



BG COMPANY

CONTENTS

EXECUTIVE SUMMARY.....	3
Company	3
Development Location.....	3
Use of Funds	4
FINANCIAL PROJECTIONS.....	5
Financial Overview	5
Loan Assumptions.....	5
Unit Assumptions Year 4	6
Unit Assumptions 10 Year.....	6
Monthly Revenue Year 4 Pro-Forma.....	7
Yearly Revenue 10 Year Pro-Forma.....	7
Profit Loss Year 4 Pro-Forma.....	8
Profit Loss 10 Year Pro-Forma.....	9
Development Cash Flow Pro-Forma Year 1	10
Development Cash Flow Pro-Forma Year 2	11
Development Cash Flow Pro-Forma Year 3	12
STRATEGY & IMPLEMENTATION	13
Development Strategies.....	13
Developer.....	Error! Bookmark not defined.
Timeline	13

EXECUTIVE SUMMARY

Company

BG Company is dedicated to advancing clean and renewable technologies across diverse markets. Our product portfolio centers on two critical pillars: energy generation and management, coupled with alternative fuel solutions. As we navigate the dynamic landscape of the energy industry, we are cognizant of the formidable obstacles that exist, ranging from outdated infrastructure to regulatory complexities. However, these challenges are viewed as opportunities to drive innovation and bring about “positive change.”

As champions of sustainability, BG Company recognizes the pressing environmental challenges that demand urgent solutions. Climate change, resource depletion, and pollution necessitate a paradigm shift in the generation and consumption of energy. BG Company is poised to be at the forefront of this shift, offering solutions that not only mitigate environmental impact, but enhance overall energy efficiency.

The Globe will aid in the BG Company’s pursuits. A forward-thinking Mixed-Use development that brings unique and genuine cultural themes from around the world into a single development. Featuring a mix of residential and commercial spaces catering to the evolving live-work-play lifestyle. The completely walkable commercial aspect of the mixed-use residential/commercial development will consist of shops and restaurants that incorporate cuisine and customs from around the globe with settings to fit. The second component of The Globe entails the development of a commercial/light industrial facility, designed to facilitate R&D, Client Demonstrations, and administrative functions. Encapsulating BG Company’s efforts within a Mixed-Use theme provides a magnetic experience for the local community as well as the unique clientele of BG Company. Furthermore, it will provide an experience to interact with its products and the cultures it will support. The design emphasizes sustainability, walkability, modern design, and future growth.

Investments are packaged into tokenization where investors can convert tokens to physical units within the project or elect for quarterly payouts covering interest & invested capital. Payouts commence at the end of the development cycle or “Redemption Period”. All tokens are free to trade to other investors as a liquidation option during the investment cycle and are recognized by BG Company no matter the user.

BG Company has an overall capital raise goal of \$250,000,000, with an initial raise of \$150,000,000 to aid in acquisition & development. Funding will be used to develop the Company Campus, Residential/Commercial facilities as well as initial operational cost.

Development Location

Company’s expected development location: TBA

Use of Funds

Start-up & Development Expenses	
Compliance	\$4,000
Personnel Cost	\$540,000
Professional	\$5,000
Marketing/Advertising	\$40,000
Office Expenses	\$20,000
Utilities	\$107,163
Payroll Taxes	\$2,100
Insurance	\$225,000
Legal	\$150,000
Software	\$7,000
Recruiting	\$37,800
Security & Surveillance	\$300,000
Property Taxes	\$10,941
Soft Cost	\$6,109,302
Misc.	\$150,000
Total Start-up & Development Cost	\$7,708,306
Start-up Assets	
Land	\$4,900,000
Facility	\$165,596,609
Inventory & Supplies	\$243,500
FF&E	\$3,855,000
Metal 3d Printer	\$2,000,000
SLS 3D Printer	\$300,000
Horizontal Vacuum Induction Heater	\$1,000,000
5 Axis CNC Milling Machine	\$1,000,000
Plasma Cutter	\$250,000
CNC Coil Winding Machine	\$200,000
Magnet Assembly	\$150,000
Lift	\$150,000
Development Equipment	\$10,084
Power Tools	\$30,000
Warehouse Equipment	\$10,000
Misc Tools/Material	\$340,000
Total Start-up Assets	\$180,035,194
Total Uses	\$187,500,000

FINANCIAL PROJECTIONS

Financial Overview

A detailed financial model, incorporating construction costs, operational expenses, and revenue forecasts over 10-years to include debt assumptions. Estimates, based on market analysis, support the viability and profitability of the project. The proposed loan terms include an interest only loan at 7% interest over a 3-year development/construction period and 3.50% interest rate over 25-years refinancing loan upon development completion. The Mixed-Use Multifamily/Commercial Buildings will consist of 252 residential units and roughly 160,000 sq. ft. of adjustable commercial retail space. Spaces are to be initially marketed as build to suit. Projections include development cycle and associated revenue generation commencing post 3-year (Month 37) development period.

