

**2024**

**Umbra  
Companies Inc**



**Business Plan**

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## PURPOSE OF THE BUSINESS PLAN

This business plan describes the workability of Umbra Companies Inc to steer a thriving and sustainable business in the niche market and meet certain key targets and manage business priorities.

This business plan also aims to:

- Provide a business blueprint phase for Umbra Companies Inc and provide details of its activities.
- We aim to secure funding well beyond \$22 million, as our project requirements total over \$400 million. To initiate these ventures, we propose an initial capital raise of \$20 million, focusing on the following projects:
  - Lake Mead
  - Harrison
  - McWilliams
  - Sahara
- Provide market insights to establish the feasibility study of the business, evaluate the success of our business against benchmarks, facilities, strategic planning, etc.
- Provide financial projections and plan

According to the pro-forma projections, the company will be cash-flow positive. The investment returns, interest rate, and agreement will be further discussed during negotiation. The company expects to be earning solid profits a year after. If proper funding can be obtained, the company does not expect any significant cash flow problems.

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## EXECUTIVE SUMMARY

The real estate industry in the United States is a significant sector of the economy, with the value of all real estate in the country estimated to be over \$30 trillion. This industry encompasses various types of properties, including residential, commercial, industrial, and agricultural.

Umbra Companies Inc. is a Colorado-based Real Estate Development Investment company with a nationwide presence. Our aim is to deploy capital and resources for the development of Master Communities, offering a diverse range of housing options from high-end condos to large luxury estate homes. Our commitment to delivering masterfully planned homes with exquisite designs and architecture sets us apart in the real estate development industry.

### Problems in Society:

1. **Housing Affordability:** Many communities face a shortage of affordable housing options, leading to housing insecurity and homelessness.
2. **Income Disparities:** Economic disparities result in limited access to quality housing and resources, perpetuating social inequalities.
3. **Environmental Impact:** Real estate development often negatively impacts the environment, leading to issues like deforestation and increased carbon emissions.
4. **Community Displacement:** Rapid development can displace local communities, disrupting social networks and cultural heritage.
5. **Infrastructure Strain:** Population growth and urbanization strain existing infrastructure, affecting services like transportation, healthcare, and education.

### Solutions Provided by Umbra Companies Inc.:

1. **Affordable Housing Initiatives:** Umbra Companies Inc. focuses on building affordable housing units, such as multi-family homes, condos, and townhomes, to address housing affordability issues in various communities.
2. **Community-Centered Development:** The company plans developments around existing communities, preserving local culture and minimizing displacement.
3. **Environmental Sustainability:** Umbra Companies Inc. adopts eco-friendly practices in construction, aiming to minimize the environmental impact of their projects.

4. **Socially Responsible Investments:** Through our "Giving Back" initiative, we invests in projects that uplift communities, providing not just housing but also educational and healthcare facilities.
5. **Economic Empowerment:** By creating job opportunities through their projects, Umbra Companies Inc. contributes to local economic growth, aiming to reduce income disparities in the areas they operate.
6. **Innovation in Housing Design:** The company focuses on delivering well-designed, masterfully planned homes, including high-end condos and luxury estate homes, promoting innovative and modern living spaces.
7. **National Reach:** Umbra Companies Inc. deploys its resources countrywide, ensuring a widespread impact and addressing housing challenges in various regions.

Umbra Companies Inc. envisions creating exceptional living environments that cater to both luxury and affordable housing markets. We are dedicated to enriching the lives of individuals and communities through our real estate endeavors.

Our company has strategically acquired several acres of land to develop Master Communities worldwide. These communities are carefully designed to offer a blend of high-end living and affordability, providing a harmonious environment that caters to a diverse range of needs and preferences. From upscale condos to spacious luxury estate homes, our projects embody a commitment to quality, innovation, and architectural excellence.

Umbra Companies Inc. takes corporate responsibility seriously. As part of our "Giving Back" initiative, we are actively engaged in building and acquiring multi-family homes, condos, and townhomes. Our focus is on providing affordable housing options, with an emphasis on properties located in areas with a high HUD density. This approach reflects our dedication to making a positive impact on communities nationwide by addressing the pressing issue of affordable housing.

Umbra Companies Inc. operates as a vertically integrated development firm, which means we have control over every stage of the real estate development process. This integrated approach allows us to streamline operations, maintain quality control, and maximize efficiency, ultimately benefiting both our investors and the communities we serve.

Our proven track record showcases our ability to succeed in a wide array of markets. From bustling urban centers to rural landscapes, we've navigated them all. We understand that every market has its unique challenges and opportunities, and our adaptable approach ensures that we consistently deliver value across diverse geographies.

Innovation and creativity will lead Umbra Companies Inc to be a success story for the industry alongside realizing the financial profit to be made from its success. We have the motivation, enthusiasm, and determination to succeed. We are confident in our abilities projected within this business plan for achieving the launch and continued success of Umbra Companies Inc

Umbra Companies Inc is positioned for rapid growth and gains a substantial opportunity to raise entry barriers for possible competition. Effective marketing strategies proven to boost organization publicity and awareness will be carried out to ensure the necessary understanding and advertisement is achieved for our company both locally and nationally. Digital methods, as well as conventional strategies, will be implemented in reaching our target audience. Social media platforms will be fully utilized; search engine optimization will also be leveraged.



## COMPANY SUMMARY

### COMPANY DETAILS

<i>Umbra Companies Inc.</i>	
<i>Management Team</i>	Rohn Monroe – Chief Executive Officer & Chairman Paul Jackson – Chief Investment/ Finance Officer William Pitre – Board Member
<i>Legal Status</i>	Incorporation
<i>Business Location</i>	5445 DTC Pkwy Ph. 4   Greenwood Village   CO   80111
<i>Telephone</i>	+1.833.833.2913
<i>Email</i>	contact@umbraucix.com
<i>Website</i>	UCIX - UMBRA COMPANIES INC.

### MISSION AND VISION STATEMENT

Our mission is to transform real estate development into a force for positive change. Our primary aim is to create global Master Communities, offering an array of high-end condos and luxury estate homes characterized by masterful planning, exquisite designs, and visionary architecture. As a vertically integrated development firm, we specialize in both luxury and affordable housing, ensuring that our developments are not only innovative but also sustainable, inclusive, and socially responsible.

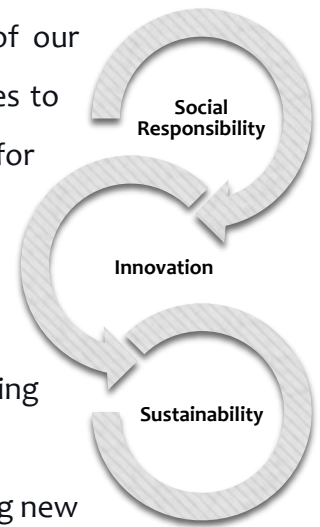
Our vision is to be the premier catalyst for community transformation through real estate development. We aspire to be recognized globally for our commitment to creating Master Communities that exemplify the highest standards in design, architecture, and living. We envision a future where every community we touch thrives socially, economically, and environmentally. We are driven by our commitment to luxury and affordable housing and believe that our efforts will contribute to a better world for all.

### CORE VALUES

Umbra Companies Inc values are to build a strong relationship with its esteemed customers, making sure every customer's needs are met and superseded will do this. We

aim to develop our business along the path of high values and business ethics, which includes:

1. **Excellence:** We are committed to excellence in every facet of our work, from the meticulous planning of our master communities to the exquisite designs and architecture of our homes. We strive for perfection in all that we do.
2. **Social Responsibility:** We embrace our role as a responsible corporate citizen. Our "Giving Back" initiative reflects our dedication to uplifting communities, particularly by providing affordable housing in areas with high HUD density.
3. **Innovation:** We foster a culture of innovation, constantly seeking new and creative solutions to address the diverse needs of the communities we serve. Innovation drives our luxury and affordable housing developments.
4. **Inclusivity:** We value diversity and inclusivity, respecting the unique cultures and identities of the communities we work in. We aim to create communities where everyone feels welcomed and valued.
5. **Sustainability:** Environmental stewardship is a core principle. We are committed to sustainable development practices, minimizing our impact on the environment while creating thriving, long-lasting communities.



## GOALS & OBJECTIVES

### Goals:

1. **Community Transformation:** To transform communities through the development of Master Communities that offer high-end housing while preserving local culture and enhancing the quality of life.
2. **Sustainability Leadership:** To lead in sustainable real estate practices, minimizing environmental impact and creating eco-friendly communities.
3. **Social Impact:** To make a substantial social impact through the "Giving Back" initiative by providing affordable housing and community support nationwide.
4. **Innovation in Design:** To continuously innovate and set new standards in design and architecture for luxury and affordable housing.
5. **National Reach:** To expand operations nationally, reaching diverse markets and addressing a wide range of housing needs.

## Objectives:

1. **Develop Master Communities:** Acquire and develop land parcels to create Master Communities with a focus on high-end condos and luxury estate homes.
2. **Affordable Housing:** Build and acquire multi-family homes, condos, and townhomes in areas with high HUD density, contributing to affordable housing solutions.
3. **Environmental Responsibility:** Implement sustainable construction practices, including green building standards and resource-efficient design.
4. **Community Support:** Establish partnerships and initiatives that promote education, healthcare, and other vital community services in regions where we operate.
5. **Market Expansion:** Continuously diversify our property portfolio, addressing both luxury and affordable housing markets while exploring new regions for expansion.

