

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:

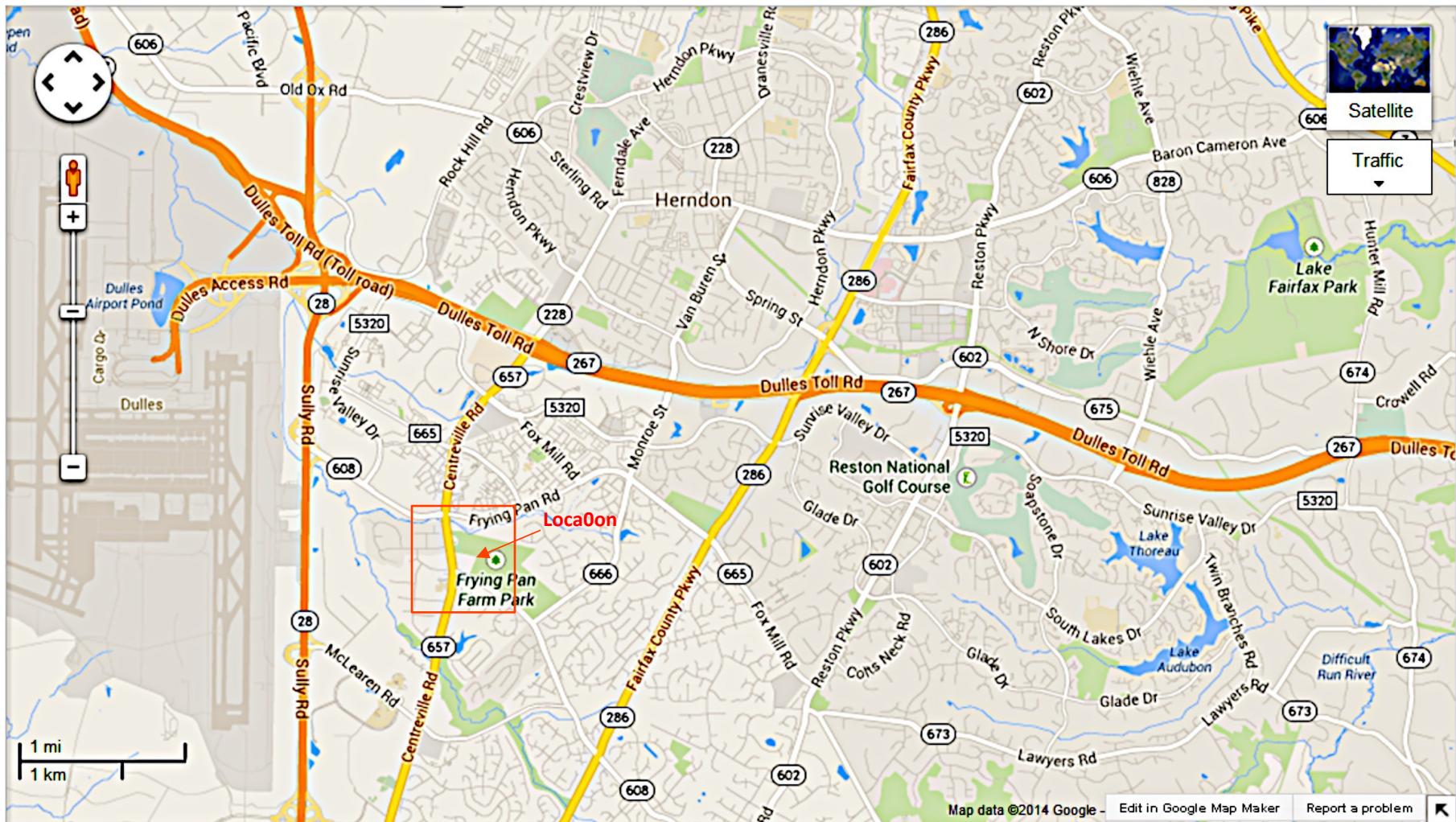
Build a state-of-the-art, and a next generation academy for Arts and Music offering 25 programs all under one roof for children from age 4 thru 18, taking into consideration

