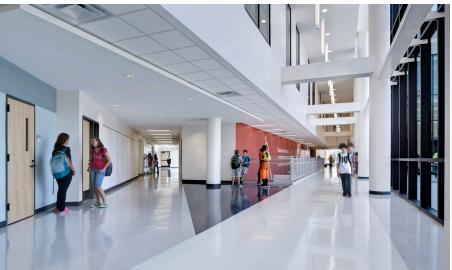


SCIMORES Academy

(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:

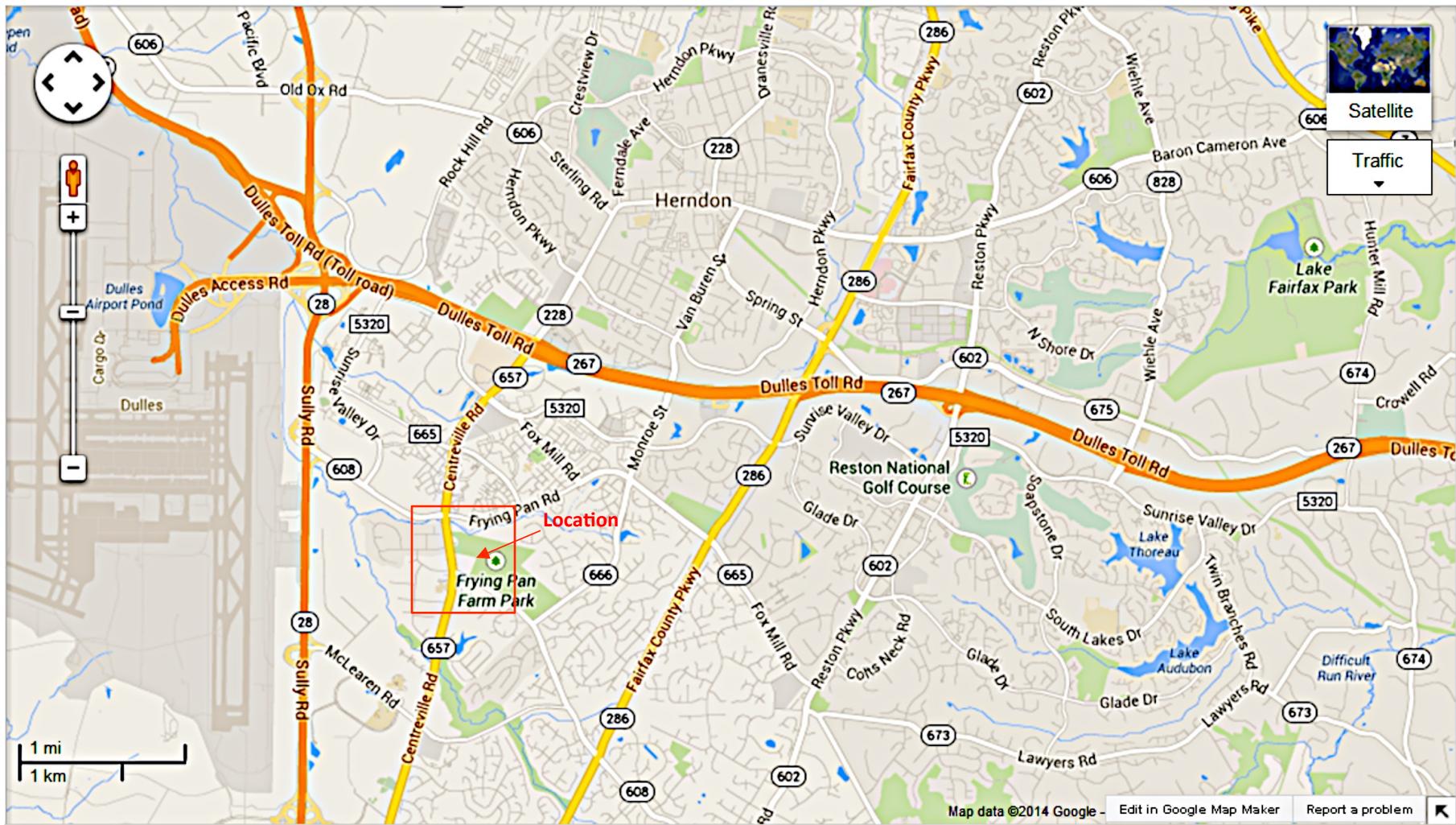
Build a state-of-the-art, and a next generation academy for Arts and Music offering 25 programs all under one roof for children from age 4 thru 18, taking into consideration

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

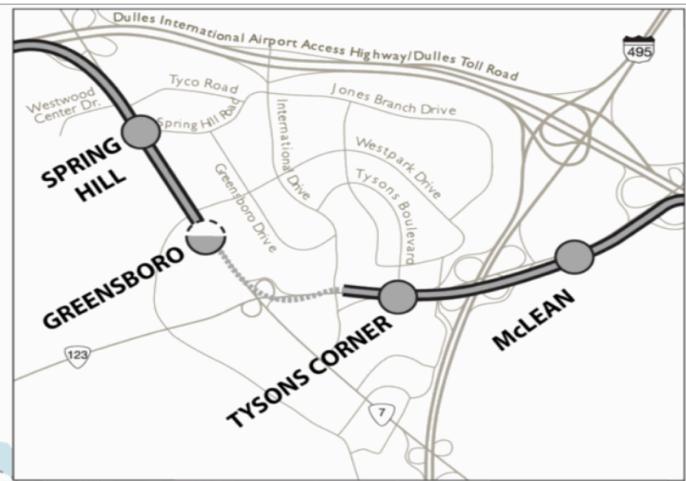
KEY DRIVER:

