,977	13,564
Age 20 - 24	661	5,734	12,811	924	5,791	12,105
Age 25 - 34	971	16,416	37,855	1,115	17,717	40,034
Age 35 - 44	1,968	16,911	36,929	1,792	18,911	40,719
Age 45 - 54	2,923	15,270	33,418	2,705	14,940	32,241
Age 55 - 64	2,259	11,687	27,111	2,565	13,045	29,394
Age 65 - 74	874	5,600	14,635	1,254	7,527	19,148
Age 75 - 84	179	1,662	4,877	274	2,306	6,600

Housing and Income	2016 Actual			2021 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Households	4,545	36,226	85,944	4,750	39,893	93,216
Owner Occupied	4,253	23,221	55,847	4,445	24,618	59,071
Renter Occupied	293	13,005	30,097	306	15,275	34,145
Average Household Income	\$212,459	\$159,533	\$154,015	\$232,979	\$176,279	\$171,525
Median Household Income	\$168,310	\$119,084	\$115,760	\$182,040	\$131,788	\$129,315

LOCATION: METRO RAIL



SITE PLAN: LAND



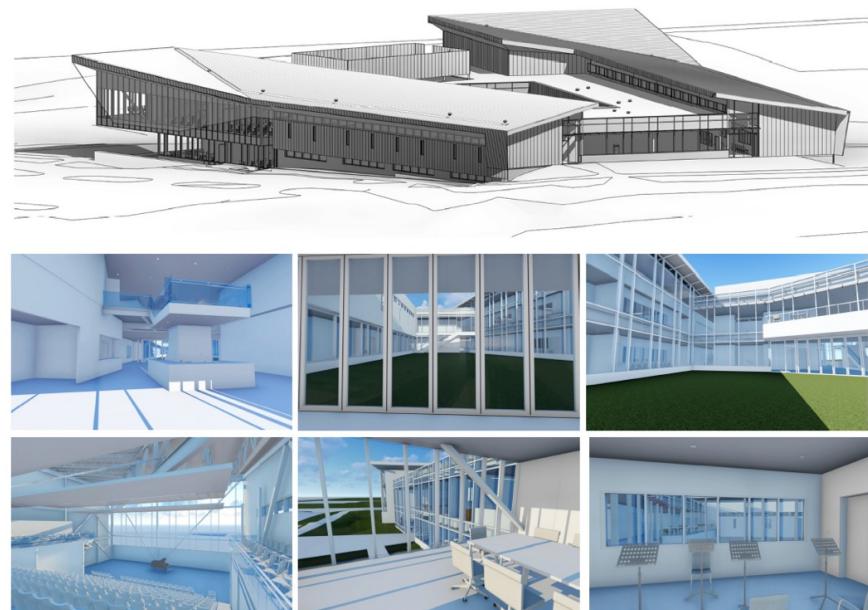
SITE PLAN: BUILDING DESIGN (RENDERING)



SITE PLAN: LAYOUT

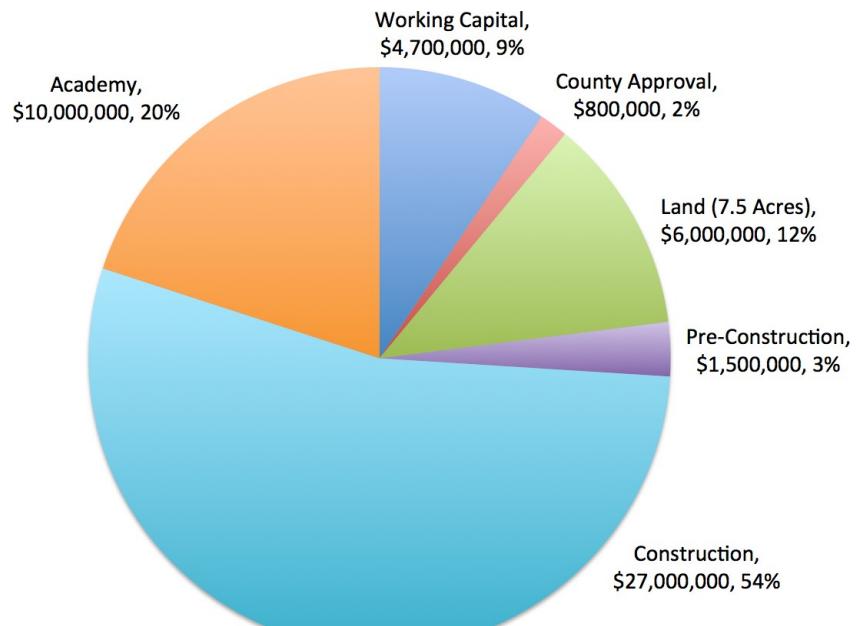


SITE PLAN: BUILDING DESIGN (IN PROGRESS)