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

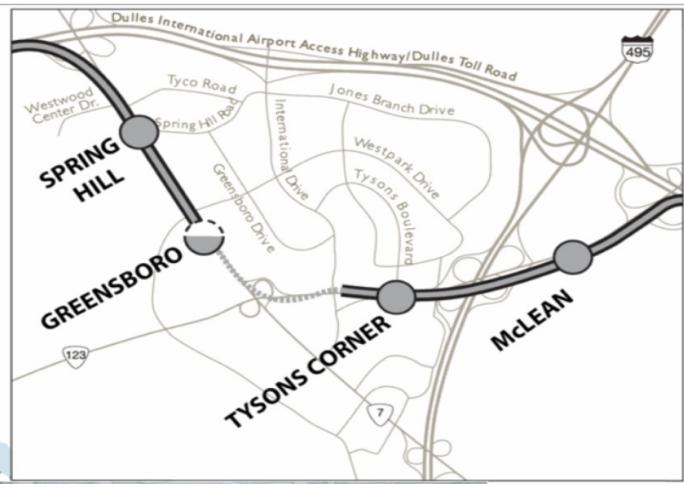
KEY DRIVER:

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 DEVELOPMENTS



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Updated 6-2012



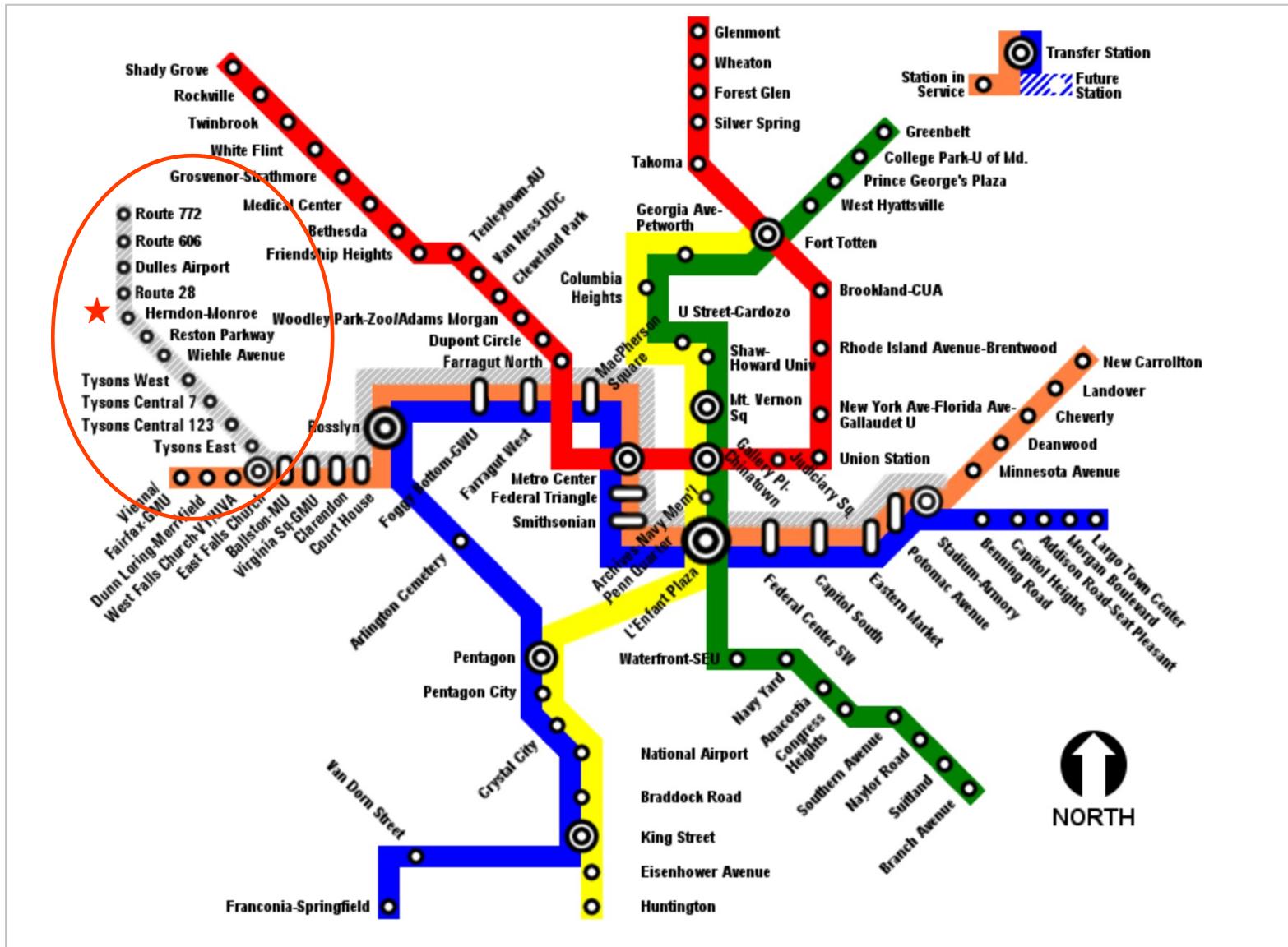
Washington DC



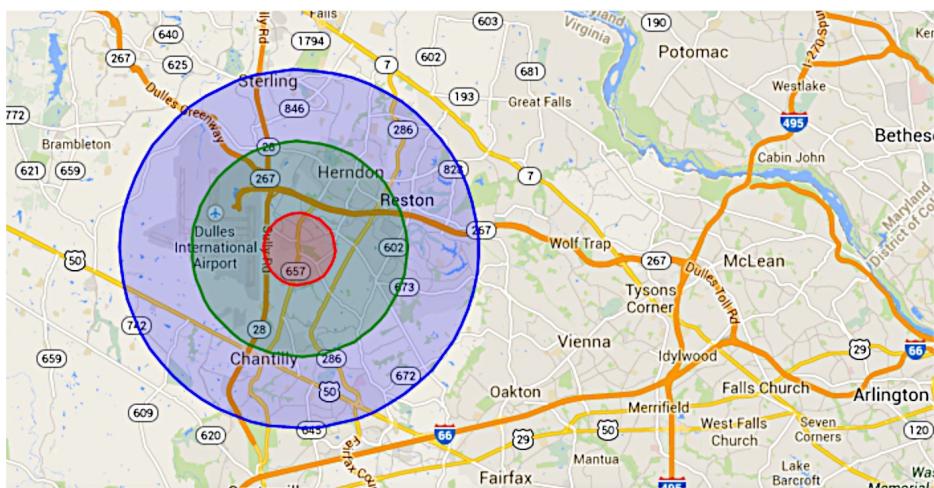
TYSONS CORNER

Washington DC

LOCATION: METRO RAIL DEVELOPMENTS



LOCATION: DEMOGRAPHY



Population By Ethnicity	2011 Projection			2013 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	10,032	54,158	147,811	10,494	53,189	147,456
Black	1,567	7,344	17,136	1,974	8,808	20,715
Native American	14	168	527	16	146	507
Asian	4,098	14,802	34,685	4,342	14,968	38,646
Pacific Islander	3	20	65	3	19	65
2 or More Races	442	1,811	4,563	445	1,783	4,588
Hispanic	2,043	13,847	29,976	1,983	12,725	30,554
White Non-Hispanic	7,979	40,455	117,872	8,413	40,298	116,088

Housing	2011 Projection			2013 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	6,000	25,807	72,622	6,420	26,020	74,769
Total Census 2000 Households	4,049	21,945	61,534	4,049	21,945	61,534
Average Household Size	2.9	3.1	2.9	N/A	N/A	N/A
Total Housing Units	6,259	26,948	75,684	7,052	29,124	80,050
Owner	3,460	18,450	53,404	3,899	19,844	56,261
Renter	2,434	7,505	19,710	2,743	8,176	20,999
Vacant Housing Units	365	999	2,574	411	1,108	2,790

Population	2011 Projection			2013 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	16,156	78,303	204,787	17,274	78,913	211,977