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



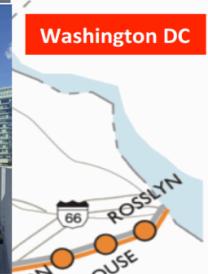
Scimore Academy



TYSONS CORNER



Washington DC



*Line continues to Largo Town Center Metro Station

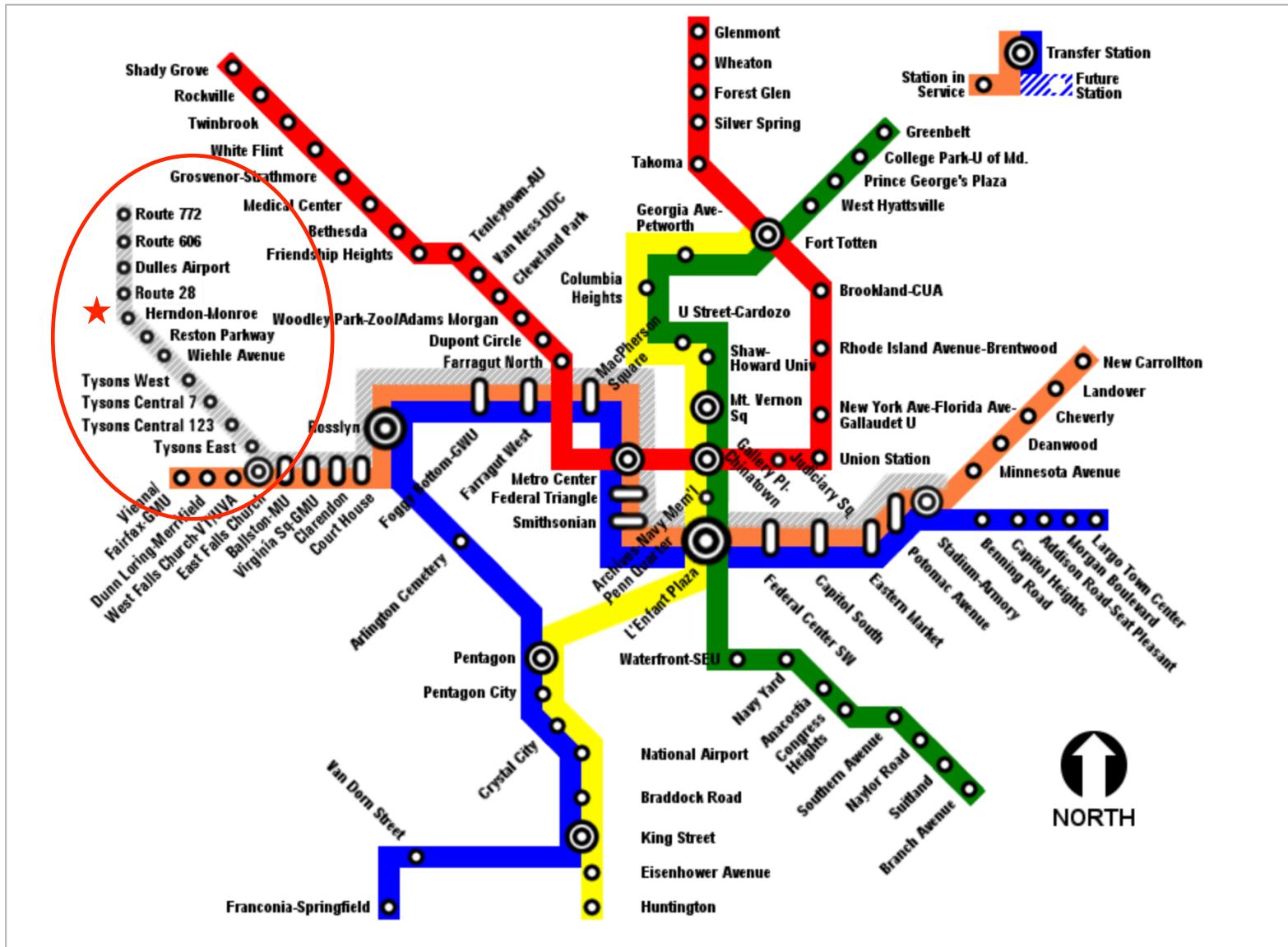


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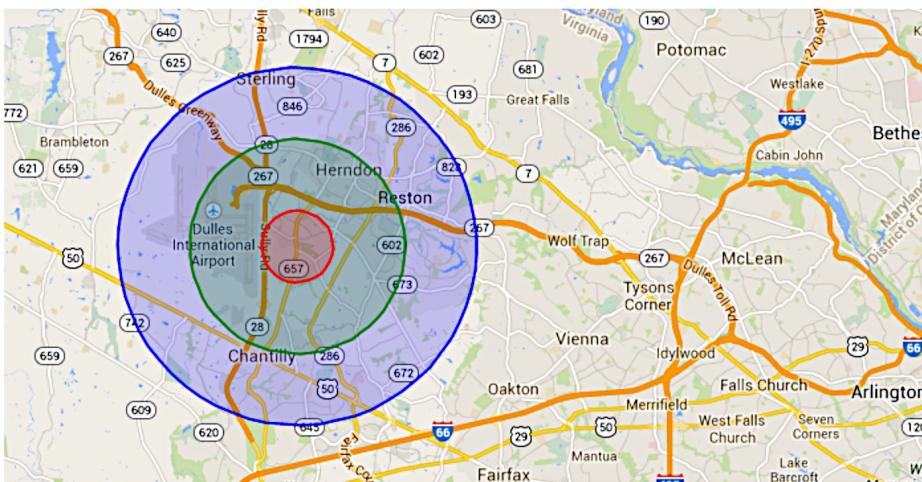
Updated 6-2012



LOCATION: METRO RAIL DEVELOPMENTS



LOCATION: DEMOGRAPHY



About Zipcode 20171	Zipcode Statistics	Virginia Statistics
Population 2016 Actual	49,691	8,440,618
Residents with College Degree	78%	0
Median Household Income	\$135,284	\$67,520

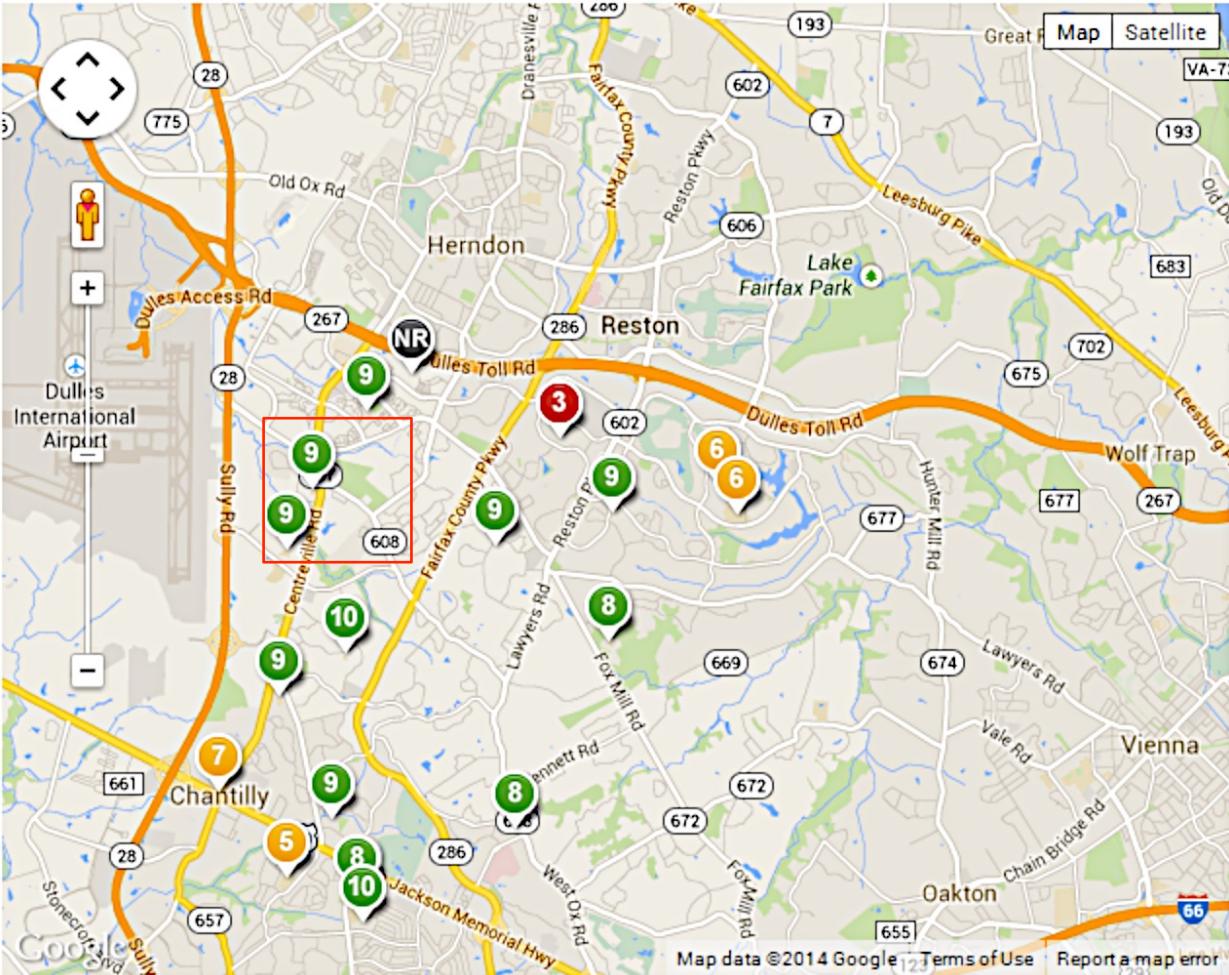
Population	2016 Actual			2021 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Population	14,760	104,112	230,953	15,268	112,205	245,170
Total Households	4,545	36,226	85,944	4,750	39,893	93,216
Female Population	7,473	51,994	115,949	7,734	55,869	122,752
Male Population	7,287	52,118	115,005	7,534	56,337	122,418
Population Density (per Sq. Mi.)	4,692	3,678	2,937	4,854	3,964	3,118

