

For a Limited Time We Are Accepting Reservations For Las Vegas Condos 70% USD + 30% ONE

Is now a good time to invest in the Las Vegas real estate market? Absolutely!

Timing plays a crucial role in the success of real estate investments. Sell at the wrong time or even buy at the wrong time, and you can be looking at a very pathetic return on investment. Even worse, you could lose a ton of money. Of course, location plays an even bigger role in the success of real estate investments. For certain real estate markets, it's a better time to be selling investment property. For the Las Vegas real estate market, it's the best time to buy a house or condo for real estate investing.

Here are the top 5 reasons why you should become a Las Vegas real estate investor right now.

Why Invest in the Las Vegas Real Estate Market NOW?

If you could look at a picture of the Las Vegas real estate market 2008 vs. 2019, they'd essentially be opposites in every way. With the addition of over 10,000 new job openings over the course of 2018, the unemployment rate is at a comfortable low. This will possibly also result in over 10,000+ new residents looking for a Las Vegas rental property to call home. This means one thing: rental property demand will be up through the roof. Take advantage of the rising demand for Las Vegas real estate investments.

As a real estate investor, getting a piece of Las Vegas real estate would be a smart investment decision right now. As demand goes up, prices go up too. Buying an investment property right now in the Las Vegas real estate market means enjoying real estate appreciation upon sale in the very near future.

5 REASONS TO INVEST IN LAS VEGAS REAL ESTATE NOW



DEMAND IS ON THE RISE
10,000+ job opportunities will drive demand for rental properties this year.



HIGHER RENTAL INCOME
As demand increases, Las Vegas real estate investors can charge tenants more and get higher rental income.



APPRECIATION
Prices have not hit historical highs so there is room for real estate appreciation.



CHEAPER TAXES
With no personal income tax and property taxes that are up to 70% cheaper than other real estate markets, real estate investors can save on taxes in Las Vegas.



AIRBNB GROWTH
Airbnb Las Vegas will see more guests with the construction of the new NFL stadium, Convention Center, Resorts World and Wynn Park.



mashvisor.com

In fact, according to reports from Zillow, the investment property prices in the Las Vegas real estate market 2017 rose by an incredible 17.1%. As of now, its projected prices will rise another 6.8% with no tangible signs of slowing down!

The reason Las Vegas real estate investors will enjoy significant real estate appreciation in this location above others is the fact that even though Las Vegas real estate bounced back from the housing crisis of 2008, investment property prices are not at historical highs as they are in many other real estate markets across the US housing market. This means there is so much more room for real estate appreciation in the Las Vegas real estate market.

Source: <https://www.mashvisor.com/blog/las-vegas-real-estate-market-2018-invest-now>.

Most Energy Efficient, Virtually Indestructible, Fastest to Construct Housing

Fort Knox is one of the most advanced "green" construction companies in the world. We manufacture Building Kits ("Kits") and utilize unique, high-quality materials and high-performance coatings to build the most innovative, functional, and high-speed house building systems on the market. The Kits are prefabricated in a precision factory environment, are cost-competitive, unmistakably "green", virtually indestructible, and are capturing the attention of world markets anxious to leave behind old and inferior ways to build. Features and benefits of this unique high demand housing technology include:

- 1- Most energy efficient; save up to 60% on heating and cooling costs
- 2- Virtually indestructible; virtually eliminate repairs and maintenance costs
- 3- Fastest to construct; save on increased construction costs and interest payments
- 4- Hurricane/typhoon proof for winds up to 200 mph; save on insurance premiums
- 5- Earthquake resistant; increased safety, peace of mind, save on insurance premiums
- 6- Fire Resistant; increased safety, peace of mind, save on insurance premiums
- 7- Waterproof; increased safety, peace of mind, save on insurance premiums
- 8- Mold and mildew proof; improve health and eliminate repairs and maintenance costs
- 9- Insect proof; increased safety, peace of mind, save on insurance premiums
- 10-Can withstand up to a 50-caliber bullet; increased safety, peace of mind
- 11-Unlimited modest and luxury design possibilities; increase comfort and convenience
- 12-Very affordable housing; own a condo sooner than otherwise possible instead of renting
- 13-Can purchase with 70% USD + 30% ONE; create approximately 35% immediate equity

Virtually Indestructible Housing

These condos are virtually indestructible. The steel 2x4s or 2x6s utilized in construction offer tremendous strength and stability. Because of the unique anchoring system we utilize, the condos are wind proof to over 200 mph. The six-inch foam included when building with steel 2x4s provides better insulation than provided by standard builders, and the eight inch foam included when building with steel 2x6s provides even better insulation. This is why the condos we build will have tiny heating and cooling bills.