## KEYS TO SUCCESS

1. **Strategic Vision:** Developing and adhering to a clear, forward-thinking strategic vision that combines luxury and affordable housing with a strong commitment to community development.
2. **Innovation and Adaptability:** Staying at the forefront of industry trends, fostering innovation, and being adaptable in response to evolving market dynamics and community needs.
3. **Social Impact Leadership:** Demonstrating leadership in social responsibility and community empowerment through the "Giving Back" initiative, making a positive impact on communities nationwide.
4. **Quality and Design Excellence:** Upholding uncompromising standards of quality, design, and architecture in every development, delivering masterfully planned homes that inspire and captivate.
5. **Environmental Sustainability:** Integrating sustainable practices in all aspects of development to create environmentally friendly, resilient communities while minimizing long-term environmental impact.

## SERVICES

### SERVICE DESCRIPTION

1. **Master Communities Development:** Umbra Companies Inc. specializes in creating Master Communities that offer diverse housing options. From high-end condos to large luxury estate homes, we meticulously plan and develop these communities to provide an exceptional living experience. Our services include land acquisition, architectural design, construction, and community planning.
2. **Affordable Housing Initiatives:** As part of our commitment to giving back, we focus on building and acquiring multi-family homes, condos, and townhomes. Our efforts are concentrated on properties located in communities with a high HUD density. We work to provide affordable housing options that are well-integrated into their respective neighborhoods.
3. **Vertically-Integrated Development:** Umbra Companies Inc. operates as a vertically integrated development firm, giving us complete control over the development process. Our services encompass every aspect of real estate development, from land acquisition and design to construction and property management. This integrated approach ensures efficiency and quality throughout the project lifecycle.

### Why Us?

1. **Expertise:** With years of experience in real estate development, our team has a deep understanding of the industry. We have successfully completed numerous projects, demonstrating our expertise in delivering masterfully planned communities and affordable housing solutions.
2. **Commitment to Quality:** We are committed to delivering high-quality developments with exquisite designs and architectural excellence. Our dedication to creating exceptional living environments sets us apart and ensures customer satisfaction.
3. **Community-Focused:** Our "Giving Back" initiative is at the core of our business. We prioritize affordable housing and community development, aiming to make a positive impact on the lives of individuals and neighborhoods nationwide.

4. **Vertical Integration:** Our vertically-integrated approach streamlines the development process, enabling us to maintain control over all stages of a project. This results in cost-efficiency, faster timelines, and superior quality.

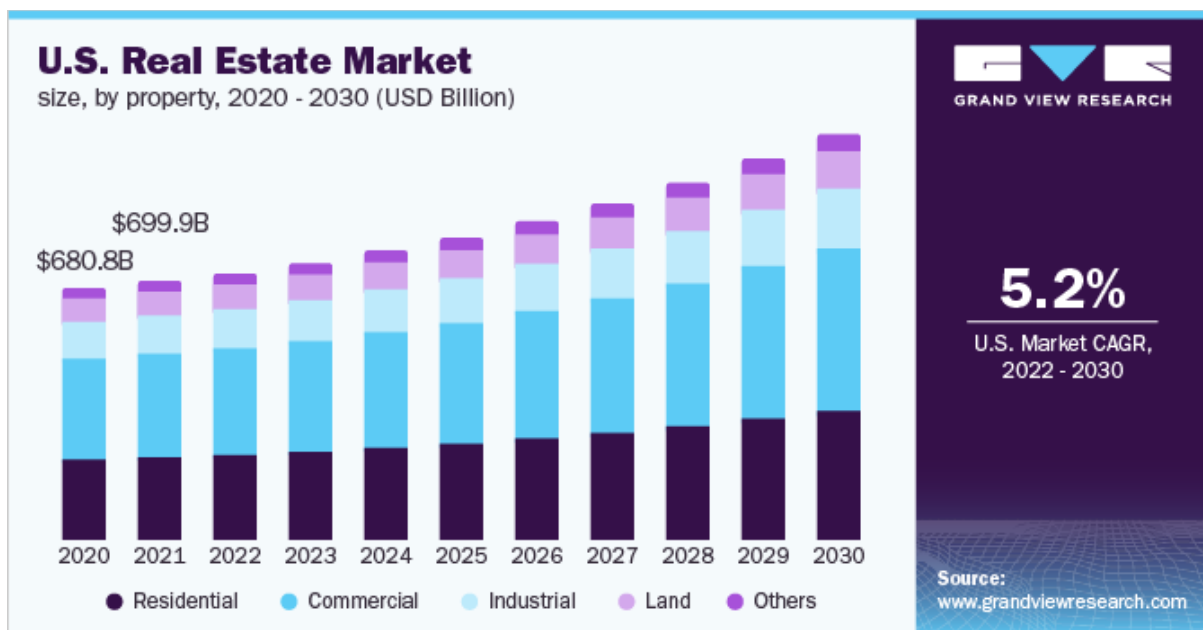
**Benefits:**

1. **Diverse Housing Options:** Whether you're looking for luxury living or affordable housing, Umbra Companies Inc. offers a wide range of options. Our Master Communities cater to various needs and preferences.
2. **Quality and Innovation:** Our focus on architectural excellence and innovative design ensures that our developments stand out in the market. We provide unique and aesthetically pleasing living spaces.
3. **Community Impact:** By investing in multi-family homes, condos, and townhomes in high-HUD-density areas, we contribute to the betterment of communities. Our affordable housing initiatives make a positive social impact.
4. **Efficiency and Reliability:** With our vertically integrated approach, clients can rely on us for efficient project management, cost control, and timely delivery. We provide a one-stop solution for all real estate development needs.

## MARKET ANALYSIS

### THE GLOBAL REAL ESTATE MARKET<sup>1</sup>

The global real estate market size was valued at USD 3.69 trillion in 2021 and is expected to expand at a compound annual growth rate (CAGR) of 5.2% from 2022 to 2030. The market is expected to grow at a healthy pace during the forecast period, owing to the rising population and a desire for personal household space. As of 2021, the commercial real estate space was estimated to be the most important element driving industry expansion.



The COVID-19 pandemic has negatively impacted the growth of the market. The impact of the pandemic was visible in the first few months of the crisis, especially from a retail standpoint, owing to strict lockdown measures and movement restrictions. The lockdowns imposed across various regions resulted in a delay in new construction projects and led to sluggish industry growth.

Despite the pandemic's huge reduction in home sales, real estate activity began to rebound, returning to pre-pandemic levels. Potential buyers began to ramp up their search for and purchase of homes, boosting the growth of the real estate market. According to the National Association of Realtors, pending sales in U.S. metro areas, which were down more than 30% in April 2020, were up almost 30% by August 2020.

<sup>1</sup> <https://www.grandviewresearch.com/industry-analysis/real-estate-market>

Moreover, the influence of the internet has increased awareness among consumers regarding online real estate services. Key players are offering various services such as live-streaming rooms, to gain market share. For instance, according to Alibaba, more than 5,000 real estate agents from almost 100 locations in China have adopted the live-streaming rooms method, allowing homebuyers to explore homes, and make deals all at home.

Furthermore, various initiatives taken by the government of various countries are likely to favor the growth of the market. The Government of India, in collaboration with the governments of several states, has taken several steps to promote development in the sector. Real estate has the opportunity with the Smart City Project, which aims to develop 100 smart cities.

In October 2021, The Reserve Bank of India (RBI) stated that the benchmark interest rate would remain at 4%, providing a substantial boost to the country's real estate sector. Low house loan interest rates are predicted to fuel housing demand and boost sales by 35-40% during the holiday season of 2021. These initiatives will positively impact the growth of the market.

### **Property Insights**

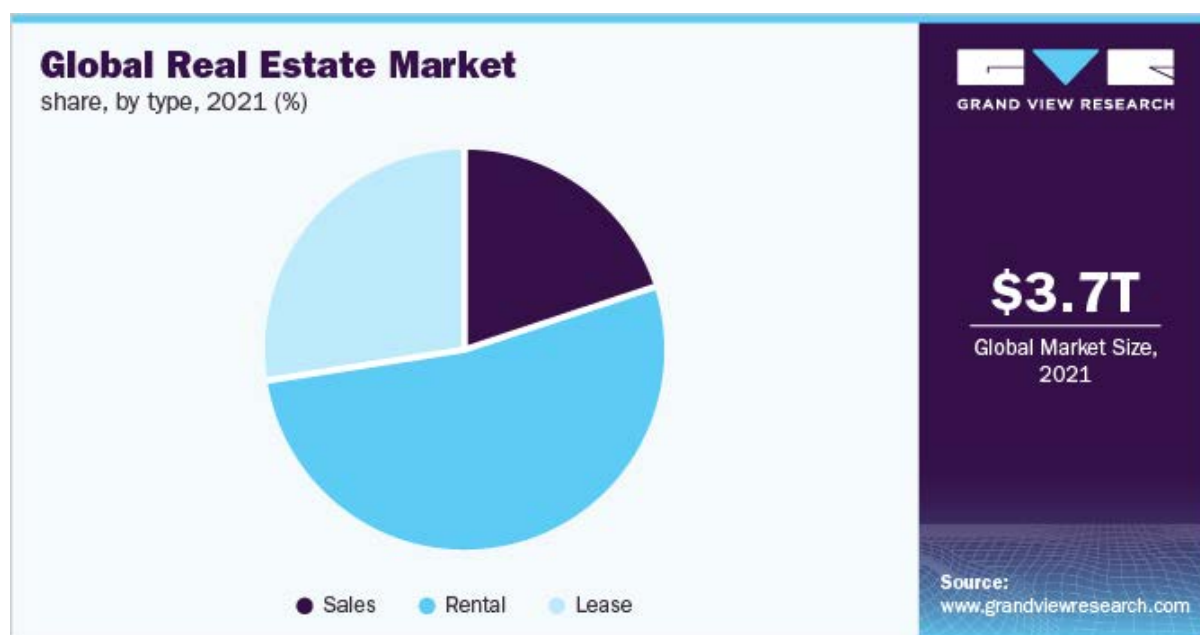
Residential property dominated the market with a revenue share of 35.5% in 2021. The growth is majorly driven by the millennials as they are more inclined toward homeownership in recent years. For instance, according to Apartment List's Homeownership report, the homeownership rate among millennials has increased to 47.9% in 2021 from 40% in 2020.

