

# BRANDON MICHAEL JEANPIERRE CORPORATION

d/b/a THE BLACK FLAG

Delaware Entity: 7336243 | DLN: 26053506003014 | EIN: 92-2858861

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## MEETING MINUTES

Document ID: BMJC-GOV-MIN-034-1-0-0

Date: February 14, 2026

**Subject: Convergence of the Sovereign Loom**

Minutes of the Convergence of the Sovereign Loom  
LSIRVM – Obsidian Pinnacle DSCR Proposal

Date: February 14, 2026

Time: 18:31 – 19:05 (Recording duration: 34m 9s)

Location: The Veiled Keep (virtual recording session)

Attendance

Present: All Board Members of the Sovereign Loom

(All board positions held by Brandon Jeanpierre)

A quorum was present for the entirety of the Convergence.

Designation

This Convergence was convened to review and deliberate upon the LSIRVM – Obsidian Pinnacle DSCR Proposal, specifically the proposed direct DSCR acquisition strategy for 2308 E. Bellevue Place, Milwaukee, WI.

Agenda

Review of DSCR acquisition strategy for Bellevue property.

Evaluation of assignment structure (LSI → Brandon Michael Jeanpierre Corporation d/b/a The Black Flag).

Financial modeling, DSCR qualification analysis, and lender strategy.

Board vote on proceeding with DSCR proposal as structured.

Strategic posture regarding capital activation and timing (Q1 2026 urgency).

## Proceedings

### 1. Strategic Context

The Chair opened the Convergence by noting the urgency of Q1 2026 timelines and the need to accelerate acquisition strategy. The original bootstrapping model through residential wholesale transactions (via Land Shark Inc.) was acknowledged; however, delays in operating capital acquisition prompted reconsideration of a direct DSCR commercial financing approach.

The proposal seeks to bypass intermediary capital accumulation phases and move directly into acquisition via:

80% LTV primary DSCR financing

20% GAP funding

100% financing of the assigned purchase price (\$1,149,500)

### 2. Property Overview

The Board reviewed the executive summary and property details:

Address: 2308 E. Bellevue Place, Milwaukee, WI

Size: 14,050 SF

List Price: \$993,000

Assigned Purchase Price: \$1,149,500

Classification: Former church (religious special purpose property)

Property tax exemption transferable via 501(c)(3) status

The building layout supports immediate mixed-use conversion:

Religious assembly

Corporate headquarters

Community programming

Transitional housing

Administrative operations

No major structural modification is required for initial occupancy.

### 3. Transaction Structure

The acquisition follows a two-step assignment:

Land Shark Inc. (PBC) enters purchase agreement at \$993,000.

LSI assigns contract to Brandon Michael Jeanpierre Corporation (501(c)(3)) for \$1,149,500.

Assignment Fee: \$156,500

The Board acknowledged the assignment fee functions as:

JV partner compensation

Seed capital for tenant entities

Initial rent support to stabilize DSCR ratio

Operational ignition capital for ecosystem activation

### 4. DSCR Financing Strategy

The Board reviewed qualification mechanics:

Primary Loan (80% LTV): ~\$919,600

Gap Funding (20%): ~\$229,900

Target Rate: 6–7% primary, negotiable GAP

Amortization: 30-year

Projected Gross Monthly Rent (6 subsidiary tenants): \$21,000

Scenario A (Primary Only):

DSCR  $\approx$  2.87

Scenario B (Full Stack incl. GAP):  
DSCR remains above lender minimum thresholds

Operating expense modeling leaves significant positive cash flow for mission execution and debt service resilience.

## 5. Organizational Strength

The Board reaffirmed:

Borrower is a Delaware 501(c)(3) public charity (incorporated March 1, 2023).

Subsidiary structure is fully incorporated and documented.

Immutable 3.2% tithing structure supports mission funding.

Building Futures Initiative activation depends on this flagship acquisition.

Milwaukee is designated as Phase One hub location.

## 6. Risk Review

The Board discussed and acknowledged:

Special-purpose church lender limitations

Nonprofit borrower bias in underwriting

Tenant concentration risk (mitigated by separate EINs and governance independence)

Climate risk (mitigated through \$425,000 resilience upgrades)

The Chair confirmed willingness to provide personal guaranty if required, though DSCR qualification is income-based.

## 7. What Is Required

The Board clarified broker objectives:

Secure primary DSCR lender (80% LTV).

Secure compatible GAP funder (20%).

Provide proof-of-funds prior to contract execution to minimize earnest money.

Closing timeline: 4–6 weeks post finance commitment.

## 8. Board Discussion and Vote

The Chair opened the floor for Board positions on the DSCR proposal.

After discussion, including consideration of urgency, mission activation timeline, and strategic importance of Bellevue as flagship proof-of-concept property, the Board expressed unified support.

A formal vote was called on:

Resolution: Adopt the DSCR Proposal for 2308 E. Bellevue Place as structured and authorize broker engagement to secure primary and gap financing.

Vote: Unanimous Affirmative.

## 9. Additional Strategic Notes

The Caldwell property proposal was acknowledged but deferred for later presentation pending refinement of argument.

The Bellevue acquisition remains priority.

Minutes of this Convergence are intended for public record.

## Resolutions

RESOLVED: The Sovereign Loom approves the LSIRVM – Obsidian Pinnacle DSCR Proposal as presented.

RESOLVED: The Chair is authorized to proceed with broker engagement, lender outreach, and financing structuring consistent with the proposal.

RESOLVED: Bellevue acquisition is designated Q1 2026 priority activation project.

All resolutions were adopted by unanimous consent.

## Adjournment

The Convergence adjourned at 19:05, recording duration 34 minutes, 9 seconds.

Prepared by:  
Keeper of the Codex  
On behalf of the Sovereign Loom

## CHANGELOG

### Recorded and Attested:



Brandon Michael Jeanpierre

*Keeper of the Codex*

## CHANGELOG

Date	Time	Title/Role	Initials	Document Title	Commit Message
February 14, 2026	—	Keeper of the Codex	BMJ	BMJC-GOV-MIN-034-1-0-0	Initial Commit