The special coatings used on the exterior and interior walls are water proof and shock resistant to 170 pounds per square inch. Essentially, your children can beat on the wall with a hammer and not put a hole in it. There is no wood or sheet rock anywhere in the condo. The coatings are waterproof and flood proof. Mold and mildew will not grow in the foam. There is nothing for pests and insects to eat, and since there is no wood, no threat of termites. The special coatings on the exterior and interior walls are also virtually fire proof,

as is the material used in the roofing. Finally, for those who are interested, a variation of the exterior coatings can be applied to make the walls bullet proof.

Fort Knox Custom Green Homes Offers Las Vegas Condos: 70% USD + 30% ONE

We are now accepting reservation fees for 275 1-2-3 Bedroom (BR) condos in Las Vegas:

1-BR/1-Bath Condo-850 sq. ft.	Cost: \$170K	res. fee \$15K+\$119K=\$134K+1,500 ONE
2-BR/2-Bath Condo-1,050 sq. ft.	Cost: \$210K	res. fee \$20K+\$147K=\$167K+1,853 ONE
3-BR/2-Bath Condo-1,250 sq. ft.	Cost: \$250K	res. fee \$25K+\$175K=\$200K+2,206 ONE

The size and number of bedrooms for each condo are subject to change as needed to accommodate building codes, permits and other requirements. This means that the sooner the reservation fees are received, the more likely to receive the most desirable floor plan. We reserve the right to substitute floor plans as needed with prior notice. Each participant is eligible to purchase more than one condo, as long as they are available. On page 9 below are a few illustrations of 1, 2 and 3 Bedroom condo floor plans available.

Summary of Unique Benefits to Participants

1. **Three Options: Inhabit ... Sell ... Rent.** Each participant in this project has three distinct options after purchase of the condo: You can **inhabit the condo** and live in it as long as you wish; you can **sell the condo** to someone else for a profit; or you can **rent the condo** as an income property with positive cash flow. If the services of a real estate agent or property manager are needed, they will be available at the property to facilitate the sale or rental of your condo.
2. **Fixed Price.** Even though construction may not begin for up to one year from the time the final reservation fee is received, the price for the condos will be locked in and participants will pay the stated fixed price for the condos, regardless of any increase in the cost of materials and/or labor.
3. **Free VIP Access to Las Vegas Expo.** The reservation fees may be used to help fund an expo in Las Vegas, or on a cruise ship, or other favorable locations such as Native American Sovereign Nation lands. All participants in the condo project will receive free VIP access to all related expo events, including hotel accommodations, meals and daily entrance into all related events and activities. Please note that any expos and related events will not be affiliated in any way with, or known by, OneCoin, OneLife or DealShaker, and any resemblance to such will be strictly coincidental. These events may be known as "Friends of Denis Murdock Reunion/Cruise and Expo". Expo merchants will be able to accept ONE, Bitcoin, and other altcoins in addition to USD.
4. **Public Exchange Independent.** As evidenced below, the USD portion of the purchase price of the condos is sufficient to complete the construction of the project. This is important if ONE is not negotiable on any open exchange. Fort Knox assumes the risk of no profit from building the condo project, as the 30% ONE contained in the purchase price represents profit margin. There is no risk that there will be insufficient money available to complete the project.
5. **Fort Knox Stock Shares.** Participants in the condo project will receive stock shares in Fort Knox Custom Green Homes Inc. equal to the value of their reservation fees ("Fort Knox Stock Shares"). These Fort Knox Stock Shares are currently valued at \$1 each. Therefore, a person paying a reservation fee for a 1-bedroom condo will receive 15,000 Fort Knox Stock Shares; a person paying a reservation fee for a 2-bedroom condo will receive 20,000 Fort Knox Stock Shares; and a person paying a reservation fee for a 3-bedroom condo will receive 25,000 Fort Knox Stock Shares. As more projects are completed, it is expected that the value of these Fort Knox Stock Shares will increase

greatly, which will provide potential for additional profit to participants. While there is no guarantee, based on the significantly growing demand for this unique building technology all around the world, it is expected that these Fort Knox Stock Shares will be worth \$150,000 to \$250,000 within two to three years.