Commercial property is projected to register a CAGR of 5.1% from 2022 to 2030. The market is booming at an exceptional pace as a result of the growth of the tourism sector. Moreover, the growing number of hotels and resorts is expected to drive the demand for bathroom furniture. According to TOPHOTELPROJECTS GmbH, in 2020, Citadines Apart' Hotels was the most active hotel brand in Thailand with five projects consisting of 945 rooms.

### **Type Insights**

In terms of revenue, the rental type dominated the market with a share of 52.1% in 2021. This is attributable to rising home prices in developed countries, owing to which there is a rise in the number of renters, favoring the segment growth. For instance, according to a

blog published by Mansion Global, Germany is the country of renters with about 60% of the properties being rented in 2021.



Sales type is estimated to expand at a CAGR of 6.1% over the forecast period. The COVID-19 pandemic has changed consumer perception towards owning a property, as result, there has been a rise in demand for luxury homes, villas, and second homes. For instance, according to a blog published by Construction Week Online, between January and September 2021, around 1,63,000 units of new residential supply were added from the top 7 cities across India.

### Regional Insights

Asia Pacific dominated the market with a share of 52.6% in 2021. The growth is majorly attributed to the rising homeownership rates in the region. China is estimated to be the leader in the region accounting for over 64.8% of the share. The rising number of tourists in developing countries such as India, Philippines, Indonesia, Thailand, and Vietnam is further estimated to support the market growth in the region.

Middle East & Africa is expected to witness a CAGR of 6.3% from 2022 to 2030. The growth is majorly attributed to the rising number of residential and commercial projects in the country. For instance, according to the Middle East Construction Pipeline Trend Report in the third quarter of 2021, the hotel projects stand at 545 projects with 168,042 rooms. Moreover, in July 2021, Durrat Marina signed an agreement with Tamcoon for the development of 18 residential villas in Bahrain.

### Key Companies & Market Share Insights



The market is characterized by the presence of a few established players and new entrants. Many big players are increasing their focus on the growing trend of real estate. Players in the market are diversifying the service offering to maintain their market share.

For instance, in December 2021, Coldwell Banker launched the “Franchise and Capitalize” program, which aims to support the development of the real estate sector in Egypt. In September 2021, Simon Property Group launched a brand campaign named “more choices” in Simon mall. The campaign showcases the diversity of offerings by the brand, likely favoring the attract consumers

Some prominent players in the global real estate market include:

1. Brookfield Asset Management Inc.
2. ATC IP LLC.
3. Prologis, Inc.
4. SIMON PROPERTY GROUP, L.P.
5. Coldwell Banker
6. RE/MAX, LLC.
7. Keller Williams Realty, Inc.
8. CBRE Group, Inc.
9. Sotheby’s International Realty Affiliates LLC.
10. Colliers

### Real Estate Market Report Scope

Report Attribute	Details
Market size value in 2022	USD 3.81 trillion
Revenue forecast in 2030	USD 5.85 trillion
Growth rate	CAGR of 5.2% from 2022 to 2030
Base year for estimation	2021
Historical data	2017 - 2020
Forecast period	2022 - 2030
Quantitative units	Revenue in USD billion and CAGR from 2022 to 2030
Report coverage	Revenue forecast, company ranking, competitive landscape, growth factors, and trends
Segments covered	Property, type, region
Regional scope	North America; Europe; Asia Pacific; Central & South America; Middle East & Africa
Country scope	U.S.; Germany; U.K.; China; India
Key companies profiled	Brookfield Asset Management Inc.; ATC IP LLC; Prologis, Inc.; SIMON PROPERTY GROUP, L.P.; Coldwell Banker; RE/MAX, LLC.; Keller Williams Realty, Inc.; CBRE Group, Inc.; Sotheby’s International Realty Affiliates LLC.; Colliers

## THE U.S. REAL ESTATE DEVELOPMENT & INVESTMENT INDUSTRY

The U.S. real estate development and investment industry is a large and growing industry, with a value of \$1.6 trillion in 2023. The market is expected to grow at a CAGR of 5.2% during the forecast period (2023-2028), reaching a value of \$2.3 trillion by 2028.

The growth of the U.S. real estate development and investment industry is being driven by a number of factors, including:

1. **Economic growth:** The U.S. economy is expected to grow at a steady pace in the coming years, which will support demand for new and existing real estate assets.
2. **Population growth:** The U.S. population is expected to grow by 10% between 2020 and 2030, which will create additional demand for housing and commercial space.
3. **Low-interest rates:** Low interest rates make it more affordable to borrow money to finance real estate projects.
4. **Urbanization:** The trend of urbanization is continuing, with more and more people moving to cities. This is driving demand for real estate in urban areas.

The U.S. real estate development and investment industry is segmented into a number of sectors, including:

1. **Residential real estate:** This sector includes the development and investment in single-family homes, multi-family homes, and condominiums.
2. **Commercial real estate:** This sector includes the development and investment in office buildings, retail centers, industrial properties, and hotels.
3. **Industrial real estate:** This sector includes the development and investment in warehouses, distribution centers, and manufacturing facilities.

The key players in the U.S. real estate development and investment industry include:

1. Brookfield Asset Management
2. Blackstone Group
3. Starwood Capital Group
4. EQT Group
5. KKR
6. The Carlyle Group
7. Apollo Global Management

8. Warburg Pincus LLC
9. Morgan Stanley Real Estate Investing
10. Goldman Sachs Asset Management
11. JPMorgan Chase Asset Management

The U.S. real estate development and investment industry is a complex and competitive industry. To be successful, players in the market need to have a deep understanding of the market and the specific sector in which they are operating. They also need to be able to execute on their projects efficiently and effectively.

### **Key Trends in the U.S. Real Estate Development & Investment Industry**

A number of key trends are shaping the U.S. real estate development and investment industry, including:

1. **Sustainability:** Real estate developers and investors are increasingly focusing on sustainability. This includes developing and investing in energy-efficient buildings, using recycled materials, and reducing waste.
2. **Technology:** Technology is playing an increasingly important role in the real estate development and investment industry. For example, developers are using drones and 3D modeling to help design and construct projects. Investors are using big data to identify investment opportunities and assess risks.
3. **Urbanization:** The trend of urbanization is continuing, with more and more people moving to cities. This is driving demand for real estate in urban areas. Real estate developers and investors are responding to this demand by developing new mixed-use projects that combine residential, commercial, and retail space.

## **THE U.S. AFFORDABLE HOUSING INDUSTRY**

The U.S. affordable housing industry is a large and important sector of the economy, providing housing to millions of low- and middle-income Americans. The market is expected to grow significantly in the coming years, driven by factors such as population growth, rising housing costs, and an aging population.

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing that costs 30% or less of a household's income. In 2023, there is a shortage of over 7 million affordable housing units in the United States. This shortage is

particularly acute in urban areas, where housing costs are high and there is a large concentration of low-income households.

The affordable housing industry is made up of a variety of stakeholders, including:

1. **Government:** The government plays a major role in the affordable housing industry through the provision of subsidies and tax breaks to developers and homeowners.
2. **Nonprofit organizations:** Nonprofit organizations play a vital role in the development and operation of affordable housing.
3. **Private developers:** Private developers also play a role in the affordable housing industry, although they are generally more focused on developing market-rate housing.

The U.S. affordable housing industry is facing a number of challenges, including:

1. **Rising construction costs:** The cost of constructing new housing has been rising in recent years, making it more difficult to develop affordable housing.
2. **Shortage of land:** The availability of land for affordable housing development is limited in many areas.
3. **Zoning restrictions:** Zoning restrictions can make it difficult to develop affordable housing in certain areas.
4. **Lack of funding:** There is a shortage of funding for affordable housing development and operations.

Despite the challenges, the U.S. affordable housing industry is expected to grow significantly in the coming years. This growth will be driven by factors such as population growth, rising housing costs, and an aging population.

### **Key Trends in the U.S. Affordable Housing Industry**

A number of key trends are shaping the U.S. affordable housing industry, including:

1. **Focus on sustainability:** Affordable housing developers are increasingly focusing on developing sustainable buildings that are energy-efficient and environmentally friendly.
2. **Use of technology:** Affordable housing developers are using technology to improve the efficiency and effectiveness of their operations. For example, some developers are using 3D printing to build affordable housing units.
3. **Public-private partnerships:** Public-private partnerships are becoming increasingly common in the affordable housing industry. These partnerships allow the

government and the private sector to work together to develop and operate affordable housing.