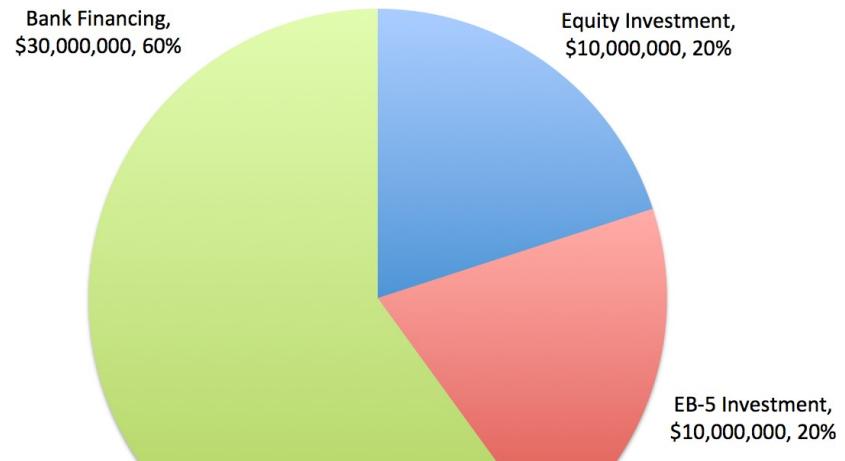


FINANCIALS: INVESTMENT (\$50 MILLION)