Construction Begins Within 1 Year

The delay in the commencement of construction for up to one year is necessary in order to make sure all building and zoning requirements are met, and that there are no hazardous materials located on the land selected for the project, which would make construction impossible or cost prohibitive. If for any reason the condo project cannot be built upon the selected location, Fort Knox reserves the right to select and build on the new location.

Cost Projections for 275 Condos

70% USD + 30% ONE at \$125 per sq. ft.

Following is the breakdown of total USD to be received and the total USD necessary to build the condo project, and why we will be able to do it even if we are never able to convert ONE to USD. This is important because we will not be creating any liabilities we cannot cover even if ONE is never listed on an open exchange.

Total cost to build the project, including the original cost of the land and the land development costs, is \$40,493,750. This is based on a construction cost of \$125 per square foot, which is conservative. The Kits cost about \$50 a square foot to produce, and actual on site construction cost is about \$65 a square foot, for a combined cost of \$115 per square foot, so there is a \$10 per square foot* cushion built into our projections to cover any increases in the cost of materials and/or labor.

Build 50	1-BR condos	850 sq. ft.	42,500 sq. ft. @ \$125 per sq. ft.	\$5,312,500
Build 175	2-BR condos	1,050 sq. ft.	183,750 sq. ft. @ \$125 per sq. ft.	\$22,968,750
Build 50	3-BR condos	1,250 sq. ft.	62,500 sq. ft. @ \$125 per sq. ft.	\$7,812,500
Original Raw Land Cost				\$2,400,000
Land Development Cost				<u>\$2,000,000</u>
Total Project Cost				\$40,493,750

Projected cost for participants is from selling the condos @200 per sq. ft. The current average selling price for new construction in the Las Vegas market is \$208 per sq. ft. The market price is increasing at approximately 7% per year. By the time we begin construction in about one year, the average selling price for new construction in Las Vegas will be \$222 per sq. ft. The project will be built in not more than 6 phases.

By the time we finish construction three years from the time that the last reservation fee is received, the average selling price for new construction in Las Vegas will be \$255 per square foot. This means that even though the reservation fee does not go against the cost of their condo, participants will have approximately 35% equity the day they take possession. They will also have purchased the highest quality property available anywhere in the world in one of the most desirable locations in the world.

1-Bedroom Condos

Purchase price for a 1-bedroom condo: \$170,000, consisting of the \$15,000 reservation fee, which does not apply to the purchase price, plus \$119,000 USD for the 70% portion of the

purchase price, for a total USD requirement of \$134,000, plus \$51,000 in ONE, which represents 30% of the purchase price. There is no way to predict the future value of ONE, but at today's value of \$34, that is only 1,500 ONE.

The \$119,000 USD will be due in three payments of \$39,667. The first payment will be due when construction begins, the second payment will be due 45 days from the time construction begins, and the third payment will be due 90 days from the time construction begins. Purchasers will receive a minimum of 60 days' notice before construction is due to begin, and their first payment will be due. The total cost, including the reservation fee and USD payments, is \$134,000. The actual cost of the ONE cannot be determined, but is assumed to be a fraction of the \$51,000 credit given to the purchaser for the estimated 1,500 ONE based on today's price.

The value of the condo when construction is completed in three years is estimated to be \$216,750. On a Cash-on-Cash basis, including the reservation fee that does not apply to the purchase price, the purchaser will have over 35% equity the day they take possession, plus Fort Knox Stock Shares. While there is no guarantee, based on the significantly growing demand for this unique building technology all around the world, it is expected that these Fort Knox Stock Shares will be worth \$150,000 to \$250,000 within two to three years.

2-Bedroom Condos

Purchase price for a 2-bedroom condo: \$210,000, consisting of the \$20,000 reservation fee, which does not apply to the purchase price, plus \$147,000 USD for the 70% portion of the purchase price, for a total USD requirement of \$167,000, plus \$63,000 in ONE, which represents 30% of the purchase price. There is no way to predict the future value of ONE, but at today's value of \$34, that is only 1,853 ONE.