The following projections depicted are “only” intended to show the viability of this project and the ability to cover “all” liabilities while assuming reasonable and/or below market conditions.

Loan Assumptions

Acquisition & Development	Amount	Rate	Term
	\$150,000,000.00	7.00%	3
Refinance	Amount	Rate	Term
	\$150,000,000.00	3.50%	25

Unit Assumptions Year 4

	Month 37	Month 38	Month 39	Month 40	Month 41	Month 42	Month 43	Month 44	Month 45	Month 46	Month 47	Month 48
Units												
Residential 2 Bed	112	112	112	112	112	112	112	112	112	112	112	112
Residential 3 Bed	140	140	140	140	140	140	140	140	140	140	140	140
Commercial	13,275	13,275	13,275	13,275	13,275	13,275	13,275	13,275	13,275	13,275	13,275	13,275
Total Units	13,527	13,527	13,527	13,527	13,527	13,527	13,527	13,527	13,527	13,527	13,527	13,527
Unit Price												
Residential 2 Bed	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00
Residential 3 Bed	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00
Commercial	\$28.60	\$28.60	\$28.60	\$28.60	\$28.60	\$28.60	\$28.60	\$28.60	\$28.60	\$28.60	\$28.60	\$28.60
Direct Unit Cost												
Residential 2 Bed	\$213.24	\$213.24	\$213.24	\$213.24	\$213.24	\$213.24	\$213.24	\$213.24	\$213.24	\$213.24	\$213.24	\$213.24
Residential 3 Bed	\$282.67	\$282.67	\$282.67	\$282.67	\$282.67	\$282.67	\$282.67	\$282.67	\$282.67	\$282.67	\$282.67	\$282.67
Commercial	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24

Unit Assumptions 10 Year

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Units										
Residential 2 Bed	112	112	112	112	112	112	112	112	112	112
Residential 3 Bed	140	140	140	140	140	140	140	140	140	140
Commercial	13,275	13,275	13,275	13,275	13,275	13,275	13,275	13,275	13,275	13,275
Total Units	13,527	13,527	13,527	13,527	13,527	175,851	13,527	13,527	13,527	13,527
Unit Price										
Residential 2 Bed	\$0.00	\$0.00	\$0.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00
Residential 3 Bed	\$0.00	\$0.00	\$0.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00
Commercial	\$0.00	\$0.00	\$0.00	\$28.60	\$28.60	\$28.60	\$28.60	\$28.60	\$28.60	\$28.60
Direct Unit Cost										
Residential 2 Bed	\$0.00	\$0.00	\$0.00	\$2,558.90	\$2,558.90	\$2,558.90	\$2,558.90	\$2,558.90	\$2,558.90	\$2,558.90
Residential 3 Bed	\$0.00	\$0.00	\$0.00	\$3,392.03	\$3,392.03	\$3,392.03	\$3,392.03	\$3,392.03	\$3,392.03	\$3,392.03
Commercial	\$0.00	\$0.00	\$0.00	\$2.84	\$2.84	\$2.84	\$2.84	\$2.84	\$2.84	\$2.84

Monthly Revenue Year 4 Pro-Forma

	Month 37	Month 38	Month 39	Month 40	Month 41	Month 42	Month 43	Month 44	Month 45	Month 46	Month 47	Month 48
Revenue												
Residential 2 Bed	\$240,800	\$240,800	\$240,800	\$240,800	\$240,800	\$240,800	\$240,800	\$240,800	\$240,800	\$240,800	\$240,800	\$240,800
Residential 3 Bed	\$399,000	\$399,000	\$399,000	\$399,000	\$399,000	\$399,000	\$399,000	\$399,000	\$399,000	\$399,000	\$399,000	\$399,000
Commercial	\$379,665	\$379,665	\$379,665	\$379,665	\$379,665	\$379,665	\$379,665	\$379,665	\$379,665	\$379,665	\$379,665	\$379,665
Total Revenue	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465
Direct Cost of Revenue												
Residential 2 Bed	\$23,883	\$23,883	\$23,883	\$23,883	\$23,883	\$23,883	\$23,883	\$23,883	\$23,883	\$23,883	\$23,883	\$23,883
Subtotal Cost of Revenue	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595
Other Direct Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595