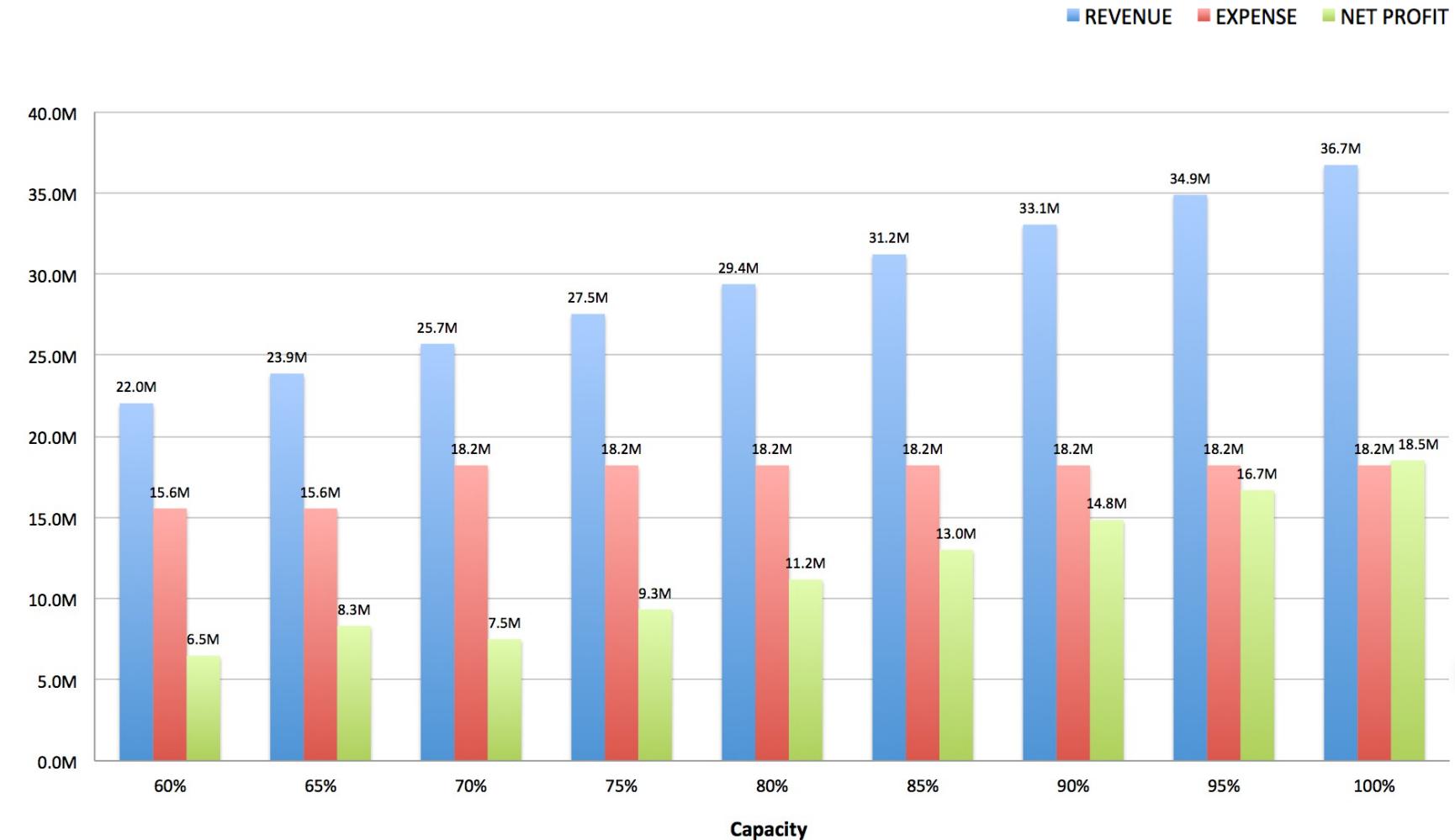
PROJECT COST



CAPITAL STACK



FINANCIALS: REVENUE, EXPENSE, NET PROFIT



PROJECT TEAM: EVOLVING

SCIMORES ACADEMY GOVERNING BOARD	PERKINS + WILL ARCHITECT	WALSH COLUCCI LAND LAWYER	WALTER L. PHILLIPS LAND P/E	WSSI, THUNDERBIRD ENVIRONMENT	WELLS + ASSOCIATES TRAFFIC	ODIN FELDMAN PITTELMAN CORPORATE LEGAL	THOMPSON GREENSPON CORPORATE ACCOUNTING	TIEVSKY, CHALLA, LECLAIR IMMIGRATION	L&F, CBRE, PRE REALTOR
 Hernanth Balasundaram Managing Principal	 Chris Morrison Managing Director	 Carl Knutson Design Director	 Andrew Painter Land Use and Zoning	 Aaron Vinson Director - Engineering	 Ben Rosner Manager - Wetland Studies	 Michael J Workosky Executive VP	 Daniel Ingersoll Corporate/Tax/Fin	 Richard Castro Auditing	 Charles Tieovsky EB-2
 Kamal Gill Managing Partner	 Jon Penndorf Project Manager	 Jae Choi Project Designer	 Antonia Miller Land Transactions	 Monica Westgate Land Planner	 Boyd Sipe Manager - Archaeology	 Michael R Pirokose Senior Associate	 Kevin Oliveira Trademark/Patenting	 Shawn Howard Tax Returns	 Lance Marine LOT - 16, 21
 Joshua Rubin Senior Architect	 Doug Crawford Architect	 Amy Friedlander Land Use Planner	 Anna Maas Principal Architectural Historian	 John A Schick Associate	 Katie O'Neill Regulatory Technician	 David Falwell Tax Returns	 Gary D. LeClair EB-5 Corporate Legal	 Andrew W. White EB-5 Corporate Legal	 Mubashir Husain LOT - 20
 Lara Dempsey Interior Designer	 Kim Follin Legal Assistant								

SCIMORES ACADEMY ADVISORY BOARD	DAVIS GENERAL CONTRACTOR	EHLERT BRYAN STRUCTURAL	INTERFACE ENGINEERING MECH, ELEC, PLUMBING	LSG LANDSCAPE	PAT KAZINSKI LIGHTING	CERAMI & ASSOCIATES ACOUSTICS	GEOCONCEPTS SOIL TESTING	OWNERS, COUNTY, COMMUNITY & FINANCE STAKEHOLDERS
 John Mason Former Mayor of City of Fairfax, Past Chairman of the Arts Council of Fairfax County	 Matt Weirich Vice President - Education Projects	 Wayne C. Bryan Principal	 Roger E. Frechette Managing Principal	 Connie Fan Principal	 Patricia Kazinski Principal	 Robby Deem Senior Associate	 Rebecca Smith-Zakowicz Client/Project Manager	17. LOT-16 18. LOT-19 19. LOT-20 20. LOT-21 21. Huntmill District Supervisor's Office 22. Park Authority 23. Church 24. Friends of Frying Pan Park (a 1000 member community) 25. Spirit Equestrian 26. Arts Council of Fairfax 27. Levine Music 28. Bright Solutions 29. Heritage Resources 30. DHR (Department of Historic Resources) 31. WOUS (Waters of US) from United States Army Corps of Engineers 32. ARB (Architecture Review Board) 33. Floris Community 34. Huntmill District Land Use Committee 35. Planning Staff 36. FCDOT 37. VDOT 38. Urban Forestry 39. DPWES (Department of Public Works and Environmental Services) 40. Fairfax Water 41. Fire & Rescue 42. RSG (Land Appraiser) 43. HMB (Hard Money Banker) 44. Banks
 Bill Reeder former Dean - College of Visual & Performing Arts, George Mason University	 Chris Hartzler Project Executive							
 Caroline Franklin Warren Executive Director at BalletNova Center for Dance; Leadership Fairfax 2015	 Dominic Argentieri Construction Planning							
 Richard Kamenitzer Program Director & Associate Professor, GMU, College of Visual & Performing Arts	 Erin Ruiz Pre-Construction Manager							
 Linda Sullivan President & CEO, Arts Council of Fairfax								