## TARGET MARKET

### Demographics:

1. **Location:** Umbra Companies Inc. is primarily targeting the following regions in Phase I:
  - Las Vegas, Nevada
  - Montgomery, Alabama
  - The Dominican Republic
  - Highly populated HUD markets across the USA
2. **Age:** The target demographic includes individuals in various age groups, as real estate needs vary across age cohorts. This includes young professionals, families, and retirees.
3. **Income Level:** Umbra Companies caters to a wide income range, from lower to upper-income brackets. This includes:
  - Affluent individuals interested in luxury real estate.
  - Working-class families seeking affordable housing options.
4. **Household Type:** The target market encompasses a broad range of household types, including single individuals, couples, and families. The focus on multi-family homes and townhomes accommodates different household structures.
5. **Occupation:** Target customers may include professionals, business owners, retirees, and individuals from various occupational backgrounds.

### Psychographics:

1. **Lifestyle:** Umbra Companies caters to individuals who appreciate well-planned communities and luxury living. This includes those who value an upscale lifestyle and those who seek affordability without compromising on quality.
2. **Community Engagement:** The company appeals to individuals who are community-oriented and value giving back. People interested in contributing to community development and affordable housing initiatives are a significant part of the target market.

3. **Luxury Seekers:** In high-end luxury markets, Umbra Companies targets those who desire opulent living spaces, exquisite architecture, and premium amenities. These customers are likely to value exclusivity and quality.
4. **Affordability Seekers:** In areas focused on affordable housing, the target market comprises individuals and families looking for cost-effective housing solutions without sacrificing quality or comfort. They may be price-sensitive but still seek value.
5. **Investors:** Real estate investors interested in opportunities in high-HUD density markets are also part of the target market. This may include investors looking for long-term rental properties or those interested in flipping real estate for profit.

## COMPETITION

Our competition comes from:

Company	Geographic Reach	Property Focus	Social Responsibility	Sustainability Initiatives	Innovation in Design	Diverse Portfolio
<b>Umbra Companies Inc.</b>	Nationwide and global	Luxury and affordable housing	Strong commitment to community empowerment	Strong focus on eco-friendly construction practices	Emphasis on innovative designs	Comprehensive portfolio offering variety in housing options
<b>Brookfield Asset Management</b>	Global	Commercial and residential	Actively involved in community development and corporate responsibility	Strong focus on sustainable development	Innovations in design and urban planning	Diverse property portfolio with a global presence
<b>Blackstone Group</b>	Global	Various real estate sectors	Strong CSR initiatives and community engagement	Emphasizes sustainable practices	Active in driving innovation	Diverse portfolio across real estate sectors
<b>Starwood Capital Group</b>	Global	Commercial and residential	Supports philanthropic initiatives and responsible business practices	Committed to sustainable development	Emphasis on unique and distinctive designs	Portfolio spanning various real estate asset classes
<b>EQT Group</b>	Global	Broad real estate sectors	Strong CSR program and community engagement	Focus on environmental sustainability	Emphasis on innovative property management	Diverse real estate asset classes

<b>KKR</b>	Global	Commercial and residential	Active in supporting local communities	Sustainable development is a priority	Innovations in mixed-use properties	Diverse property types
<b>The Carlyle Group</b>	Global	Residential and commercial	Engages in philanthropy and community support	Focus on green construction and sustainable practices	Strong emphasis on design quality	Diverse real estate sectors
<b>Apollo Global Management</b>	Global	Broad range of real estate	Supports various charitable initiatives	Actively promotes sustainability	Innovations in mixed-use and urban development	Diverse portfolio
<b>Warburg Pincus LLC</b>	Global	Commercial and residential	Philanthropic efforts and community involvement	Emphasis on sustainable real estate practices	Focus on modern and innovative design	Diverse commercial and residential properties
<b>Morgan Stanley Real Estate Investing</b>	Global	Commercial and residential	Active involvement in community projects	Strong focus on green building and environmental responsibility	Emphasis on modern and efficient designs	Broad portfolio covering commercial and residential assets
<b>Goldman Sachs Asset Management</b>	Global	Various real estate sectors	Social responsibility and community support	Sustainable development practices	Innovative property design and management	Diverse real estate investments
<b>JPMorgan Chase Asset Management</b>	Global	Commercial and residential	Supports local communities and social causes	Focus on sustainability and eco-friendly construction	Innovation in urban and residential design	

### Unique Selling Points (USPs):

1. **Comprehensive Portfolio:** Umbra Companies Inc. offers a comprehensive range of real estate solutions, spanning from high-end condos to large luxury estate homes and affordable multi-family housing, all under one vertically-integrated development firm.
2. **Masterful Design:** Our commitment to delivering masterfully planned homes with exquisite designs and architecture sets us apart, ensuring that each development is a masterpiece of craftsmanship and aesthetics.
3. **Social Responsibility:** The "Giving Back" initiative is at the core of our mission, reflecting our dedication to social responsibility and community empowerment through the provision of affordable housing.



4. **Diverse Geographic Presence:** We operate not only in the USA but also globally, starting in locations such as Las Vegas, Nevada, Montgomery, Alabama, and the Dominican Republic, providing diverse options and catering to different market needs.
5. **Environmental Sustainability:** Umbra Companies Inc. is a leader in sustainable real estate development, focusing on eco-friendly and environmentally responsible construction practices, attracting environmentally conscious buyers.
6. **Innovation:** We prioritize innovation in both design and construction, aiming to set new industry standards and exceed customer expectations.
7. **Inclusivity:** Our developments embrace diversity and inclusivity, respecting the unique cultural backgrounds of the communities we serve and fostering social interaction.
8. **National Reach:** With our countrywide deployment of capital and resources, we have the ability to address housing challenges in various regions, ensuring a widespread impact.

## SWOT ANALYSIS

### Strengths:

1. **Comprehensive Portfolio:** Umbra Companies Inc. offers a wide range of real estate solutions, including luxury and affordable housing, creating diversified revenue streams.
2. **Social Responsibility:** The "Giving Back" initiative demonstrates a strong commitment to community empowerment and social responsibility, enhancing the company's reputation.
3. **Sustainable Practices:** The company's focus on eco-friendly construction and sustainable development practices aligns with growing environmental consciousness.
4. **Innovation in Design:** Umbra Companies Inc. prioritizes innovative and aesthetically pleasing designs, setting it apart in the real estate market.
5. **Geographic Reach:** The company's nationwide and global reach enables it to address diverse housing needs across different regions.

### Weaknesses:



1. **Market Competition:** The real estate development and investment sector is highly competitive, with established players that have a strong market presence.
2. **Economic Fluctuations:** Real estate markets are sensitive to economic changes, making them susceptible to economic downturns and market uncertainties.
3. **Regulatory Challenges:** Compliance with varying local and national regulations can be challenging and may affect project timelines and costs.

#### Opportunities:

1. **Affordable Housing Demand:** The demand for affordable housing remains high, offering growth opportunities for Umbra Companies Inc.'s multi-family home, condo, and townhome developments.
2. **Global Expansion:** The company's global vision presents opportunities to expand operations into new, emerging real estate markets.
3. **Sustainability Trends:** Increasing emphasis on sustainability and green building practices aligns with Umbra Companies Inc.'s eco-friendly initiatives.
4. **Diverse Partnerships:** Collaborations with various organizations and government agencies can enhance the company's "Giving Back" initiatives and social impact.

#### Threats:

1. **Economic Volatility:** Economic downturns can impact the real estate market, affecting property values and investment opportunities.
2. **Regulatory Changes:** Ongoing shifts in local and national regulations can lead to compliance challenges and additional costs.
3. **Market Saturation:** Market saturation or oversupply in certain areas may affect property prices and profitability.
4. **Environmental Risks:** Environmental hazards, such as natural disasters, can pose threats to property investments.

### RISK ANALYSIS

Risk Category	Specific Risk	Impact	Mitigation Strategy
Market and Economic	Economic Downturn	High	Diversify portfolio to reduce dependency on a single market. Maintain a financial cushion for economic downturns.
	Market Saturation	Moderate	Conduct thorough market research to identify underserved areas. Monitor market trends continuously.
	Regulatory Changes	Moderate	Stay informed about local and national regulations. Maintain strong legal counsel for compliance.

<b>Regulatory and Legal</b>	Environmental Regulations	Moderate	Prioritize eco-friendly practices and ensure compliance with environmental laws.
<b>Operational</b>	Construction Delays	High	Create contingency plans, adhere to construction schedules, and work closely with contractors.
	Cost Overruns	High	Implement stringent cost control measures and comprehensive budgeting.
	Supply Chain Disruptions	Moderate	Diversify suppliers and maintain strategic stockpiles of essential materials.
<b>Environmental</b>	Natural Disasters	High	Conduct risk assessments for project locations and develop disaster preparedness plans.
<b>Competition</b>	Intense Market Competition	Moderate	Focus on unique property designs and social responsibility to differentiate from competitors.
<b>Financial</b>	Funding Challenges	High	Establish multiple funding sources, including equity, loans, and investment partners.
<b>Social Responsibility</b>	Community Backlash	Moderate	Engage in open communication with local communities, and involve them in the development process.

## MARKETING & SALES

### MARKETING OBJECTIVES

The objectives of our marketing strategy will involve the Company utilizing multiple channels to market our services, but there will be a more specific approach with digital marketing and SEO strategies and direct marketing.

We are a new company in the market but will focus on growing our brand. The business will focus on the Colorado market. Therefore, the aim is to instill awareness and confidence in our services and products. We will continue to focus on establishing a foothold in our segment of the market.

The Umbra Companies Inc intend to adopt the following objectives:

1. **Revenue objective.** Umbra Companies Inc intends to aggressively promote its service offerings in a bid to generate a significant revenue in year one and expected to reach break-even by the end of year five at an average annual growth rate of 20%.
2. **Engagement & Strategic Acquisition objective.** Increase online activity, physical engagements with customers and the local community to increase the number of clients by 50% in the 2<sup>nd</sup> year.
3. **Digital channel contribution objective.** Aggressively promote the Company brand name using digital channels to become a leading company in the industry within five years.
4. Establish the brand identity in the marketplace
5. Create an educational process introducing an on-demand services and new line service to customers
6. Develop demand for the brand service regularly
7. Build a strong base of loyal customers through impeccable and personalized experiences.