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

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

Income	2016 Actual			2021 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
\$ 0 - \$9,999	15	861	2,011	12	755	1,735
\$ 10,000 - \$14,999	6	409	1,186	8	467	1,268
\$ 15,000 - \$24,999	33	964	2,508	32	981	2,508
\$ 25,000 - \$34,999	30	1,194	3,007	32	1,195	2,910
\$ 35,000 - \$49,999	85	2,097	5,221	79	2,125	5,173
\$ 50,000 - \$74,999	190	4,275	10,771	154	4,076	10,003
\$ 75,000 - \$99,999	391	4,749	11,241	305	4,476	10,375
\$100,000 - \$124,999	522	4,612	10,966	433	4,548	10,655
\$125,000 - \$149,999	612	3,963	9,574	635	4,811	11,391
\$150,000 +	2,660	13,101	29,459	3,061	16,461	37,199

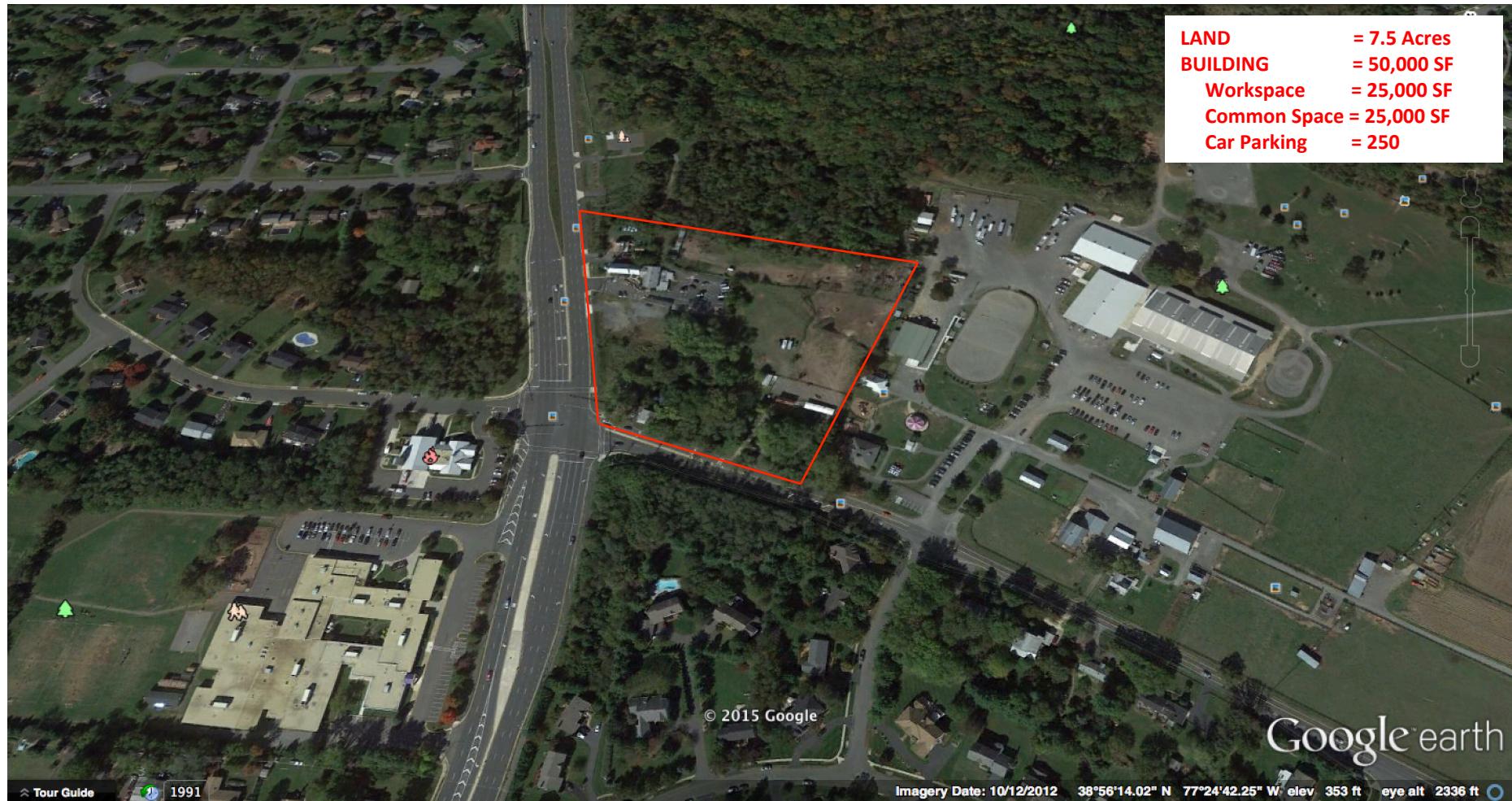
LOCATION: SCHOOLS (IN 3 MILE RADIUS)



School	Location	Students	Grades
Carson Middle School Magnet School	13618 McLean Rd Herndon, VA, 20171 (703)925-3600	1355	7-8
Clearview Elementary School	12635 Builders Rd Herndon, VA, 20170 (703)708-6000	664	PK-6
Coates Elementary School	2480 River Birch Rd Herndon, VA, 20171 (703)713-3000	718	PK-6
Crossfield Elementary School	2791 Fox Mill Rd Herndon, VA, 20171 (703)295-1100	777	PK-6
Dranesville Elementary School	1515 Powell's Tavern Place Herndon, VA, 20170 (703)326-5200	682	PK-6
Floris Elementary School	2708 Centreville Rd Herndon, VA, 20171 (703)561-2900	720	PK-6
Fox Mill Elementary School Magnet School	2611 Viking Dr Herndon, VA, 20171 (703)262-2700	627	PK-6
Herndon Elementary School Magnet School	630 Dranesville Rd Herndon, VA, 20170 (703)326-3100	829	PK-6
Herndon High School	700 Bennett St Herndon, VA, 20170 (703)810-2200	2266	9-12
Herndon Middle School Magnet School	901 Locust St Herndon, VA, 20170 (703)904-4800	944	7-8
Hutchison Elementary School	13209 Parcher Ave Herndon, VA, 20170 (703)925-8300	810	PK-6
Mcnair Elementary School	2499 Thomas Jefferson Dr Herndon, VA, 20171 (703)793-4800	834	PK-6
Oak Hill Elementary School	3210 Kinross Circle Herndon, VA, 20171 (703)467-3500	831	PK-6