The \$147,000 USD will be due in three payments of \$49,000. The first payment will be due when construction begins, the second payment will be due 45 days from the time construction begins and the third payment will be due 90 days from the time construction begins. Purchasers will receive a minimum of 60 days' notice before construction is due to begin, and their first payment will be due. The total cost, including the reservation fee and USD payments, is \$167,000.

The value of the condo when construction is completed in three years is estimated to be \$266,700. On a Cash-on-Cash basis, including the reservation fee that does not apply to the purchase price, the purchaser will have over 35% equity the day they take possession, plus Fort Knox Stock Shares. While there is no guarantee, based on the significantly growing demand for this unique building technology all around the world, it is expected that these Fort Knox Stock Shares will be worth \$150,000 to \$250,000 within two to three years.

3-Bedroom Condos

Purchase price for a 3-bedroom condo: \$250,000, consisting of the \$25,000 reservation fee, which does not apply to the purchase price, plus \$175,000 USD for the 70% portion of the purchase price, for a total USD requirement of \$200,000, plus \$75,000 in ONE, which represents 30% of the purchase price. There is no way to predict the future value of ONE, but at today's value of \$34, that is only 2,206 ONE.

The \$200,000 USD will be due in three payments of \$66,666.67. The first payment will be due when construction begins, the second payment will be due 45 days from the time construction begins and the third payment will be due 90 days from the time construction

begins. Purchasers will receive a minimum of 60 days' notice before construction is due to begin, and their first payment will be due. The total cost, including the reservation fee and USD payments, is \$225,000.

The value of the condo when construction is completed in three years is estimated to be \$318,750. On a Cash-on-Cash basis, including the reservation fee that does not apply to the purchase price, the purchaser will have over 35% equity the day they take possession, plus Fort Knox Stock Shares. While there is no guarantee, based on the significantly growing demand for this unique building technology all around the world, it is expected that these Fort Knox Stock Shares will be worth \$150,000 to \$250,000 within two to three years.

Cash Revenue Projections for 275 Condos

70% USD @\$140 per sq. ft. + 30% ONE @\$60 per sq. ft. = \$200 per sq. ft.

Sell 50	1-BR condos	850 sq. ft.	42,500 sq. ft. @ \$140 per sq. ft.	\$5,950,000
Sell 175	2-BR condos	1,050 sq. ft.	183,750 sq. ft. @ \$140 per sq. ft.	\$25,725,000
Sell 50	3-BR condos	1,250 sq. ft.	62,500 sq. ft. @ \$140 per sq. ft.	<u>\$8,750,000</u>
Total Cash Revenue				\$40,425,000
Total Cost of Construction				\$40,493,750
Cash Revenue without ONE				\$(68,750)

This relatively very small deficit of \$68,750 is well within the \$10 per square foot* (as referenced on page 4 above) margin of error that is built into the calculations. It is clear that we can perform on our obligation to build even if the ONE exchange never opens. We will not make much profit in USD, but we will be able to fulfill all of our obligations and have no liability hanging over our heads, and all participants will receive what they paid for. Given the Fort Knox Stock Shares that participants will receive when they make the reservation deposit, the profit potential is even higher than what is projected herein. While there is no guarantee, based on the significantly growing demand for this unique building technology all around the world, it is expected that these Fort Knox Stock Shares will be worth \$150,000 to \$250,000 within two to three years.

Participants will be eligible to transfer all rights and benefits of the condo purchase to another qualified party; however, Fort Knox reserves the right to authorize same, after a review of the receipt of 30 days' written request for same.

Long Term Condo Rental Cash Flow Projections

These cash flow projections cannot be guaranteed, but are based on current rental prices in Las Vegas, and are adjusted for the average rent increases in the area projected over the next three years when we expect the condo project to be completed.