PROJECT STATUS: MILESTONES

- ✓ Completed
- ◆ In-Progress
- ❖ Not Started

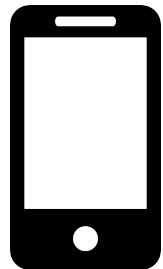
- ◆ On Hold
- ◆ Subject to County Approval Timeline

PHASE-0: (Jul 2014 – Feb 2015) INCORPORATION		Completion Target
✓ Business Plan ✓ Incorporation ✓ Development Partners ✓ Land Purchase Agreement, Title Verification, Objections, Affidavits, ... ✓ Lot-21 ✓ Lot-16 ✓ Lot-20 ✓ Lot-19	Hemanth Balasundaram www.incorporate.com Perkins Will, Walsh Colucci, Walter Phillips, WSSI, Wells Associates Walsh Colucci, CBRE Walsh Colucci, CBRE Walsh Colucci, Partners Real Estate Walsh Colucci, Long & Foster	05/31/2014 08/31/2014 01/31/2015 02/07/2015 02/17/2015 03/07/2015 06/17/2015
PHASE-1: (Mar 2015 – Jun 2015) FEASIBILITY STUDY		
✓ Feasibility Survey ✓ Boundary and Topography ✓ Environment ✓ Archeology ✓ Traffic ✓ Conceptual Planning and Preliminary Engineering ✓ Draft ✓ Final ✓ Meeting with Fairfax County for initial feedback and guidance ✓ Fairfax County Park Authority ✓ Fairfax County Board Supervisor for Hunter Mill District ✓ Department of Planning and Zoning	Walter L. Phillips Wetland Studies and Solutions, Inc. Thunderbird Archeology Wells + Associates Perkins Will, Walter L. Phillips Perkins Will, Walter L. Phillips Perkins Will, Walsh Colucci, Walter Phillips, WSSI, Wells Associates Perkins Will, Walsh Colucci, Walter Phillips, WSSI, Wells Associates Perkins Will, Walsh Colucci, Walter Phillips, WSSI, Wells Associates	04/21 2015 04/14 2015 05/08 2015 05/18 2015 05/19 2015 05/31 2015 06/03 2015 06/30 2015 06/30 2015
PHASE-2: (Jul 2015 – Dec 2016) COUNTY APPROVAL + LAND PURCHASE		
✓ Founders/Operating/Partnership Agreements ✓ Stock Option Plans, and Member Agreements ✓ Special Exception Application Submission ✓ Design Translation from abstracts to specifics ✓ Special Exception PLAT Creation ✓ Meeting with the Church, PA, Supervisor's Office, FFPP, ACFF ✓ Rezoning & Special Exception Application Submission ✓ DPZ Review for completeness and acceptance ✓ County/Community Approvals - HC, ARB, Land Use Committee, Residents ✓ County Approval (RZ & SE = 5 to 7/12 Months) ✓ Land Purchase	Odin, Feldman & Pittleman, P.C. Odin, Feldman & Pittleman, P.C. Perkins Will Walter L. Phillips Walsh Colucci, Perkins Will, WLP, WA, WSSI Walsh Colucci, Walker Title, WLP, MainStreet Bank, Sellers Walsh Colucci, Walker Title, WLP, MainStreet Bank, Sellers	09/30 2015 09/30 2015 10/30 2015 (+2 Months) 01/15 2016 01/31 2016 02/29 2016 (+4 Months) 04/30 2016 12/31 2016 06/30 2017 (+6 Months) 08/31 2017
PHASE-3: (Jan 2017 – Jun 2019) PRE-CONSTRUCTION + CONSTRUCTION		
✓ Construction Partners ✓ Schematic Design ✓ Detailed Design ✓ Site Plan Submission ◆ Site Plan Approval (6 to 9 Months) ❖ Construction Documents, Bids, ... ◆ Finance ❖ Building Permit (4 to 6 Months) ❖ Construction (15 Months)	(Perkins Will, Walter L. Phillips, WSSI, Wells Associates, DAVIS, Ehler, Bryan, Interface Engineering, LSG, Pat Kazinski, Cerami & Associates, GeoConcepts, Ramco, Birchfield Jacobs, SustainableBuilding Partners, Turn n Sod, Challa Law, LeClair Ryan, ILW, ...)	01/31 2017 03/31 2017 05/31 2017 07/31 2017 01/31 2018 03/31 2018 05/31 2018 05/31 2018 06/30 2019

CONTACT:



hb01@scimores.com



+001-(732)-397-0766