### MARKETING AND COMMUNICATIONS STRATEGY

Umbra Companies Inc will launch its marketing campaign with a focus on promoting its service to residents of Nevada, California & Alabama to begin and as they continue to grow

and expand into various locations, they will continue to approach each market with the same intensity. Umbra Companies Inc will position itself as a leader. The company will use a combination of direct marketing, partnerships and digital marketing to reach its goals.

Umbra Companies Inc will embrace options like word-of-mouth advertisement, local advertisement strategies, reviews from customers, referrals from associations.

Our strategy is to grow the business by satisfying clients, differentiating the service from our competitors, particularly through excellent service. All criteria from customer satisfaction, service provision, and price competitiveness are to be looked at thoroughly in the initial stages as areas for improvement.

Umbra Companies Inc will adopt the following to market its services;

1. **Direct Marketing**

Umbra Companies Inc will target residents in our target markets by putting up signs and banners, visit spaces or events with a congregation of people in line with Covid-19 procedures and speak to them about the business.

2. **Event meetups**

Umbra Companies Inc will attend and sponsor regional, local community events for businesses. The company will also host events to promote its core values of integration and a comfortable space for all.

3. **Key Partnerships**

Umbra Companies Inc will partner with community associations, businesses etc. to drive traffic to the Company.

4. **Digital Marketing**

Umbra Companies Inc would embrace social media as an important tool of engagement use social media to showcase the impact of its services, share success stories and reach potential clients. The key Digital Channels are;

- *Facebook, Twitter, and Instagram marketing*

Social media platforms allow us to track trends in our target market, enabling us to advertise content that will reach our targeted audience. Social media is a crucial platform for Umbra Companies Inc as it will help to reach a diverse mix of its audience, help in creating conversations around our services through stimulating visual content campaigns and help in customer engagement. We would also encourage customers to share their

stories of working with us by creating a testimonial page where people can view stories and reviews.

- o *Google AdWords and Online Company Listings*

This platform enables us to reach our target market through Google paid ads. This also enables us to budget our spending on pay-per-click pricing. Google Ads and Google AdWords campaign for keywords related to our services will be used to attract the right customers to our company. This allows us to reach our audience while creating a strict budget plan. Registering the business on several online company listings to help people know more about our brand and help with the Company's SEO.

##### 5. **Website/Direct E-Mail**

Umbra Companies Inc will utilize its own e-website, and publish a monthly email newsletter to tell customers about new events, services and more. The website will highlight its services, pricing, and promotions, and also provide a feedback mechanism for concerns, comments and questions, and will offer useful, general information about the industry. Potential customers may input their email contact information in order to receive updates on the new offerings, and subscribers may also receive exclusive deals to customized coupons unavailable to non-subscribers. We will measure the effectiveness of these emails regarding the conversion rate. There is also a reliable "About Us" Page among the top most popular pages of the website. The "About us" Page provides a personalized glimpse of Umbra Companies Inc and its management team. It is a handy tool because people are curious; they want to know those behind Umbra Companies Inc.

## PROMOTIONAL STRATEGIES

Publicity is a critical process for any business that intends to create awareness in the industry. Even though we will offer the best and unrivalled services, we want to continue to publicize this so that our customers – existing and potential can be aware of what we are offering. In advertising our service, we intend to explore all means that will allow us to gain the awareness we seek. Therefore, below are the various platforms, we intend to use in publicizing and advertising;

1. **Packaging:** Umbra Companies Inc's packaging will be simple and straightforward with a distinguishing logo that emphasizes the value of quality. This packaging will

be consistent throughout all marketing materials, including business cards and stationery. The management will act, speak, and dress in a professional manner.

2. **Word of Mouth:** Umbra Companies Inc will rely on positive word-of-mouth buzz to propel business growth. Word-of-mouth marketing is a form of advertising that operates through an individual's recommendations of particular brands, services. Clients pleased with our service experience will refer us to others.
3. **Magazine and Newspaper Advertisements:** The business will release prominent and informative advertisements to be placed in relevant magazines-including online magazines and business magazines and newspapers throughout target markets.
4. **Television Advertisement:** The business will make use of television advertisements on significant channels as well as electronic media board broadcasts, which will establish our awareness in the households of a vast group of regional TV viewers.
5. **Posters:** Distribute our handbills and paste our fliers in target and high visibility areas; attractive posters will be designed with a good illustration of the Umbra Companies Inc' services that can attract customers. The posters will be designed in such ways that they can illustrate the benefits enjoyed by our clients from our service.

## SALES STRATEGY

Umbra Companies Inc's derived value will come from the critical partnerships established and developed to deliver a service provider of transactionally-based activities, providing an opportunity to build brand and loyalty, around which relationship marketing will play a key role.

Our sales strategy is giving the clients value beyond their money. With our experience and human relationship skills, we have realized that a client's goal is their priority. Umbra Companies Inc will also make this a priority as well. We will pay close attention to all the details from customers and ensure a 100% understanding of their requests after which we will tailor the process to meet their demands specifically. The company will also do a follow-up on client's business to ensure that the growth is consistent.

The sales forecast monthly summary is included in the financial projection. The annual sales projections are provided in the table below. As we become established and known on the market, we project sales to increase at a faster rate than the initial year.

## PRICING STRATEGY

In spite of our commitment to professional services, our prices are cost-friendly and will command patronage. Our pricing Strategy at Umbra Companies Inc will be based on making a sale and creating a repeat customer through long-term relationships. We believe that our price force will be divided into areas to suit our diverse customers. We want to be flexible with our price as they are subject to change at any time. We will charge a more affordable fee to keep up with our customers and will not compromise the standard of our service in a bid to offer at an affordable rate.

## OPERATIONAL PLAN

### STRATEGIC GROWTH

One of our major goals of Umbra Companies Inc is to build a business that will survive off its cash flow without the need for injecting finance from external sources once the business is officially running. Umbra Companies Inc will make sure that the right foundation, structures, and processes are put in place to ensure that the business is well taken of. The company's corporate culture is designed to drive our business to greater heights, expanding services and training of our workforce as the business grows.

### PROMOTIONAL BUDGET

We will advertise and promote Umbra Companies Inc We will also plan for a grand opening, bringing clients to the location. The management will promote its brand during this time to make sure all efforts have been made to promote Umbra Companies Inc.

### ORGANIZATIONAL STRUCTURE

The business structure company is essential to its management and success. Umbra Companies Inc has laid out plans that will ensure that our foundation is stable and stay true to the mission of the Company. As we continually grow, we will do everything necessary to be most qualified, hardworking, and creative, result-driven, customer-centric, and are ready to work to help build a prosperous business that will benefit the Company. We will also have the expertise required to use and bring the company to a high standard.

### MANAGEMENT TEAM

The executive team at Umbra Companies Inc primarily consists of;

- 1. Rohn Monroe - CEO & Chairman of the Board**

Rohn Monroe, the CEO of Umbra Companies, Inc., brings a wealth of experience to his role, having served as a Real Estate Investor, Investment Banker, Chief Marketing Officer, and Delegate to the Nanjing Province in China. Known for his creativity, resourcefulness, and diligence, Mr. Monroe also serves as the Chairman of Umbra Companies' board of directors and Panthera Capital Holdings.



Additionally, he holds the position of CEO in a 501c3 Non-Profit organization focused on providing housing for displaced veterans.

2. **Paul Jackson - Chief Investment/ Finance Officer**

Paul Jackson's career journey includes roles in marketing management, high net worth asset management, and financial consulting. He worked with Luxme services, Inc., Merrill Lynch Investments, Prudential Securities, and later became an independent financial consultant. Currently, he serves as the Chief Investment & Institutional Officer of a 501c3 Non-Profit, specializing in capital raising for projects aimed at assisting various causes.

3. **Brian Nash – Board Member**

Brian Nash's community engagement dates back to 2003 when he started as a Youth Counselor at Camp Brotherhood. He's been involved in oratory, youth pastoring, and leading community initiatives such as neighborhood cleanups and aiding the homeless. His primary objective at Umbra Companies is to build community relationships while helping HUD centered opportunities through property acquisition and development.

4. **William Pitre - Board Member**

William Pitre's extensive career spans sales, insurance, and human resource management. He's been recognized as a member of the Million Dollar Round Table (MDRT) for his passion in helping clients from diverse backgrounds. Beyond his professional roles, Mr. Pitre is actively engaged in community and church activities. His people-oriented approach aligns well with Umbra Companies' mission to support communities, all while enhancing the company's profitability and future prospects.

They will be fully involved, committed, and devoted to the business's daily operation; therefore, there is no doubt about his technical qualities, expertise, and experience to make this business a success.

The management team will be tasked with different responsibilities in the business and make critical decisions regarding the Company. However, the management team will contribute to marketing ideas, develop relationships, establish strategic alliances, and negotiate contracts.

The management will adopt a business process and structure that will guarantee a good return on investment (ROI), efficiency, and flexibility.