PK-6 = 7,492 Middle = 2,299 High = 2,266

LOCATION: CENTREVILLE + WEST OX



SITE PLAN: LAYOUT



SITE PLAN: MASSING



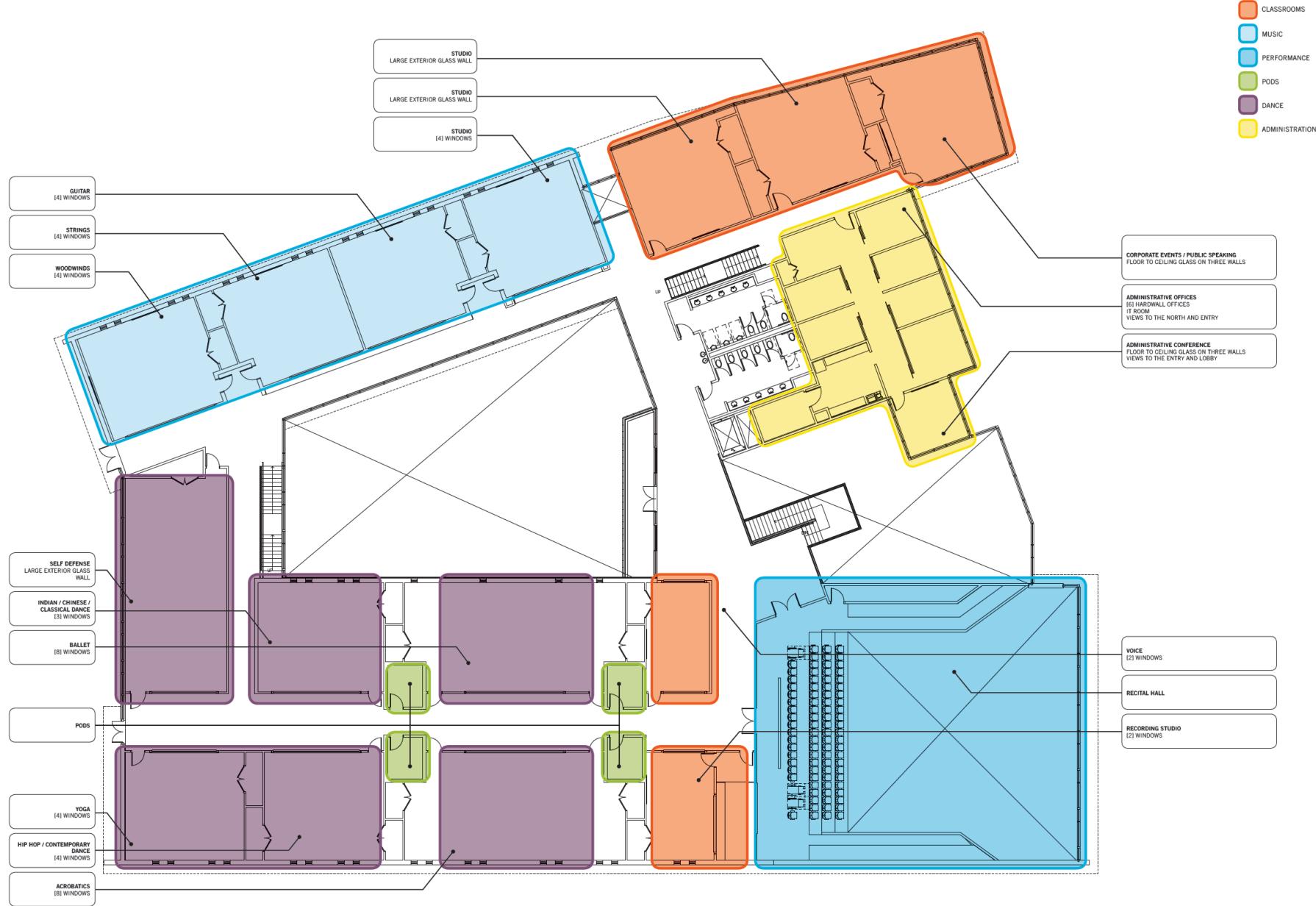
SITE PLAN: BUILDING



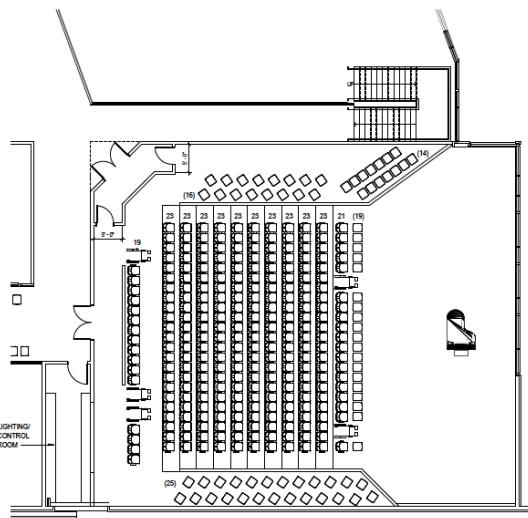
SITE PLAN: 1ST FLOOR



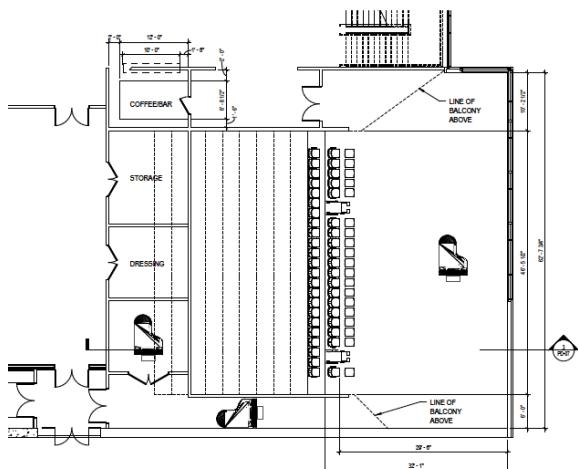
SITE PLAN: 2ND FLOOR



SITE PLAN: AUDITORIUM



② LEVEL 02 - AUDITORIUM FACING NORTH/FIXED SEATING 14 INCH RISER
18'-0" = 1'-0"



① LEVEL 01 - AUDITORIUM FACING NORTH/FIXED SEATING 14 INCH RISER
18'-0" = 1'-0"

SUMMARY (VERSION 10)