1-Bedroom Condo Rental Cash Flow

Currently, a new, comparably-sized one bedroom apartment in the area with excellent amenities, which our condo complex will have, rents for \$975 a month. Projecting a rent increase of about 5% per year for the next three years, expected rent in three years will be \$1,125 per month. Bear in mind that there is no way to predict what mortgage interest rates will be in two or three years when the buyer takes out a mortgage loan against the condo. However, assuming the buyer takes out a loan at 6% for the full cash commitment for a one bedroom condo, monthly costs are estimated to be as follows:

Monthly Mortgage Payment	\$595.00
Monthly Taxes and Insurance	\$100.00
Monthly Condo Fee	\$80.00
Monthly On-Site Property Management Fee of 8%	<u>\$78.00</u>
Total Monthly Expenses	\$853.00

Total Monthly Income from Rental	\$1,125.00
Net Cash Flow Projected Per Month	\$272.00

The projected rent in three years will be \$1,125 per month, which will create a positive cash flow of \$272 per month for a buyer who takes out a mortgage for the full cash cost of the condo. The monthly cash flow will be commensurately higher for smaller mortgage amounts or for those who do not utilize financing.

2-Bedroom Condo Rental Cash Flow

Currently, a new, comparably-sized two bedroom apartment in the area with excellent amenities, which our condo complex will have, rents for \$1,175 a month. Projecting a rent increase of about 5% per year for the next three years, expected rent in three years will be \$1,375 per month. Bear in mind that there is no way to predict what mortgage interest rates will be in two or three years when the buyer takes out a mortgage loan against the condo. However, assuming the buyer takes out a loan at 6% for the full cash commitment for a two bedroom condo, monthly costs are estimated to be as follows:

Monthly Mortgage Payment	\$735.00
Monthly Taxes and Insurance	\$122.50
Monthly Condo Fee	\$120.00
Monthly On-Site Property Management Fee of 8%	<u>\$94.00</u>
Total Monthly Expenses	\$1,071.50

Total Monthly Income from Rental	\$1,375.00
Net Cash Flow Projected Per Month	\$303.50

The projected rent in three years will be \$1,375 per month, which will create a positive cash flow of \$303.50 per month for a buyer who takes out a mortgage for the full cash cost of the condo. The monthly cash flow will be commensurately higher for smaller mortgage amounts or for those who do not utilize financing.

3-Bedroom Condo Rental Cash Flow

Currently, a new, comparably-sized three bedroom apartment in the area with excellent amenities, which our condo complex will have, rents for \$1,375 a month. Projecting a rent increase of about 5% per year for the next three years, expected rent in three years will be \$1,575 per month. Bear in mind that there is no way to predict what mortgage interest rates will be in two or three years when the buyer takes out a mortgage loan against the condo. However, assuming the buyer takes out a loan at 6% for the full cash commitment for a two bedroom condo, monthly costs are estimated to be as follows:

Monthly Mortgage Payment	\$875.00
Monthly Taxes and Insurance	\$146.00
Monthly Condo Fee	\$160.00
Monthly On-Site Property Management Fee of 8%	<u>\$110.00</u>
Total Monthly Expenses	\$1,291.00

Total Monthly Income from Rental	\$1,575.00
Net Cash Flow Projected Per Month	\$284.00

The projected rent in three years will be \$1,575 per month, which will create a positive cash flow of \$284 per month for a buyer who takes out a mortgage for the full cash cost of the condo. The monthly cash flow will be commensurately higher for smaller mortgage amounts or for those who do not utilize financing.

All purchasers should bear in mind that all of the above numbers are estimates only and cannot be guaranteed as there is no way to be sure what mortgage rates will be in two or three years. Commensurately, while the projected rent increases are deemed to be reasonable, there is also no way to guarantee the condition of the real estate and rental markets in Las Vegas in two or three years.

Selling versus Renting

All purchasers should consider the value of purchasing the condos at a cash price of 70% of their projected values, and also consider the value of having immediate equity of approximately 35% the day they take possession of the condo. It is also possible that some purchasers will want to sell their condos as soon as they take possession. While a significant cash profit is projected should that be done, since the condition of the real estate market in Las Vegas in two or three years cannot be guaranteed, neither can any specific amount of cash profit be guaranteed.

As in all investments, purchasers should weigh the risk of their purchase against the potential rewards, whether they intend to keep the condo as a rental or they intend to sell it immediately, and make their purchase decision accordingly.

Building Kits Shipped Globally

If you're not interested in Las Vegas condos, we can manufacture complete kits and ship them globally to any building site you own anywhere in the world. Unlimited modest and luxury design possibilities exist with quotes available upon request.

