

Business Case



*New
Horizons
CDC*

A Report from the Asset-Based Community Development Group –

A Steering Committee



Introducing: A CommUNITY Development Corp

An IRS Determined 501 c(3) 4-2023

This 5-year “Labor of Love*” proposes to answer the question posed in as many years ago:

How Shall the People of Color CommUNITYs throughout the Diaspora Attain Economic and Political Equity?
(Present at the CO Black Roundtable and during the Community Engagement Core Group Meeting, January 2019)

* “Giving of Your Given Time, Talent, and Treasury...”

The answer is found by using two tools:

- ✓ **Asset-Based Community Development** - A Community Engagement Process
- ✓ Institute a Corporate tool to raise and distribute the necessary level of funds focused on specific issues defined by the community and prioritized by the same.

About the Tools

- ✓ **ABCD Mapping** These are not only Stakeholders but, are also community service-providers and sources for initial funding!

❖ Process - Take Inventory!

Asset-Based Development

Asset-Based Community Development (ABCD)

- Focus on community assets
- Opportunity identification / Assets are a springboard
- Investment and rights orientation
- Solutions devised in mutual exchange w/ technical ally
- Grants, investments, volunteer support to associations
- Services needed determined inside community
- High emphasis on community role
- People as citizens, co-creators, in control
- Aim is to develop potential in people
- Root concern is developing people / ↑ potential
- People as the answer
- Main concern at project conclusion: What's next?

➤ Where are they located?



❖ National?

❖ Statewide? Local?

- Clients of CDC * – Take Survey Interests & Issues

- ✓ * **Community Development Corporation (CDC)** is a not-for-profit organization missioned to provide programs, offer services and engage in activities that

promote and support community & economic development. New Horizons CDC is missioned to start its services in these Aurora-Denver Metro CO geographic **COVERAGE:**

AURORA Wards I & III; DENVER Dist. 8, 9, & 11: and Commerce City - SE Section



Vision

NOW! “What’cha Gonna Do with What’cha Got?”

The vision/purpose for the New Horizons is Asset Creation, Development, and Protection. The tool used to affect the Wealth Gap issue - Asset-Based Community Development (ABCD). This is a concept using a private sector model with tax benefits. We welcome your interest in an IRS Determined 501 c (3) Community Development Corporation.

Focused on designing a foundation that ultimately contributes to narrowing the Wealth Gap by providing products and services that include, but not limited to:

- ✓ Charged to develop policies and procedures that enhance our neighbors’ access to capital,
- ✓ Provide or make available, focused education programs and support services beginning with high school students and employing collaborative private sector, government, and community based advisors like, **the National Association for Development Organizations (NADO)** <https://www.nado.org/>.
- ✓ Assist or collaborate in providing a slate of potential programming for neighbors in accessing standard and non-traditional equity-building tools through education, collaboration, and resource provisioning like:

Sample Service Offerings

<ul style="list-style-type: none">▪ Agricultural Industry and Product Resourcing▪ Buy Low; Sell High Strategies▪ Credit Repair & Responsibility▪ Explore Import/Export Markets and Policies/Procedures▪ Financial Literacy and Experience (Credit Repair, History, Exploring New Opportunities, etc.)	<ul style="list-style-type: none">▪ Single family Home Ownership and Multifamily Ownership▪ Lease versus Buy Decision-making▪ Insurance and Warranting Awareness/Acquisition▪ Land Acquisition/Development; Leasehold Investing▪ Manufacturing / Industrial Market Support <p>And, more</p>
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ABCD Pioneers

The process of developing any initiative intended to be generational requires dedicated servants and advisors. The institution of the **New Horizons CDC** is no exception.

While the below listed have contributed to the institution of **the New Horizons CDC**, please know there is ***“Plenty Good Room”*** for you to ***“Give of Your Given Time, Talent, and Treasury...”*** that takes the **New Horizons CDC** to the next level and into the next generations. We are Grateful!

Vision2020-



Independent Contractor for the ABCD Group, **Nicholas O. Walker** serves to research and to develop the Financial Services entity that evolved from a credit union solution to the **New Horizons CDC** solution.

This Project Management tasks are complementary to real estate development projects in AR and in TX. The lands are prepared, and the communities have similar demographics and requirements for financial service. Come on down!