Yearly Revenue 10 Year Pro-Forma

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue										
Residential 2 Bed	\$0	\$0	\$0	\$2,889,600	\$2,889,600	\$2,889,600	\$2,889,600	\$2,889,600	\$2,889,600	\$2,889,600
Residential 3 Bed	\$0	\$0	\$0	\$4,788,000	\$4,788,000	\$4,788,000	\$4,788,000	\$4,788,000	\$4,788,000	\$4,788,000
Commercial	\$0	\$0	\$0	\$4,555,980	\$4,555,980	\$4,555,980	\$4,555,980	\$4,555,980	\$4,555,980	\$4,555,980
Total Revenue	\$0	\$0	\$0	\$12,233,580	\$12,233,580	\$12,233,580	\$12,233,580	\$12,233,580	\$12,233,580	\$12,233,580
Direct Cost of Revenue										
Subtotal Cost of Revenue	\$0	\$0	\$0	\$799,138	\$799,138	\$799,138	\$761,482	\$799,138	\$799,138	\$799,138
Other Direct Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$0	\$0	\$0	\$799,138	\$799,138	\$799,138	\$761,482	\$799,138	\$799,138	\$799,138

Profit Loss Year 4 Pro-Forma

	Month 37	Month 38	Month 39	Month 40	Month 41	Month 42	Month 43	Month 44	Month 45	Month 46	Month 47	Month 48
Total Revenue	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465	\$1,019,465
Total Direct Cost of Revenue	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595	\$66,595
Gross Margin	\$952,870	\$952,870	\$952,870	\$952,870	\$952,870	\$952,870	\$952,870	\$952,870	\$952,870	\$952,870	\$952,870	\$952,870
Gross Margin/Revenue	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%
Expenses												
Professional	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333
Marketing/Advertising	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Software	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333
FF&E	\$9,167	\$9,167	\$9,167	\$9,167	\$9,167	\$9,167	\$9,167	\$9,167	\$9,167	\$9,167	\$9,167	\$9,167
Insurance	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833	\$5,833
Utilities	\$1,935	\$1,935	\$1,935	\$1,935	\$1,935	\$1,935	\$1,935	\$1,935	\$1,935	\$1,935	\$1,935	\$1,935
Inventory & Supplies	\$20,292	\$20,292	\$20,292	\$20,292	\$20,292	\$20,292	\$20,292	\$20,292	\$20,292	\$20,292	\$20,292	\$20,292
Office Expenses	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Security & Surveillance	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167
Property Taxes	\$133,782	\$133,782	\$133,782	\$133,782	\$133,782	\$133,782	\$133,782	\$133,782	\$133,782	\$133,782	\$133,782	\$133,782
MRO	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Misc.	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917
Depreciation	\$0	(\$566,142)	(\$566,142)	(\$566,142)	(\$566,142)	(\$566,142)	(\$566,142)	(\$566,142)	(\$566,142)	(\$566,142)	(\$566,142)	(\$566,142)
Payroll Taxes & Benefits	\$5,540	\$5,540	\$5,540	\$5,540	\$5,540	\$5,540	\$5,540	\$5,540	\$5,540	\$5,540	\$5,540	\$5,540
Total Personnel	\$54,583	\$54,583	\$54,583	\$54,583	\$54,583	\$54,583	\$54,583	\$54,583	\$54,583	\$54,583	\$54,583	\$54,583
Total Op. Expenses	\$268,382	\$268,382	\$268,382	\$268,382	\$268,382	\$268,382	\$268,382	\$268,382	\$268,382	\$268,382	\$268,382	\$268,382
Profit Before Int. & Tax	\$751,083	\$751,083	\$751,083	\$751,083	\$751,083	\$751,083	\$751,083	\$751,083	\$751,083	\$751,083	\$751,083	\$751,083
Interest Expense	(\$437,500)	(\$436,586)	(\$435,669)	(\$434,749)	(\$433,827)	(\$432,902)	(\$431,975)	(\$431,044)	(\$430,111)	(\$429,176)	(\$428,237)	(\$427,296)
Principle Repay	(\$313,435)	(\$314,350)	(\$315,266)	(\$316,186)	(\$317,108)	(\$318,033)	(\$318,961)	(\$319,891)	(\$320,824)	(\$321,760)	(\$322,698)	(\$323,639)
Taxes Incurred	(\$52)	(\$52)	(\$52)	(\$52)	(\$52)	(\$52)	(\$52)	(\$52)	(\$52)	(\$52)	(\$52)	(\$52)
Net Profit	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96