- Manufactured, containerized and shipped globally within 120 days
- Emergency and disaster relief permanent housing and shelters
- Easily and rapidly assembled by yourself or unskilled labor

Sample Floor Plans

Below are a few illustrations of 1, 2 and 3 Bedroom condo floor plans available.



Figure 1: 1 Bedroom 1 Bathroom



Figure 2: 1 Bedroom 1 Bathroom



Figure 3: 2 Bedrooms 2 Bathrooms



Figure 4: 2 Bedrooms 2 Bathrooms



Figure 5: 3 Bedrooms 2 Bathrooms



Figure 6: 3 Bedrooms 2 Bathrooms

Reservation Fee Agreement

Fort Knox Custom Green Homes Inc. ("Fort Knox"), a subsidiary of Palindrome Properties Foundation, a Nevada, USA Foundation, is planning to build a condo complex with 275 condos in Las Vegas, Nevada. These condos will be built using a unique building system and patented building materials that are unavailable except through Fort Knox, and its affiliates and partners. Additional condo complexes will be built in various locations based on demand.

One of the most valuable features for our condos includes excellent insulation, which has been proven to reduce heating and cooling costs by as much as 60%. Our construction is also mold and mildew proof, insect proof, and the walls have been proven to withstand an impact of over 170 pounds per square inch.

Construction is expected to begin within 12 months. Reservations are being accepted for 1 bedroom/1 bathroom condos, with a reservation fee of \$15,000; 2 bedroom/2 bathroom condos, with a reservation fee of \$20,000; and 3 bedroom/2 bathroom condos, with a reservation fee of \$25,000.

For questions or bank wiring instructions for the reservation fees, send an email to Bob Noxon, managing director of Fort Knox, at dslv.bob@gmail.com. Once the reservation fee has been wired, the remaining balance for the purchase may be paid 70% in cash and 30% in ONE. The cash payments will be due in three equal installments. The first installment will be due when construction begins and all purchasers will receive 60 days' notice of when the first payment will be due. The second installment will be due 45 days after construction begins and the third installment will be due 90 days after construction begins. Transfer of the ONE will not be due until construction has been completed, but must be performed before the deed for the condo will be transferred to the purchaser.

The reservation fee will not be credited against the purchase price of the condo. However, payment of the reservation fee will lock in the price of the chosen condos regardless of any price increases for materials and/or labor that will be used in the construction of the condo complex.

At the completion of construction, based upon the then prevailing value of ONE, an adjustment will be made to the amount of ONE needed to complete the transaction based on an increase or decrease in the value of ONE. Current price for a one bedroom condo is \$170,000; the price for a two bedroom condo is \$210,000; and the price for a three bedroom condo is \$250,000. Each of the individual condos will be placed into a real estate trust. Purchasers will then purchase the trust which contains the deed for the condo, which will facilitate the transfer of title without complications related to buyers from outside the USA. Any costs associated with creating the individual real estate trusts and transferring the trust to the purchaser will be paid by the purchaser.

Life happens, and if something occurs that changes a participant's willingness or ability to complete their purchase, we are willing to make the reservation fees refundable after a minimum of six months, if 30 days' written notice is received and accompanied with receipt of issued Fort Knox Stock Share certificates.

Bob Noxon
Managing Director
Fort Knox Custom Green Homes Inc.
Subsidiary of Palindrome Properties Foundation, a Nevada, USA Foundation
Prefabricated Building Kits are manufactured in Las Vegas, Nevada, USA
Global Shipping Available

For additional information contact
Denis Murdock
DenisRMurdock@gmail.com
+1-702-817-5726 WhatsApp

Please reserve the following condo(s) for me:

_____ 1-BR condo(s) with a reservation fee of \$15,000 each. \$ _____
_____ 2-BR condo(s) with a reservation fee of \$20,000 each. \$ _____
_____ 3-BR condo(s) with a reservation fee of \$25,000 each. \$ _____

Date_____ Date_____

For: Purchaser

For: Fort Knox

By: _____
Name

By: Bob Noxon
Name

Signature

Signature

Title: Purchaser

Title: Managing Director

Address: _____

Address: 7749 Success Ct.

City, State: _____

City, State: Las Vegas, NV

Country, Zip: _____

Country, Zip: USA, 89145

Mobile Phone: _____

Mobile Phone: +1-702-370-0667

e-Mail: _____

e-Mail: dslv.bob@gmail.com