Total Census 2000 Population	10,906	67,887	173,930	10,906	67,887	173,930
Population Change %	47.3%	8.1%	16%	57.4%	7.2%	19.8%
Population Density (People/SQ Mile)	4,642.1	6,008.7	6,167.1	4,960.2	5,873.6	6,396.1
Median Age	39.8	41.9	42.9	42.2	43.8	44.7
Total Males	8,110	39,737	102,649	8,659	39,887	106,121
Total Females	8,046	38,566	102,138	8,615	39,026	105,856

Population By Age Group	2011 Projection			2013 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	1,267	5,398	13,915	1,207	5,119	13,733
5 - 9 Years Old	1,405	6,193	15,649	1,390	5,757	15,377
10 - 14 Years Old	1,268	6,051	14,892	1,319	5,682	14,931
15 - 19 Years Old	1,104	6,000	14,595	1,297	5,965	15,308
20 - 24 Years Old	958	5,461	13,349	1,129	5,589	14,141
25 - 29 Years Old	1,069	5,153	12,771	1,054	5,229	13,270
30 - 34 Years Old	1,336	5,216	13,282	1,076	4,680	12,035
35 - 39 Years Old	1,581	5,868	15,048	1,275	4,889	12,799
40 - 44 Years Old	1,617	6,654	17,020	1,525	5,725	15,110
45 - 49 Years Old	1,374	6,616	16,945	1,511	6,071	16,048
50 - 54 Years Old	1,040	5,819	15,203	1,289	5,871	15,506
55 - 59 Years Old	807	5,102	13,955	1,069	5,549	14,849
60 - 64 Years Old	515	3,500	10,194	767	4,449	12,395
65 - 69 Years Old	317	2,223	6,967	525	3,195	9,317
70 - 74 Years Old	195	1,330	4,429	334	2,147	6,668
75 - 79 Years Old	132	793	2,801	218	1,336	4,364
80 - 84 Years Old	82	460	1,764	133	812	2,870
85 Years Old and Older	89	466	2,008	156	848	3,256