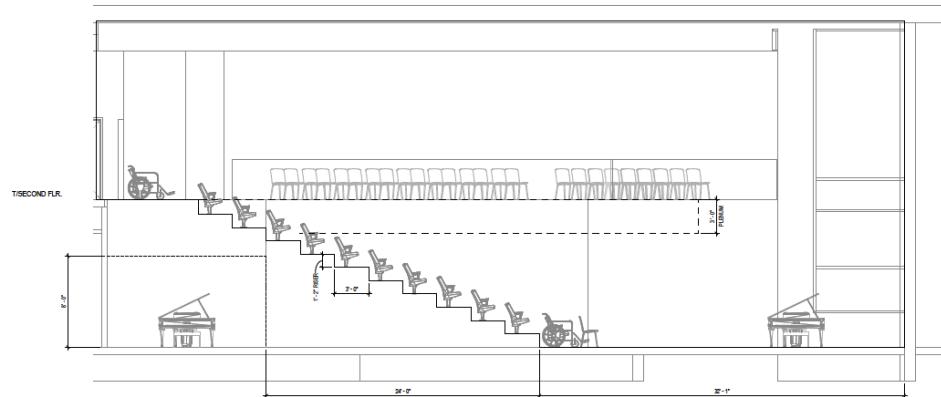
270 FIXED SEATING TOTAL (12 ROWS, +/-22 SEATS PER ROW, 14-INCH RISERS, 36-INCH BACK-TO-BACK SEAT SPACING)
19 LOOSE SEATING ON STAGE
+ 55 BALCONY LOOSE SEATING
344 TOTAL SEATS (2 MENS W/C REQ'D.; 3 WOMENS W/C REQ'D.)

PROS:

- EFFICIENT CONDITIONING OF AUDITORIUM WITH FORCED AIR FROM BELOW SEATS
- SECOND FLOOR ACCESS TO SEATS FROM WITHIN AUDITORIUM FIRST FLOOR
- IMMEDIATE ADJACENCY TO MULTI-PURPOSE ROOM
- ABILITY TO CAPTURE SPACE BELOW SEATING FOR STORAGE
- 36-INCH BACK-TO-BACK SPACING OF SEATS (IDEAL DIMENSION)
- EXCELLENT SIGHT LINES WITH FLUSH STAGE
- PRIVATE ACCESS FROM MULTI-PURPOSE/DRESSING ROOMS TO STAGE
- BALCONY RAILING COULD BE LOWERED TO 30" - REQUIRES FIXED SEATING AT BALCONY - REDUCES SEAT COUNT
- LIGHTING/CONTROL ROOM WITHIN SPACE WITH DIRECT LINE-OF-SIGHT TO STAGE)
- PIANO ACCESS FROM EAST CORRIDOR

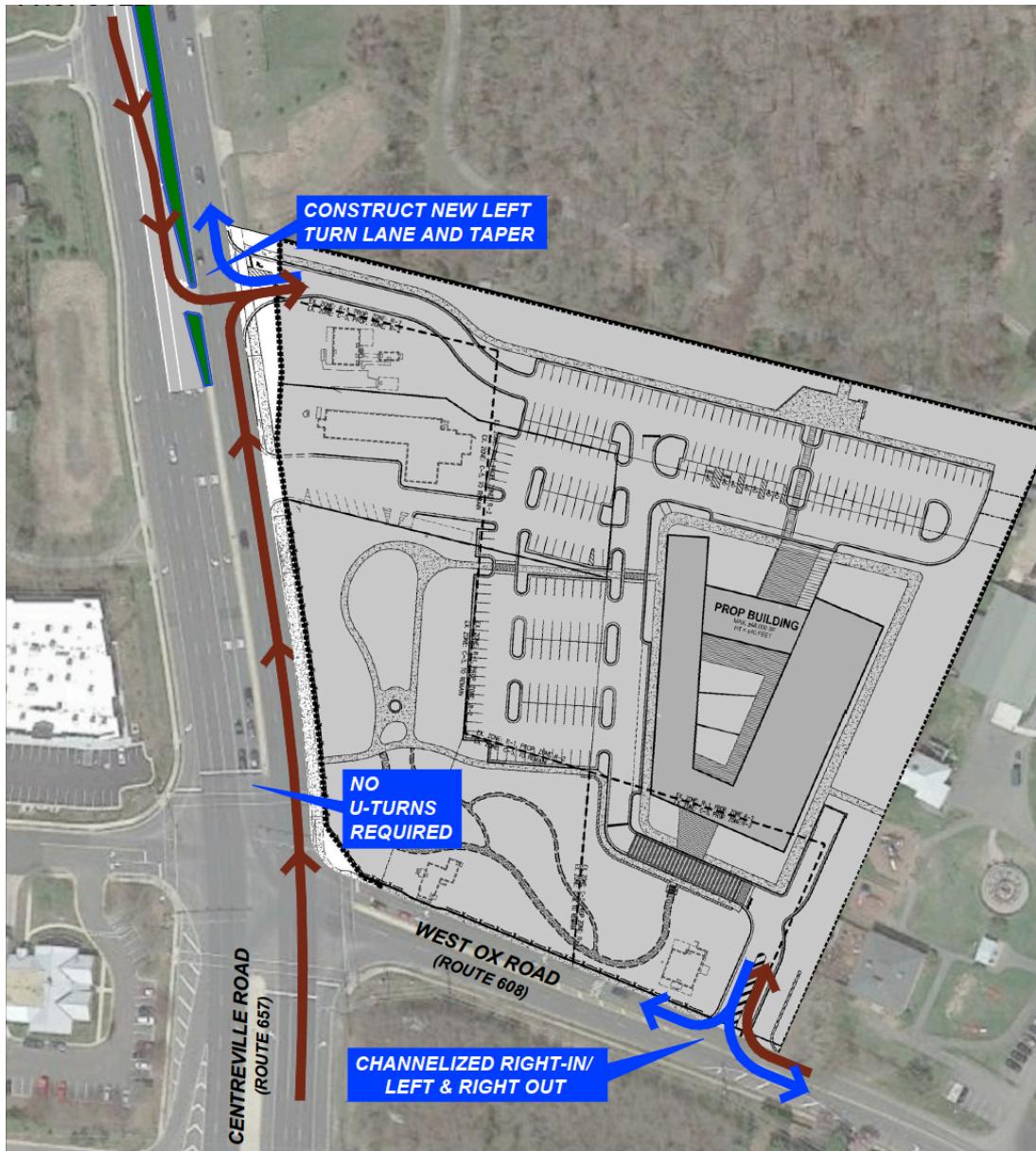
CONS:

- DIMINISHED FLEXIBILITY OF SPACE
- LOOSE SEATING ACCOUNTS FOR +/- 85 SEATS
- LOOSE SEATING ON STAGE REDUCES STAGE DEPTH



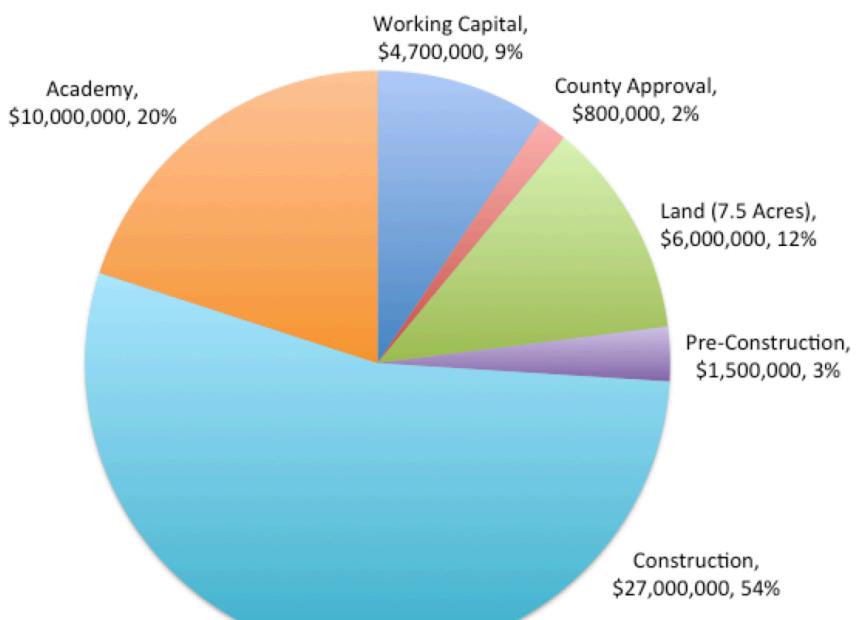
③ SECTION DIAGRAM - NORTH FACING/FZED SEATING - 14-INCH RISER
18'-0" = 1'-0"