Profit Loss 10 Year Pro-Forma

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Revenue	\$0	\$0	\$0	\$12,233,580	\$12,233,580	\$12,233,580	\$12,233,580	\$12,233,580	\$12,233,580	\$12,233,580
Total Direct Cost of Revenue	\$0	\$0	\$0	\$799,138	\$799,138	\$799,138	\$761,482	\$799,138	\$799,138	\$799,138
Gross Margin	\$0	\$0	\$0	\$11,434,442	\$11,434,442	\$11,434,442	\$11,472,098	\$11,434,442	\$11,434,442	\$11,434,442
Gross Margin/Revenue	0%	0%	0%	93%	93%	93%	94%	93%	93%	93%
Expenses										
Professional	\$5,000	\$5,000	\$5,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Marketing/Advertising	\$40,000	\$40,000	\$40,000	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000
Software	\$7,000	\$7,000	\$7,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
FF&E	\$0	\$0	\$3,855,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
Insurance	\$225,000	\$225,000	\$225,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
Utilities	\$53,582	\$428,652	\$428,652	\$23,219	\$23,219	\$23,219	\$23,219	\$23,219	\$23,219	\$23,219
Inventory & Supplies	\$0	\$0	\$0	\$243,500	\$243,500	\$243,500	\$243,500	\$243,500	\$243,500	\$243,500
Office Expenses	\$6,667	\$6,667	\$6,667	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
Security & Surveillance	\$100,000	\$100,000	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Property Taxes	\$131,296	\$131,296	\$131,296	\$1,605,383	\$1,605,383	\$1,605,383	\$1,605,383	\$1,605,383	\$1,605,383	\$1,605,383
MRO	\$0	\$0	\$0	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
Misc.	\$50,000	\$50,000	\$50,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
Depreciation	\$0	\$0	\$0	(\$6,227,565)	(\$6,793,707)	(\$6,793,707)	(\$6,793,707)	(\$6,793,707)	(\$6,793,707)	(\$6,793,707)
Payroll Taxes & Benefits	\$54,810	\$54,810	\$54,810	\$66,483	\$66,483	\$66,483	\$66,483	\$66,483	\$66,483	\$66,483
Total Personnel	\$540,000	\$540,000	\$540,000	\$655,000	\$655,000	\$655,000	\$655,000	\$655,000	\$655,000	\$655,000
Total Op. Expenses	\$1,213,354	\$1,588,424	\$5,443,424	\$3,220,584	\$3,220,584	\$3,220,584	\$3,220,584	\$3,220,584	\$3,220,584	\$3,220,584
Profit Before Int. & Tax	(\$1,213,354)	(\$1,588,424)	(\$5,443,424)	\$9,012,996	\$9,012,996	\$9,012,996	\$9,012,996	\$9,012,996	\$9,012,996	\$9,012,996
Interest Expense	(\$868,000)	(\$4,078,667)	(\$8,894,667)	(\$5,189,073)	(\$5,053,131)	(\$4,912,354)	(\$4,766,569)	(\$4,615,600)	(\$4,459,261)	(\$4,297,361)
Principle Expense	\$0	\$0	\$0	(\$3,822,151)	(\$3,958,093)	(\$4,098,871)	(\$4,244,655)	(\$4,395,624)	(\$4,551,963)	(\$4,713,863)
Taxes Incurred	\$0	\$0	\$0	(\$620)	(\$620)	(\$620)	(\$620)	(\$620)	(\$620)	(\$620)
Net Profit	(\$2,081,354)	(\$5,667,091)	(\$14,338,091)	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152