(Picture)

Nicholous Octavian Walker, Leads Organizational Director, Houston, TX

(Add Resume Text)



ABCD Pioneers – Core Directors

(Picture)

David Williams, Organizational Director, Aurora, CO -

(Upon NHCDC Funding) Assisting as Director of Operations, Senior Account Manager, Marketing Director at a Green Industry related company or government agency.

Technical applications for Ecologically Conscious Construction Materials

Key Account Management Marketing/Sales; New Business Development/Direct Sales Networking & Relationship Building; New Product Development; Contract Negotiations



James Neubauer (Col. Ret.), Organizational Director, Holmdel, NJ -

Project Development and Finances/Marketing

(Picture)

Dr. Kevin Noffsinger, Organizational Director, Aurora, CO -

Corporate Chiropractic and Advisory - Business Development



NHCDC Advisors:

* Mike Lyons * Robert Sutherland & *Thomas Moore,,
Banking/ Financial Services: Bruce Alexander, Vectra



The Business – Field of Service

Attacking the Problem Where it Exists

The Overall Problem Go To Website: vetvestgroup.com; Temporary Host to NHCDC

The ABCD Group and its initiative is focused on approaching a solution to a community problem.

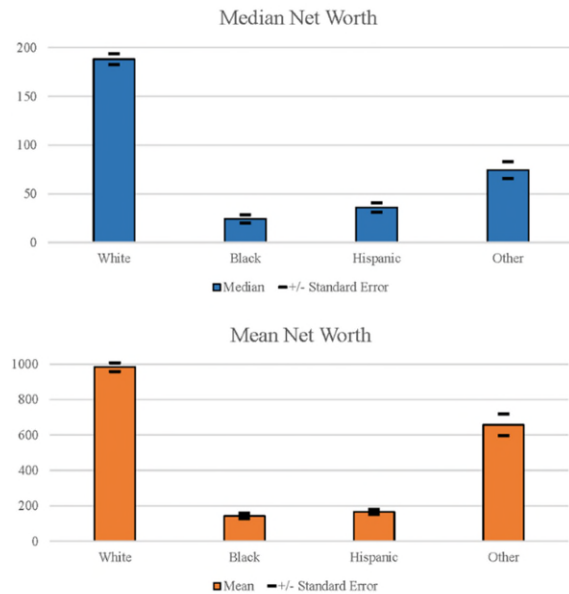


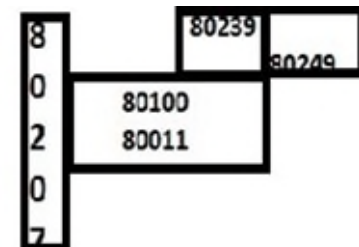
Figure 1 Asset Disparities by Race Among Communities

Source: Federal Reserve Board, 2019
Survey of Consumer Finances.

Marketing Plan – Brief

The unique nature of **New Horizons'** customers/clients demand unique Products and Services coupled with preparation,, customized programming, and mentor/consulting resources that “walk” with the customer to success.

Contiguous Service Areas – Transportation
Easily Accessible



ZIP Code 80010 Map, Demographics, More for Aurora, CO (unitedstateszipcodes.org)
ZIP Code 80011 Map, Demographics, more for Buckley Air Force Base, CO (unitedstateszipcodes.org)
ZIP Code 80207 Map, Demographics, more for Denver, CO (unitedstateszipcodes.org)
ZIP Code 80239 Map, Demographics, more for Denver, CO (unitedstateszipcodes.org)
ZIP Code 80249 Map, Demographics, more for Denver, CO (unitedstateszipcodes.org)



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The Business – Financials

Solving the Problem Requires Time, Talent, and Treasury!