SITE PLAN: TRAFFIC

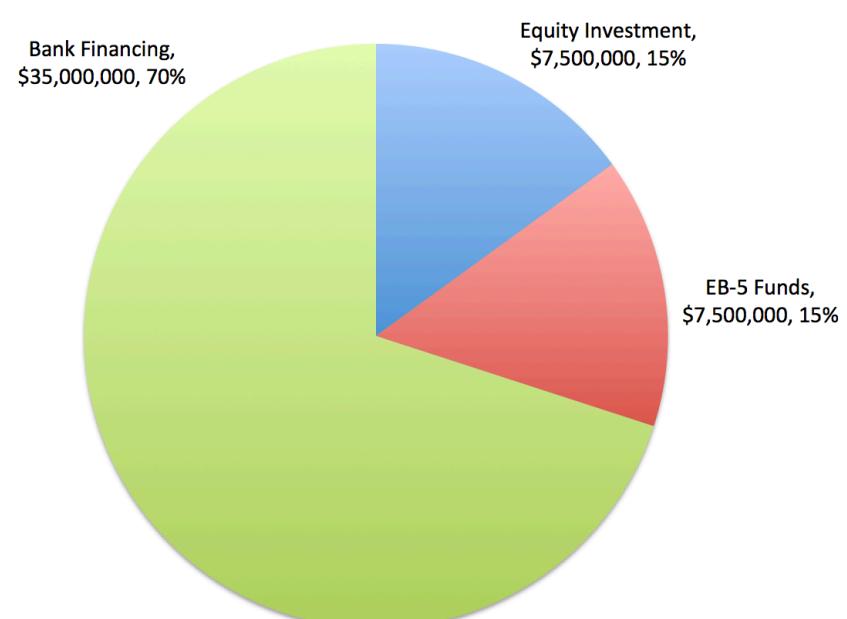


FINANCIALS: INVESTMENT (\$50 MILLION)