Development Cash Flow Pro-Forma Year 1

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
OPERATING												
Net Profit	\$0	(\$173,446)	(\$173,446)	(\$173,446)	(\$173,446)	(\$173,446)	(\$173,446)	(\$173,446)	(\$173,446)	(\$173,446)	(\$173,446)	(\$173,446)
Adjustments to Net Profit												
Depreciation & Amortization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Increases)/Decreases Rec.	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)
(Additions)/Depletions of Inventory	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)
Increases/(Decreases) Payables	(\$51,545)	(\$51,545)	(\$51,545)	(\$51,545)	(\$51,545)	(\$51,545)	(\$51,545)	(\$51,545)	(\$51,545)	(\$51,545)	(\$51,545)	(\$12,726,692)
Net Cash Operating Activities	(\$121,404)	(\$121,404)	(\$121,404)	(\$121,404)	(\$121,404)	(\$121,404)	(\$121,404)	(\$121,404)	(\$121,404)	(\$121,404)	(\$121,404)	(\$12,796,551)
INVESTING												
Purchase of Other Current Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of Other Current Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Purchase of Land	(\$4,900,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Purchase Long-term Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of Long-term Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash From Investing Activities	(\$4,900,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FINANCING												
Investment	\$7,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dividends	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Current Borrowing	\$12,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Current Borrowing Repay.	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)
New Long Term Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Liability Repay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash From Financing Activities	\$19,827,667	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)	(\$72,333)
NET CASH FLOW	\$14,806,262	\$14,612,524	\$14,418,787	\$14,225,049	\$14,031,311	\$13,837,573	\$13,643,835	\$13,450,097	\$13,256,360	\$13,062,622	\$12,868,884	\$0
Beginning Cash	\$19,900,000	\$14,806,262	\$14,612,524	\$14,418,787	\$14,225,049	\$14,031,311	\$13,837,573	\$13,643,835	\$13,450,097	\$13,256,360	\$13,062,622	\$12,868,884
Ending Cash	\$14,806,262	\$14,612,524	\$14,418,787	\$14,225,049	\$14,031,311	\$13,837,573	\$13,643,835	\$13,450,097	\$13,256,360	\$13,062,622	\$12,868,884	\$0

Development Cash Flow Pro-Forma Year 2

	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22	Month 23	Month 24
OPERATING												
Net Profit	(\$204,702)	(\$405,369)	(\$405,369)	(\$405,369)	(\$405,369)	(\$405,369)	(\$405,369)	(\$606,035)	(\$606,035)	(\$606,035)	(\$606,035)	(\$606,035)
Adjustments to Net Profit												
Depreciation & Amortization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Increases)/Decreases Rec. (Additions)/Depletions of Inventory	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)
Increases/(Decreases) Payables	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)
Net Cash Operating Activities	(\$82,801)	(\$82,801)	(\$82,801)	(\$82,801)	(\$82,801)	(\$82,801)	(\$39,203,845)	(\$82,801)	(\$82,801)	(\$82,801)	(\$82,801)	(\$82,801)
	(\$152,660)	(\$152,660)	(\$152,660)	(\$152,660)	(\$152,660)	(\$152,660)	(\$39,273,705)	(\$152,660)	(\$152,660)	(\$152,660)	(\$152,660)	(\$152,660)
INVESTING												
Purchase of Other Current Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of Other Current Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Purchase of Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Purchase Long-term Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of Long-term Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash From Investing Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FINANCING												
Investment	\$7,500,000	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$0	\$0	\$0	\$0	\$0
Dividends	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Current Borrowing	\$34,400,000	\$0	\$0	\$0	\$0	\$0	\$34,400,000	\$0	\$0	\$0	\$0	\$0
Current Borrowing Repay.	(\$72,333)	(\$273,000)	(\$273,000)	(\$273,000)	(\$273,000)	(\$273,000)	(\$273,000)	(\$473,667)	(\$473,667)	(\$473,667)	(\$473,667)	(\$473,667)
New Long Term Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Liability Repay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash From Financing Activities	\$41,827,667	(\$273,000)	(\$273,000)	(\$273,000)	(\$273,000)	(\$273,000)	\$41,627,000	(\$473,667)	(\$473,667)	(\$473,667)	(\$473,667)	(\$473,667)
NET CASH FLOW	\$41,675,006	\$41,249,346	\$40,823,686	\$40,398,025	\$39,972,365	\$39,546,705	\$41,900,000	\$41,273,673	\$40,647,346	\$40,021,019	\$39,394,692	\$38,768,365
Beginning Cash	\$12,868,884	\$12,868,884	\$41,249,346	\$40,823,686	\$40,398,025	\$39,972,365	\$39,546,705	\$41,900,000	\$41,273,673	\$40,647,346	\$40,021,019	\$39,394,692
Ending Cash	\$41,675,006	\$41,249,346	\$40,823,686	\$40,398,025	\$39,972,365	\$39,546,705	\$41,900,000	\$41,273,673	\$40,647,346	\$40,021,019	\$39,394,692	\$38,768,365