AboutZipcode 20171	Zipcode Statistics	(VA) State Statistics
Population (Approximate)	45,887 people	7,833,127 people
Age 25+ w/College Degree	72%	26%
Median Household Income	\$134,409	\$48,917

LOCATION: LAND



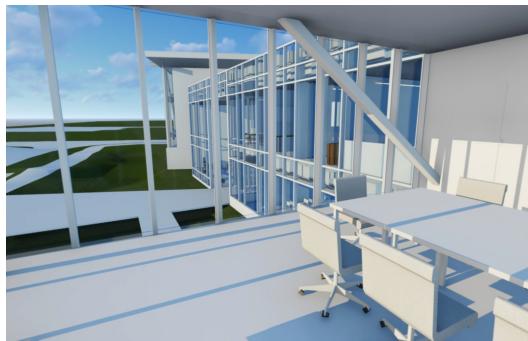
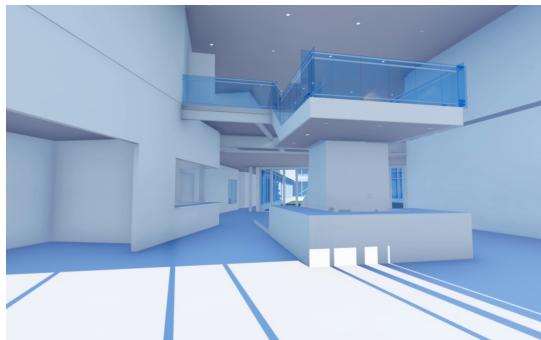
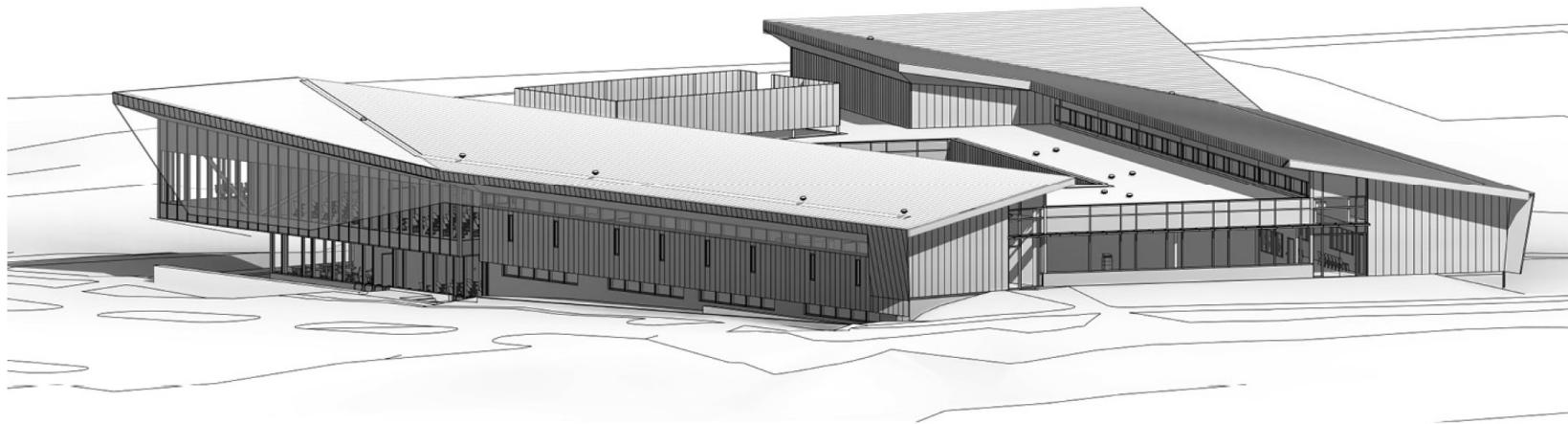
SITE PLAN: MASSING



SITE PLAN: BUILDING DESIGN (RENDERING)



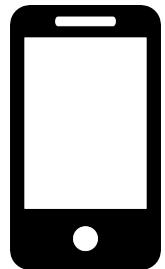
SITE PLAN: BUILDING DESIGN (IN PROGRESS)



FOR FURTHER DETAILS, PLEASE EMAIL OR CALL:



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