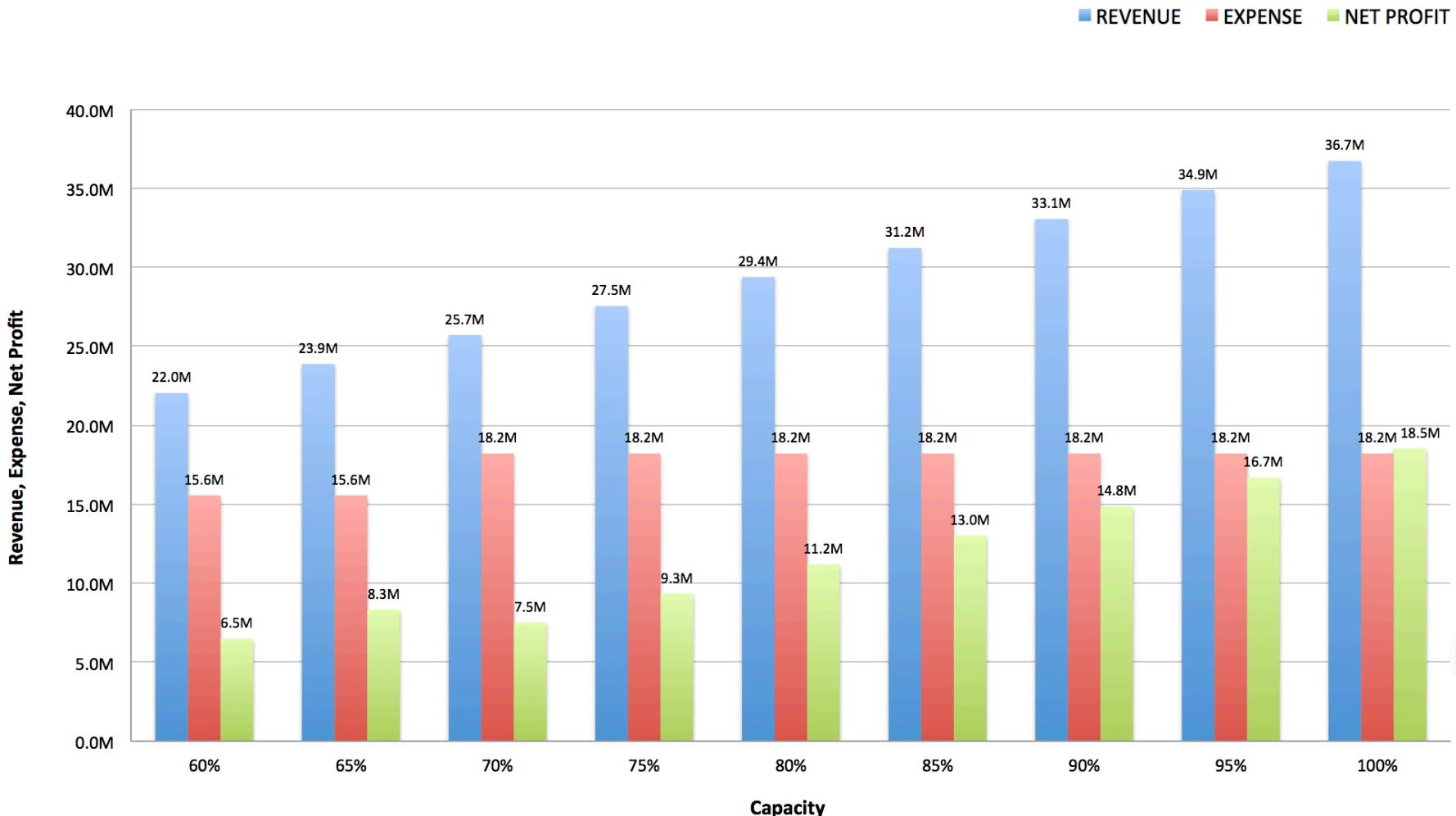
PROJECT COST



CAPITAL STACK



FINANCIALS: REVENUE, EXPENSE, NET PROFIT

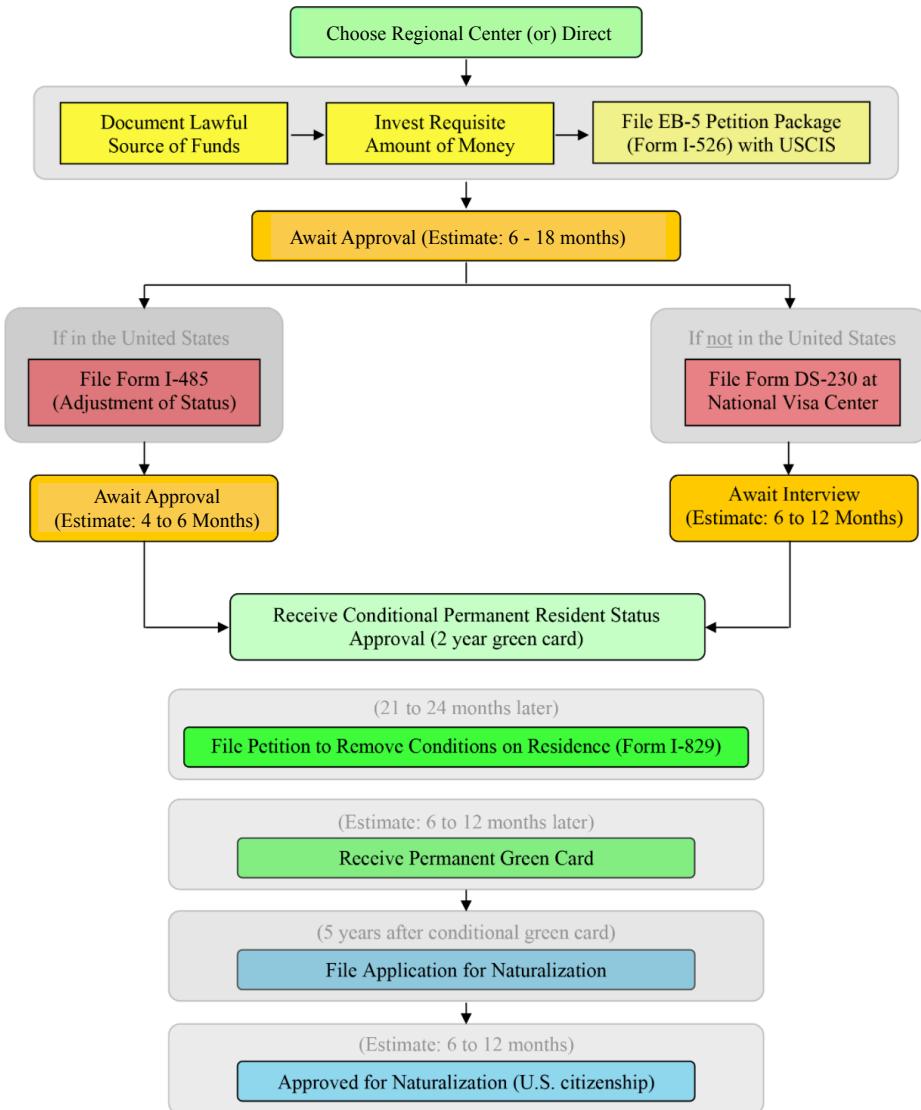


FINANCIALS: ESTIMATED ROI/ANNUM

FINANCIALS (USD)	CASH FLOW (USD)																		
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
INVESTMENT																			
NET PROFIT	-500,000	-500,000	-7,500,000	-41,500,000		-2,000,000	-15,000,000	-83,000,000	-5,000,000	-37,500,000	-207,500,000								
NET PROFIT - Facility	0	0	0	0	21,802,088	21,802,088	21,802,088	21,802,088	65,406,264	65,406,264	65,406,264	174,416,704	174,416,704	174,416,704	174,416,704	174,416,704	174,416,704		
NET PROFIT - Facility					21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088		
NET PROFIT - Facility									21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088		
NET PROFIT - Facility									21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088		
NET PROFIT - Facility										21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088		
NET PROFIT - Facility										21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088		
NET PROFIT - Facility										21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088	21,802,088		
EMI	0	0	0	0	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-9,847,126	-9,847,126	-9,847,126	-9,847,126	-9,847,126	-26,259,003	-26,259,003	-24,940,850	-24,940,850		
EMI - Facility 1					-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-1,964,223	-1,964,223		
EMI - Facility 2									-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	
EMI - Facility 3										-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	
EMI - Facility 4										-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	
EMI - Facility 5											-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375
EMI - Facility 6											-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375
EMI - Facility 7											-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375
EMI - Facility 8											-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375	-3,282,375
DIVIDEND MONEY	0	0	0	0	15,800,483	15,800,483	15,800,483	15,800,483	47,401,448	47,401,448	47,401,448	47,401,448	47,401,448	126,403,862	126,403,862	127,062,938	127,062,938	127,062,938	
Dividend/Year/25K	0	0	0	0	14,364	14,364	14,364	14,364	43,092	43,092	43,092	43,092	43,092	114,913	114,913	115,512	115,512	115,512	
ROI / Annum (USD)																			
INVESTMENT (USD)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
1	25,000	0	0	2,500	2,500	14,364	14,364	14,364	43,092	43,092	43,092	114,913	114,913	115,512	115,512	115,512	115,512		
2	50,000	0	0	5,000	5,000	28,728	28,728	28,728	86,184	86,184	86,184	229,825	229,825	231,024	231,024	231,024	231,024		
3	75,000	0	0	7,500	7,500	43,092	43,092	43,092	129,277	129,277	129,277	344,738	344,738	346,535	346,535	346,535	346,535		
4	100,000	0	0	10,000	10,000	57,456	57,456	57,456	172,369	172,369	172,369	459,650	459,650	462,047	462,047	462,047	462,047		
5	125,000	0	0	12,500	12,500	71,820	71,820	71,820	215,461	215,461	215,461	574,563	574,563	577,559	577,559	577,559	577,559		
6	150,000	0	0	15,000	15,000	86,184	86,184	86,184	258,553	258,553	258,553	689,476	689,476	693,071	693,071	693,071	693,071		
7	175,000	0	0	17,500	17,500	100,549	100,549	100,549	301,646	301,646	301,646	804,388	804,388	808,582	808,582	808,582	808,582		
8	200,000	0	0	20,000	20,000	114,913	114,913	114,913	344,738	344,738	344,738	919,301	919,301	924,094	924,094	924,094	924,094		
9	225,000	0	0	22,500	22,500	129,277	129,277	129,277	387,830	387,830	387,830	1,034,213	1,034,213	1,039,606	1,039,606	1,039,606	1,039,606		
10	250,000	0	0	25,000	25,000	143,641	143,641	143,641	430,922	430,922	430,922	1,149,126	1,149,126	1,155,118	1,155,118	1,155,118	1,155,118		
11	275,000	0	0	27,500	27,500	158,005	158,005	158,005	474,014	474,014	474,014	1,264,039	1,264,039	1,270,629	1,270,629	1,270,629	1,270,629		
12	300,000	0	0	30,000	30,000	172,369	172,369	172,369	517,107	517,107	517,107	1,378,951	1,378,951	1,386,141	1,386,141	1,386,141	1,386,141		
13	325,000	0	0	32,500	32,500	186,733	186,733	186,733	560,199	560,199	560,199	1,493,864	1,493,864	1,501,653	1,501,653	1,501,653	1,501,653		
14	350,000	0	0	35,000	35,000	201,097	201,097	201,097	603,291	603,291	603,291	1,608,776	1,608,776	1,617,165	1,617,165	1,617,165	1,617,165		
15	375,000	0	0	37,500	37,500	215,461	215,461	215,461	646,383	646,383	646,383	1,723,689	1,723,689	1,732,676	1,732,676	1,732,676	1,732,676		
16	400,000	0	0	40,000	40,000	229,825	229,825	229,825	689,476	689,476	689,476	1,838,602	1,838,602	1,848,188	1,848,188	1,848,188	1,848,188		
17	425,000	0	0	42,500	42,500	244,189	244,189	244,189	732,568	732,568	732,568	1,953,514	1,953,514	1,963,700	1,963,700	1,963,700	1,963,700		
18	450,000	0	0	45,000	45,000	258,553	258,553	258,553	775,660	775,660	775,660	2,068,427	2,068,427	2,079,212	2,079,212	2,079,212	2,079,212		
19	475,000	0	0	47,500	47,500	272,917	272,917	272,917	818,752	818,752	818,752	2,183,339	2,183,339	2,194,723	2,194,723	2,194,723	2,194,723		
20	500,000	0	0	50,000	50,000	287,282	287,282	287,282	861,845	861,845	861,845	2,298,252	2,298,252	2,310,235	2,310,235	2,310,235	2,310,235		
21	525,000	0	0	52,500	52,500	301,646	301,646	301,646	904,937	904,937	904,937	2,413,165	2,413,165	2,425,747	2,425,747	2,425,747	2,425,747		
22	550,000	0	0	55,000	55,000	316,010	316,010	316,010	948,029	948,029	948,029	2,528,077	2,528,077	2,541,259	2,541,259	2,541,259	2,541,259		
23	575,000	0	0	57,500	57,500	330,374	330,374	330,374	991,121	991,121	991,121	2,642,990	2,642,990	2,656,771	2,656,771	2,656,771	2,656,771		
24	600,000	0	0	60,000	60,000	344,738	344,738	344,738	1,034,213	1,034,213	1,034,213	3,447,378	3,447,378	3,465,353	3,465,353	3,465,353	3,465,353		
25	625,000	0	0	62,500	62,500	359,102	359,102	359,102	1,077,306	1,077,306	1,077,306	2,872,815	2,872,815	2,887,794	2,887,794	2,887,794	2,887,794		
26	650,000	0	0	65,000	65,000	373,466	373,466	373,466	1,120,398	1,120,398	1,120,398	2,987,728	2,987,728	3,003,306	3,003,306	3,003,306	3,003,306		
27	675,000	0	0	67,500	67,500	387,830	387,830	387,830	1,163,490	1,163,490	1,163,490	3,102,640	3,102,640	3,118,818	3,118,818	3,118,818	3,118,818		
28	700,000	0	0	70,000	70,000	402,194	402,194	402,194	1,206,582	1,206,582	1,206,582	3,217,553	3,217,553	3,234,329	3,234,329	3,234,329	3,234,329		
29	725,000	0	0	72,500	72,500	416,558	416,558	416,558	1,249,675	1,249,675	1,249,675	3,332,465	3,332,465	3,349,841	3,349,841	3,349,841	3,349,841		
30	750,000	0	0	75,000	75,000	430,922	430,922	430,922	1,292,767	1,292,767	1,292,767	3,447,378	3,447,378	3,465,353	3,465,353	3,465,353	3,465,353		
31	775,000	0	0	77,500	77,500	445,286	445,286	445,286	1,335,859	1,335,859	1,335,859	3,562,291	3,562,291	3,580,865	3,580,865	3,580,865	3,580,865		
32	800,000	0	0	80,000	80,000	459,650	459,650	459,650	1,378,951	1,378,951	1,378,951	3,677,203	3,677,203	3,696,376	3,696,376	3,696,376	3,696,376		
33	825,000	0	0	82,500	82,500	474,014	474,												