Development Cash Flow Pro-Forma Year 3

	Month 25	Month 26	Month 27	Month 28	Month 29	Month 30	Month 31	Month 32	Month 33	Month 34	Month 35	Month 36
OPERATING												
Net Profit	(\$927,285)	(\$1,127,952)	(\$1,127,952)	(\$1,127,952)	(\$1,127,952)	(\$1,127,952)	(\$1,127,952)	(\$1,328,619)	(\$1,328,619)	(\$1,328,619)	(\$1,328,619)	(\$1,328,619)
Adjustments to Net Profit												
Depreciation & Amortization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Increases)/Decreases Rec.	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)	(\$49,568)
(Additions)/Depletions of Inventory	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)	(\$20,292)
Increases/(Decreases) Payables	(\$38,224,839)	(\$404,051)	(\$404,051)	(\$404,051)	(\$404,051)	(\$404,051)	(\$35,414,589)	(\$404,051)	(\$404,051)	(\$404,051)	(\$404,051)	(\$35,559,499)
Net Cash Operating Activities	(\$38,294,698)	(\$473,910)	(\$473,910)	(\$473,910)	(\$473,910)	(\$473,910)	(\$35,484,448)	(\$473,910)	(\$473,910)	(\$473,910)	(\$473,910)	(\$35,629,359)
INVESTING												
Purchase of Other Current Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of Other Current Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Purchase of Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Purchase Long-term Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of Long-term Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash From Investing Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FINANCING												
Investment	\$7,500,000	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$0	\$0	\$0	\$0	\$0
Dividends	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Current Borrowing	\$34,400,000	\$0	\$0	\$0	\$0	\$0	\$34,400,000	\$0	\$0	\$0	\$0	\$0
Current Borrowing Repay.	(\$473,667)	(\$674,333)	(\$674,333)	(\$674,333)	(\$674,333)	(\$674,333)	(\$674,333)	(\$875,000)	(\$875,000)	(\$875,000)	(\$875,000)	(\$875,000)
New Long Term Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Liability Repay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash From Financing Activities	\$41,426,333	(\$674,333)	(\$674,333)	(\$674,333)	(\$674,333)	(\$674,333)	\$41,225,667	(\$875,000)	(\$875,000)	(\$875,000)	(\$875,000)	(\$875,000)
NET CASH FLOW	\$41,900,000	\$40,751,756	\$39,603,513	\$38,455,269	\$37,307,025	\$36,158,782	\$41,900,000	\$40,551,090	\$39,202,179	\$37,853,269	\$36,504,359	\$0
Beginning Cash	\$38,768,365	\$41,900,000	\$40,751,756	\$39,603,513	\$38,455,269	\$37,307,025	\$36,158,782	\$41,900,000	\$40,551,090	\$39,202,179	\$37,853,269	\$36,504,359
Ending Cash	\$41,900,000	\$40,751,756	\$39,603,513	\$38,455,269	\$37,307,025	\$36,158,782	\$41,900,000	\$40,551,090	\$39,202,179	\$37,853,269	\$36,504,359	\$0

STRATEGY & IMPLEMENTATION

Development Strategies

Mitigation strategies for leasing market fluctuations involve implementing flexible leasing plans to adapt to market changes and incorporating contingency timelines to address unforeseen construction challenges, and reducing the impact of potential risks.

Timeline

The construction timeline is set to commence in Q2 2024, with phased completion targeted by Q2 2027. Milestones include plans & permitting, site work phase 1 completion, foundation & structural completions, MEPF and interior/exterior finishes, landscaping & obtaining necessary occupancy permits, with a request for a draw schedule respective to the stated milestones. Draw schedule and amounts are outlined in “Development Cash Flow Year 1-3” outlined in “New Current Borrowing.” This timeline will create a clear roadmap for project progression and completion.