## FINANCIAL PLAN

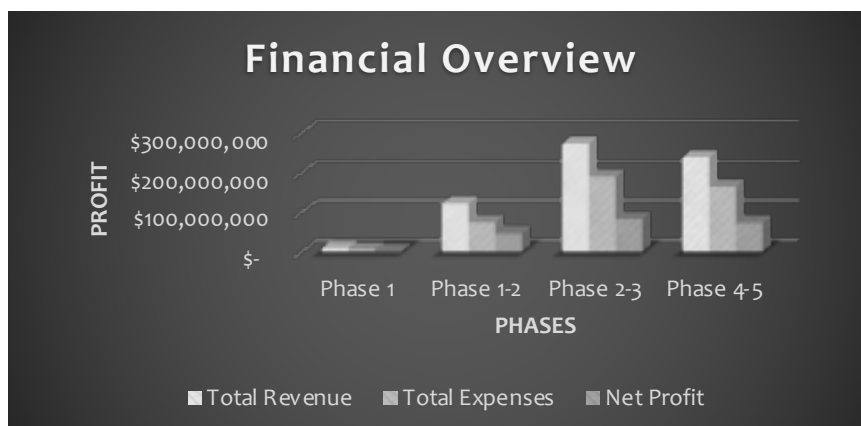
The following section contains the financial information of **Umbra Companies, Inc.** Tables and charts show phases projections for the business.

### STARTUP ANALYSIS

Total Investment		
Particulars		Cost
Harrison		\$ 1,290,593.08
Mc Williams		\$ 843,075.00
Lake Mead		\$ 4,751,793.00
Sahara		\$ 1,916,600.00
Main Street		\$ 102,178,379.60
Alabama-Henley		\$ 648,000.00
Alabama-Vaghn		\$ 101,623,546.00
DR-Villas		\$ 49,397,360.00
DR-Office Building		\$ 25,761,000.00
DR-Sky Loft		\$ 165,500,360.00
<b>Total Investment</b>		<b>\$ 453,910,706.68</b>

### FINANCIAL OVERVIEW

Umbra				
Financial Overview				
Amounts in \$				
Particulars	Phase 1	Phase 1-2	Phase 2-3	Phase 4-5
Total Revenue	\$ 10,563,111	\$ 122,247,510	\$ 274,148,815	\$ 239,533,272
Total Expenses	\$ 7,370,543	\$ 75,158,360	\$ 190,549,420	\$ 165,500,360
Net Profit	\$ 3,192,568	\$ 47,089,150	\$ 83,599,396	\$ 74,032,912



## PROFIT AND LOSS

The below table is the profit and loss projection for the business phases.

Umbra					
Statement of profit or loss and Comprehensive Income					
Amounts in \$					
	Note	Phase 1	Phase 1-2	Phase 2-3	Phase 4-5
Sales		10,563,111	122,247,510	274,148,815	239,533,272
Cost of goods sold		7,299,193	75,116,360	190,223,420	165,195,360
Gross Profit		3,263,918	47,131,150	83,925,396	74,337,912
Selling, marketing and administrative Expenses		71,350	42,000	326,000	305,000
EBIT		3,192,568	47,089,150	83,599,396	74,032,912
Less: Interest		773,639	4,310,752	6,876,048	25,141,519
PAIT		2,418,928	42,778,399	76,723,347	48,891,393
Other Comprehensive Income		30,564	\$ 31,900.00	1,386,670	1,381,000
Net Profit		2,449,492	42,810,299	78,110,017	50,272,393
Net Profit Ratio		31%	39%	31%	31%

From the above analysis, it is projected that the business will have a total revenue of **\$10,563,111** in the phase 1 of business activities. Every business always aspires to increase its sales. With the sales marketing strategy adopted, it is assumed that this will yield an increase in the subsequent phases of business operations, thereby, causing the revenue for each phase to increase too.

### Chart: Profit and Loss

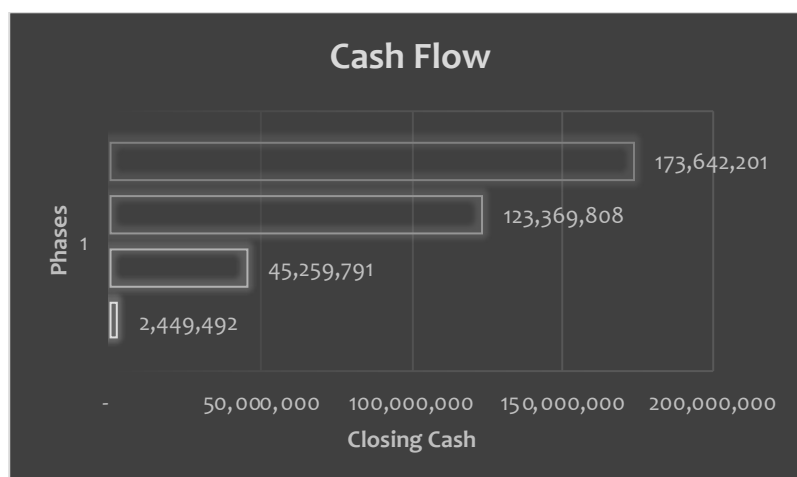


## CASH FLOW STATEMENT

Below is cash flow statement projection for five years showing the movement of cash within the business.

Umbra					
Cash Flow Statement					
Amounts in \$					
	Note	Phase 1	Phase 1-2	Phase 2-3	Phase 4-5
<b>Cash from Operating Activities</b>					
Net Profits		2,449,492	42,810,299	78,110,017	50,272,393
<b>Add:</b>					
Depreciation		-	-	-	-
(Increase)/decrease in net receivables		-	-	-	-
(Increase)/decrease in inventory		-	-	-	-
Increase/(decrease) in current liabilities		-	-	-	-
<b>Net cash flow from operating activities</b>		<b>2,449,492</b>	<b>42,810,299</b>	<b>78,110,017</b>	<b>50,272,393</b>
<b>Cash from Investing Activities</b>					
Fixed security deposited		-	-	-	-
Capital expenditures		-	-	-	-
<b>Net cash flow from investing activities</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Cash from Financing Activities</b>					
Capital injected in the business		-	-	-	-
<b>Net cash flow from financing activities</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net increase/(decrease) in cash flow</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Opening cash and cash equivalents			2,449,492	45,259,791	123,369,808
<b>Closing cash and cash equivalents</b>		<b>2,449,492</b>	<b>45,259,791</b>	<b>123,369,808</b>	<b>173,642,201</b>

**Chart: Cash Flow**



## BALANCE SHEET

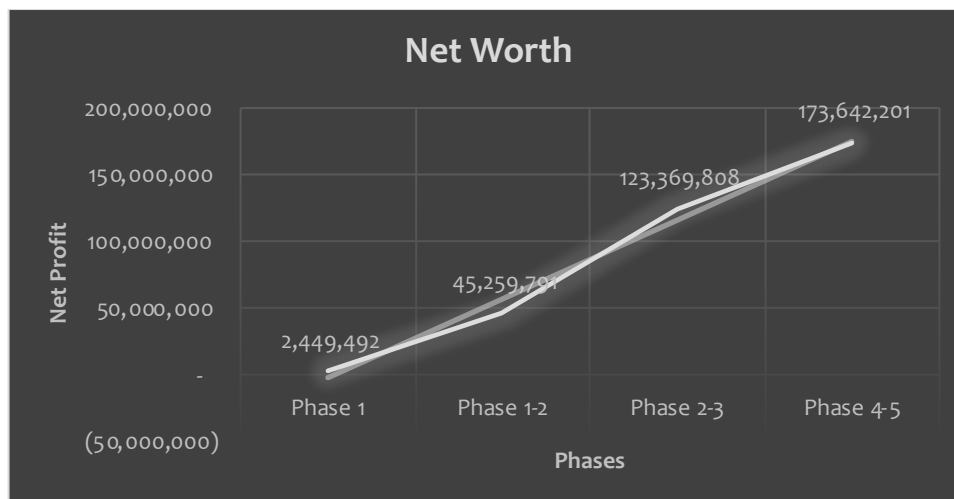
Below is the financial forecast of the balance sheet for the business.

**Table: Balance Sheet**

Umbra	
Statement of Financial Position	
Amounts in \$	

	Note	Phase 1	Phase 1-2	Phase 2-3	Phase 4-5
<b>Current Assets:</b>					
Cash		2,449,492	45,259,791	123,369,808	173,642,201
Account Receivables (Net)		-	-	-	-
Inventory		-	-	-	-
		2,449,492	45,259,791	123,369,808	173,642,201
<b>Non-current Assets:</b>					
Long term assets (Book Value)		-	-	-	-
Security deposited		-	-	-	-
		-	-	-	-
		-	-	-	-
<b>Total Assets</b>		<b>2,449,492</b>	<b>45,259,791</b>	<b>123,369,808</b>	<b>173,642,201</b>
<b>Equity and Liabilities:</b>					
<b>Equity:</b>					
Capital		-	-	-	-
Retained Earning		-	2,449,492	45,259,791	123,369,808
Profit For the Year		2,449,492	42,810,299	78,110,017	50,272,393
		2,449,492	45,259,791	123,369,808	173,642,201
<b>Liabilities:</b>					
Accounts Payables		-	-	-	-
		-	-	-	-
<b>Total Equity and Liabilities</b>		<b>2,449,492</b>	<b>45,259,791</b>	<b>123,369,808</b>	<b>173,642,201</b>
		-	-	-	-