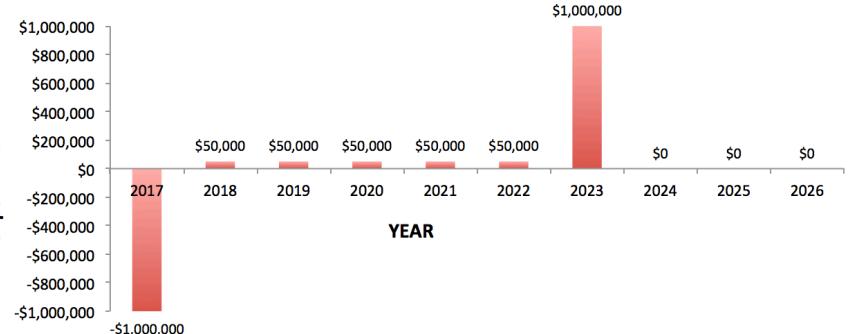
EB-5 OFFERING: DIRECT

PROCESS AND PROCESSING TIME

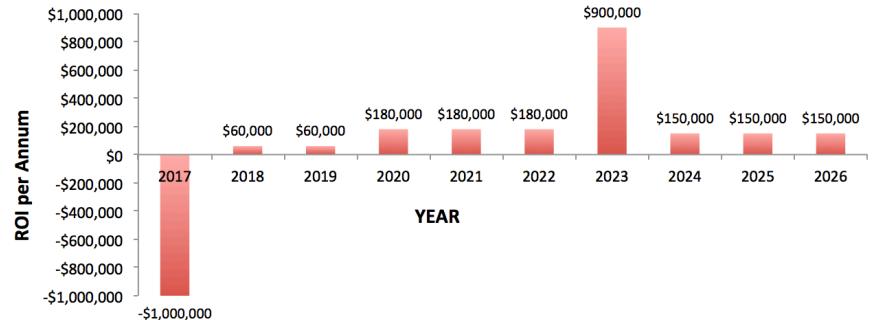


ESTIMATED ROI/ANNUM

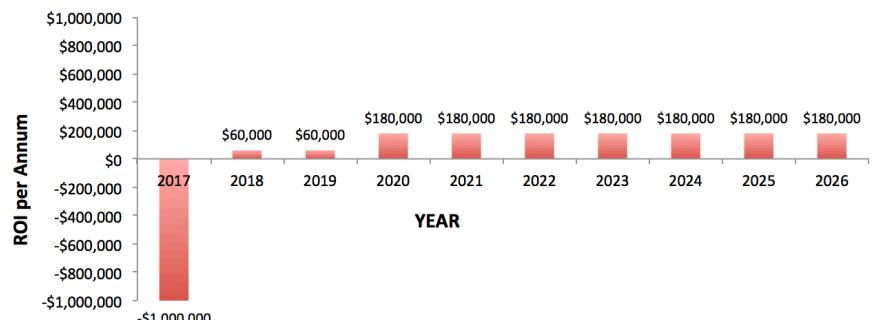
OPTION-1: No Equity*. 100% Return of EB-5 Investment upon Permanent GC.



OPTION-2: 25% Equity*. 75% Return of EB-5 Investment upon permanent GC.



OPTION-3: 25% Equity*. 75% Continue of EB-5 Investment upon permanent GC.

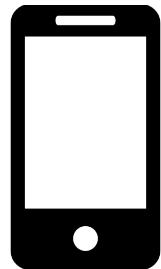


* Preferred Units

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