Financial Highlights New Horizons CDC

		1 Months of Operation				
	Opening #'s	2023	2024	2025	2026	2027
<u>Income Statement Summary</u>						
Income	\$ -	\$ 692,039	\$ 699,209	\$ 865,982	\$ 887,339	\$ 908,548
Cost of Loans & Financial Services	-	66,100	57,760	59,486	63,285	70,163
Net Loan & Investment Income	-	625,939	641,449	806,496	824,055	838,385
Net Loan & Investment Income %		90.4%	91.7%	93.1%	92.9%	92.3%
Operating Expenses	-	567,573	532,917	541,541	580,963	624,378
Net Operating Income / (Loss)	-	58,366	108,531	264,955	243,092	214,008
		8.4%	15.5%	30.6%	27.4%	23.6%
Other Income / (Expense)	-	(34,441)	(34,441)	(34,441)	(33,965)	(33,965)
Net Income / (Loss)	-	23,925	74,090	230,514	209,127	180,043
		3.5%	10.6%	26.6%	23.6%	19.8%
EBITDA	\$ -	\$ 58,366	\$ 108,531	\$ 264,955	\$ 243,092	\$ 214,008
EBITDA %		8.4%	15.5%	30.6%	27.4%	23.6%
<u>Balance Sheet Summary</u>						
Capital Assets						
Cash	\$ -	\$ 438,366	\$ 186,898	\$ 150,952	\$ 121,745	\$ 135,302
Total Current Assets	-	438,366	186,898	150,952	121,745	135,302
Furniture, Equipment & Leasehold Improvements, net	-	115,559	81,118	46,677	12,712	(21,253)
Total Non-Current Assets, net	-	665,000	1,000,000	1,250,900	1,453,200	1,653,650
Total Assets	\$ -	\$ 1,218,925	\$ 1,268,016	\$ 1,448,529	\$ 1,587,657	\$ 1,767,699
Liabilities						
Current Liabilities	\$ -	\$ 125,000	\$ 100,000	\$ 50,000	\$ -	\$ -
Funding Loans from CDC Supporters	-	1,070,000	1,070,000	1,070,000	1,050,000	1,050,000
Equity						
Prior Years Income	-	-	23,925	98,016	328,529	537,657
Current Year Income	-	23,925	74,090	230,514	209,127	180,043
Total Equity	-	23,925	98,016	328,529	537,657	717,699
Total Liabilities & Equity	\$ -	\$ 1,218,925	\$ 1,268,016	\$ 1,448,529	\$ 1,587,657	\$ 1,767,699
<u>Cash Flow Summary</u>						
CASH BALANCE (beginning of month, quarter or year)	\$ -	\$ -	\$ 438,366	\$ 186,898	\$ 150,952	\$ 121,745
Net Income / (Loss)	\$ -	\$ 23,925	\$ 74,090	\$ 230,514	\$ 209,127	\$ 180,043
Source / (Use) of Cash from Operating Activities	-	159,441	9,441	(15,559)	(16,035)	33,965
(Use) of Cash for Purchase of Property & Equipment (Investing Activities)	-	(150,000)	-	-	-	-
Source / (Use) of Cash from Loans Provided to CDC Community	-	(665,000)	(335,000)	(250,900)	(202,300)	(200,450)
Source / (Use) of Cash from CDC Supporter Funding Loans	-	1,070,000	-	-	(20,000)	-
Net Change in Cash for the Period	-	438,366	(251,469)	(35,945)	(29,208)	13,558
CASH BALANCE (end of month, quarter or year)	\$ -	\$ 438,366	\$ 186,898	\$ 150,952	\$ 121,745	\$ 135,302
<u>Financial Ratios</u>						
Cash Flow Coverage Ratio		2.33	4.34	5.30	4.86	-
Net Working Capital	\$	313,366	\$ 86,898	\$ 100,952	\$ 121,745	\$ 135,302
Current Ratio		3.51	1.87	3.02	-	-
Quick Ratio		3.51	1.87	3.02	-	-
Debt / Equity Ratio		49.95	11.94	3.41	1.95	1.46



Asset-Based Community Development Group, Inc.

By VetVest Group, LLC



In Conclusion

The ABCD Core Group 2923 asks for a Solid Working Relationship with:

- Architect/Developer
- Cities of Aurora, Commerce & Denver
- Core Members and Staff
- Elected and Appointed Officials
- Investors of Time, Talent, or Treasury
- Advisors & Management Resources

For the Purposes of:

- Instituting a Financial Services operation serving under-served commUNITYs beginning in Aurora Metro are of CO.
- Acquiring or Reconstructing a Building in the City of Aurora, Ward I along East Colfax to become the Place where Financial Visions Expand and come into Reality
- Conducting the necessary business required to Narrow the Wealth Gap in Our CommUNITYs
- Collaborating Effectively with ALL Partners such that ALL Goals and Objectives are Accomplished On-Time and Within Budget
- Ensuring that the Legacies of this Work Moves to Generations to Come.

**Thank You for Your Support by the Giving of
Your Given Time, Talent, and Treasury !!**