**Chart: Net Worth**



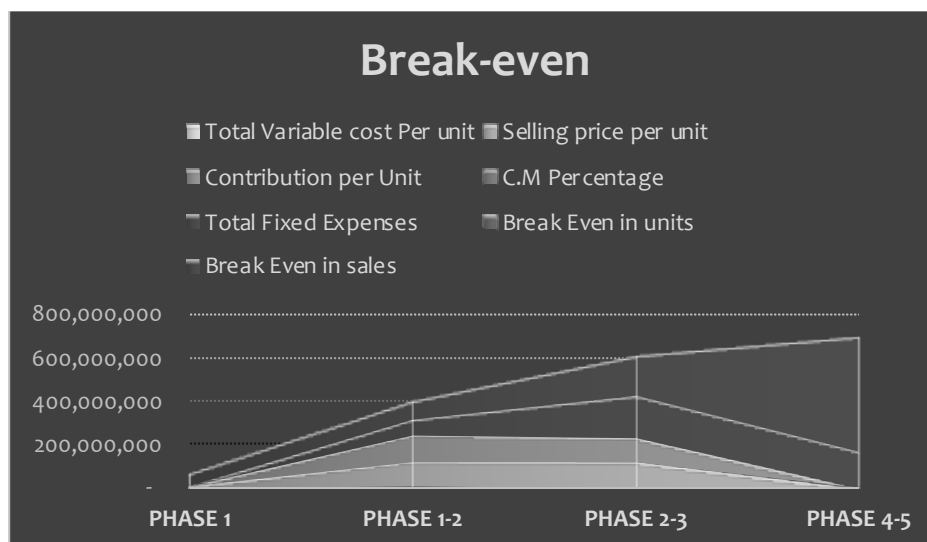
## BREAK-EVEN ANALYSIS

Break-even is the point where the business neither makes profit nor loss. This means that at break-even, the business is only able to pay up its expenses both fixed and variable cost

without any excess. The essence of break-even is to determine the number of sales that could lead to profitability.

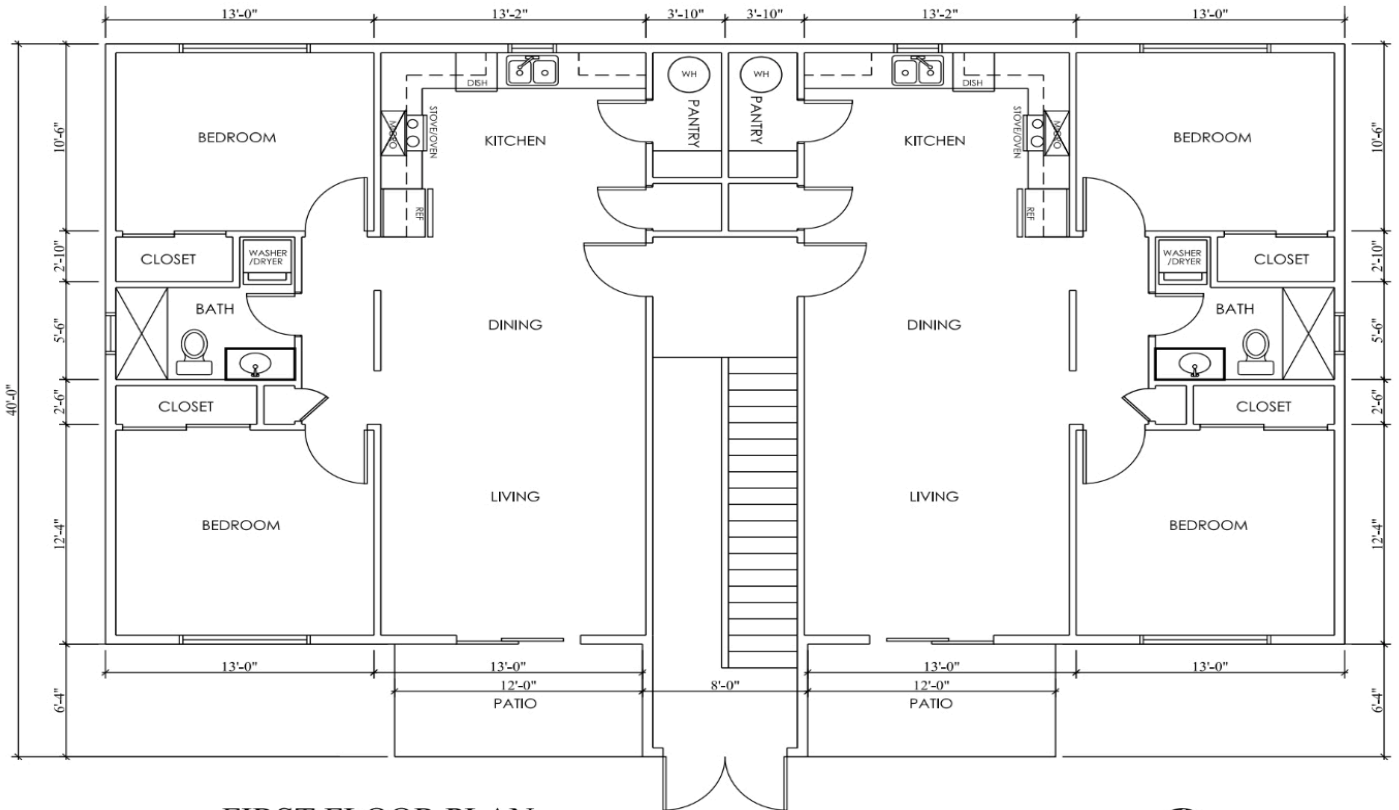
Umbra				
Break-Even Analysis				
Amounts in \$				
Particulars	Phase 1	Phase 1-2	Phase 2-3	Phase 4-5
Total Variable cost Per unit	1,628,799	2,417,887	1,775,544	262,215
Selling price per unit	1,849,187	122,247,510	116,823,479	380,212
Contribution per Unit	220,388	119,829,623	115,047,935	117,997
C.M Percentage	12%	98%	98%	31%
Total Fixed Expenses	7,299,193	75,116,360	190,223,420	165,195,360
Break Even in units	33	1	2	1,400
Break Even in sales	61,244,559	76,632,036	193,159,153	532,296,160

This means that there must be more than **\$61,244,559** worth of sales before any profit can be recorded. The above analysis can be seen in the below graph showing the breakeven income and revenue.





**HARRISON, LAS VEGAS, NEVADA**

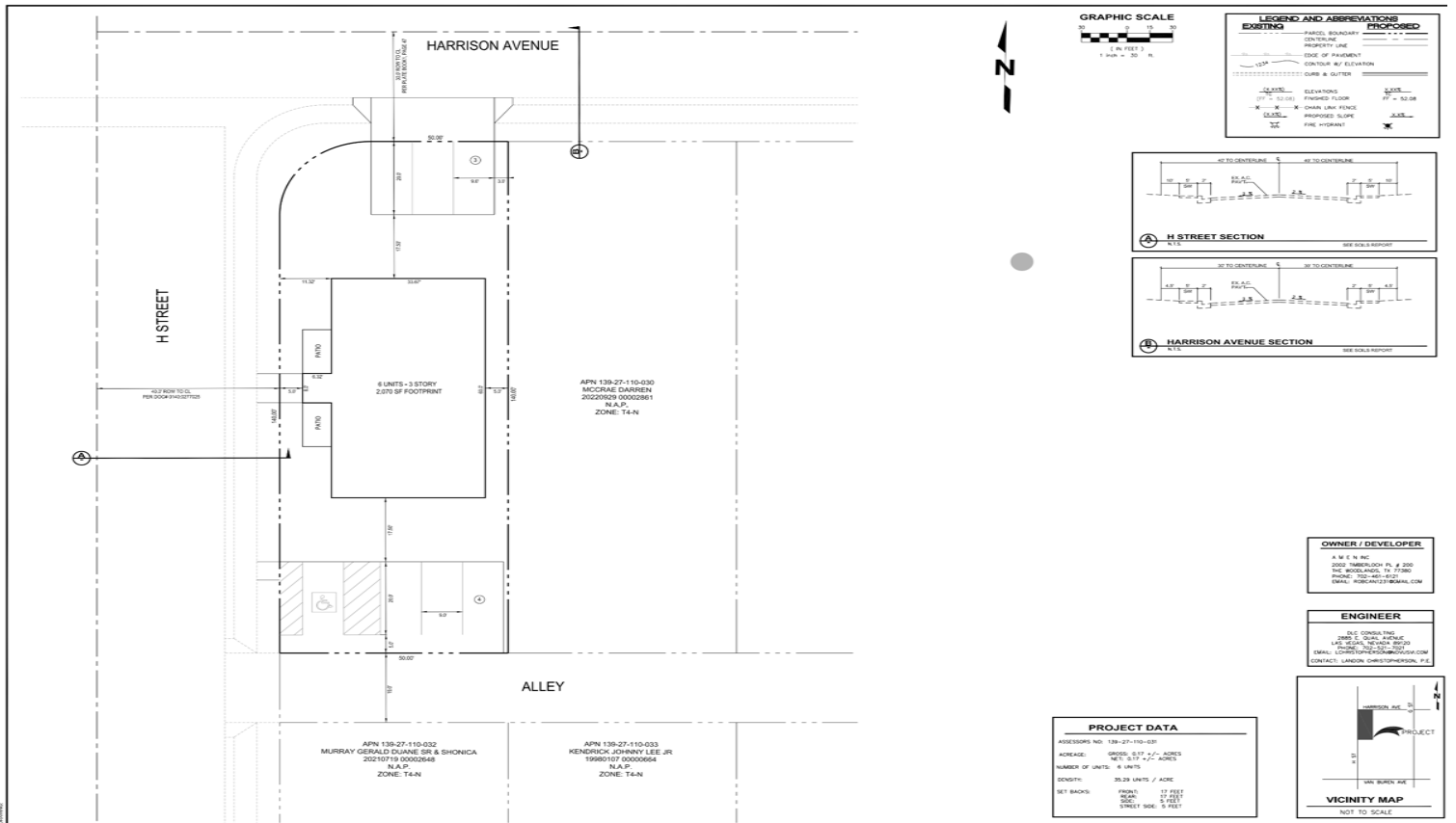


**FIRST FLOOR PLAN**

SCALE 3/16" = 1'



NORTH





LAKE MEAD, LAS VEGAS NEVADA







**629 MC WILLIAMS LAS VEGAS NEVADA**



FRONT LEFT PERSPECTIVE



FRONT RIGHT PERSPECTIVE



FRONT ELEVATION

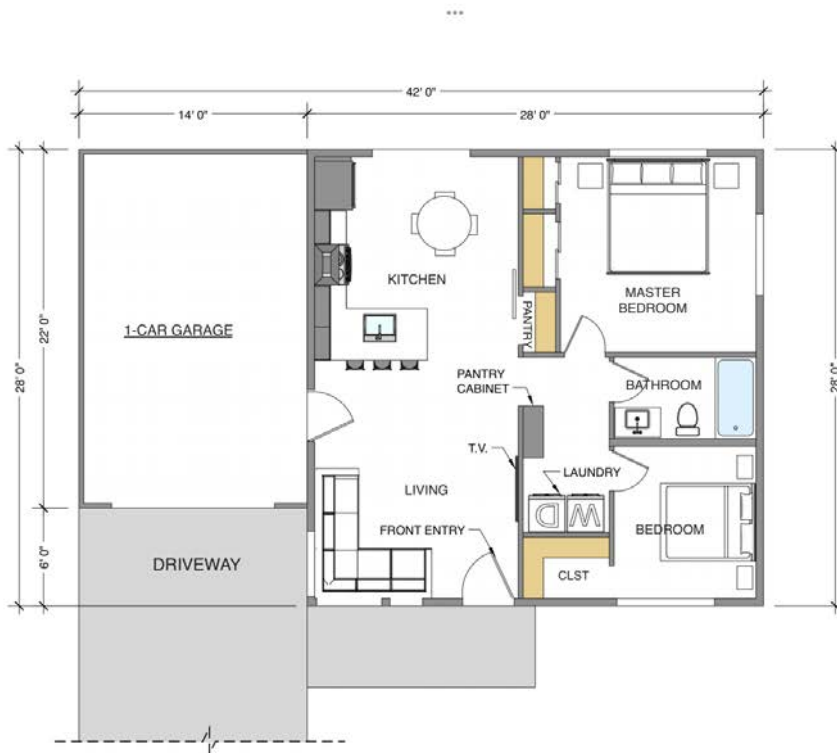


SIDE ELEVATION

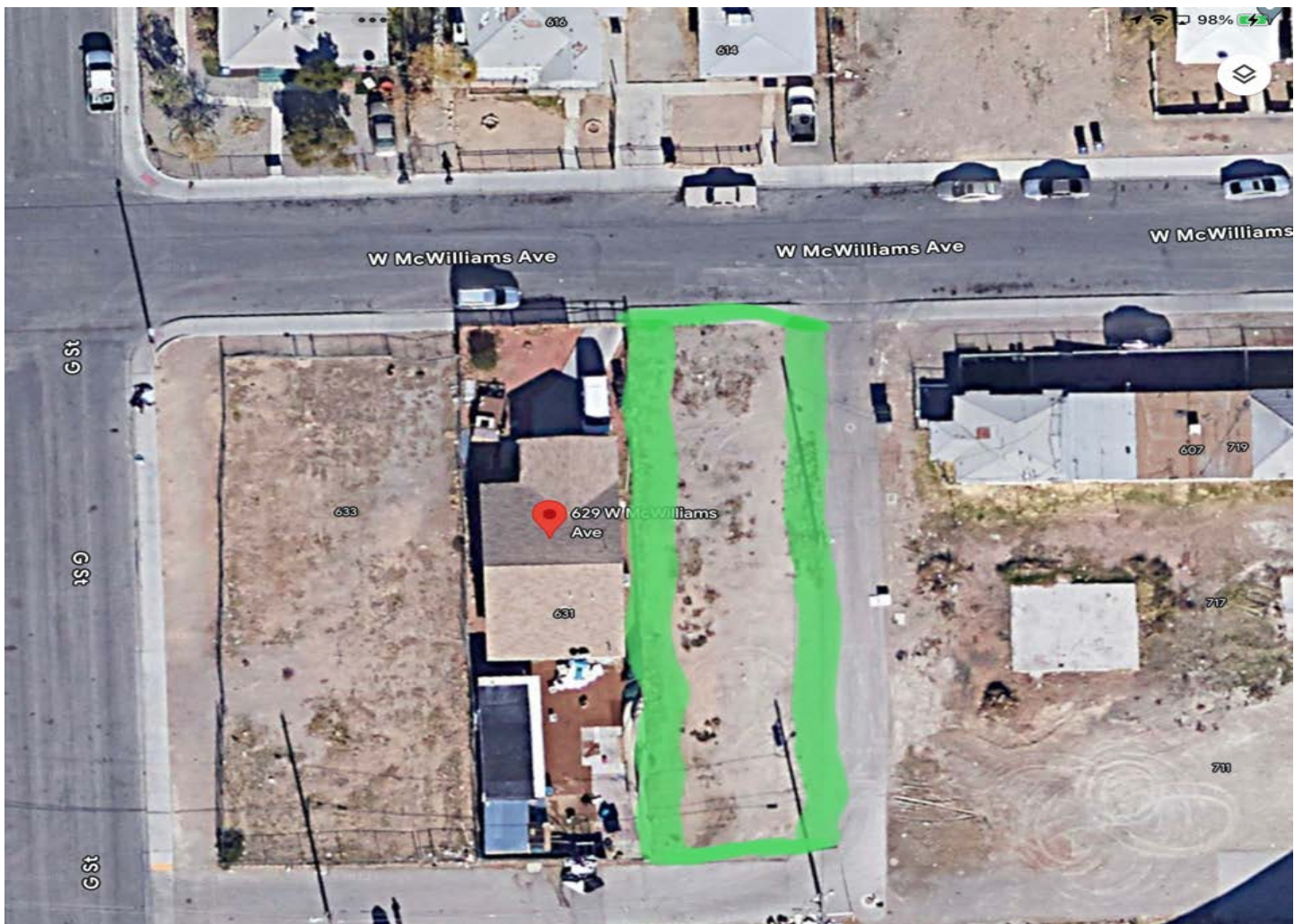


FRONT ELEVATION





MAIN LEVEL FLOOR PLAN



## 4602 EAST SAHARA LAS VEGAS NEVADA

### SOLITUDE

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5 OR 6-BEDROOM, 4-BATH, DOUBLE MASTER OPTION.  
2,944 SQ FT  
576 SQ FT GARAGE  
444 SQ FT OF COVERED DECKS & PATIOS

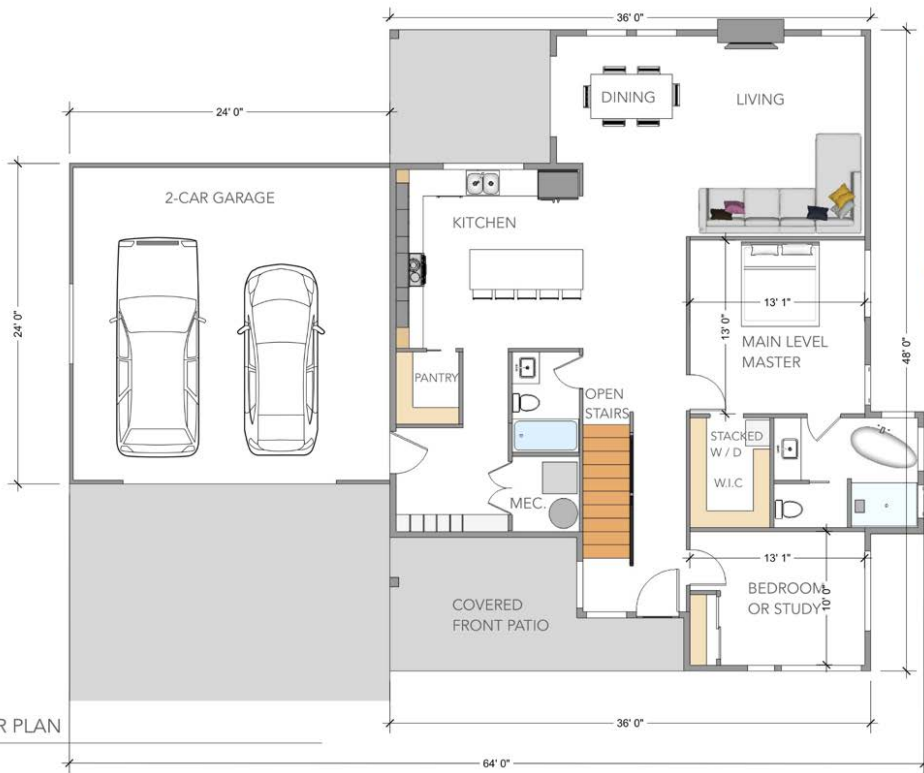


### SUMMIT 2022

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3-BEDROOM, 2-BATH  
1,715 SQ FT (3430 WITH BASEMENT)  
558 SQ FT GARAGE  
580 SQ FT PATIOS





OPEN STAIRCASE EXAMPLE

MAIN LEVEL FLOOR PLAN

1472 SQ FT



2ND LEVEL FLOOR PLAN

1472 SQ FT





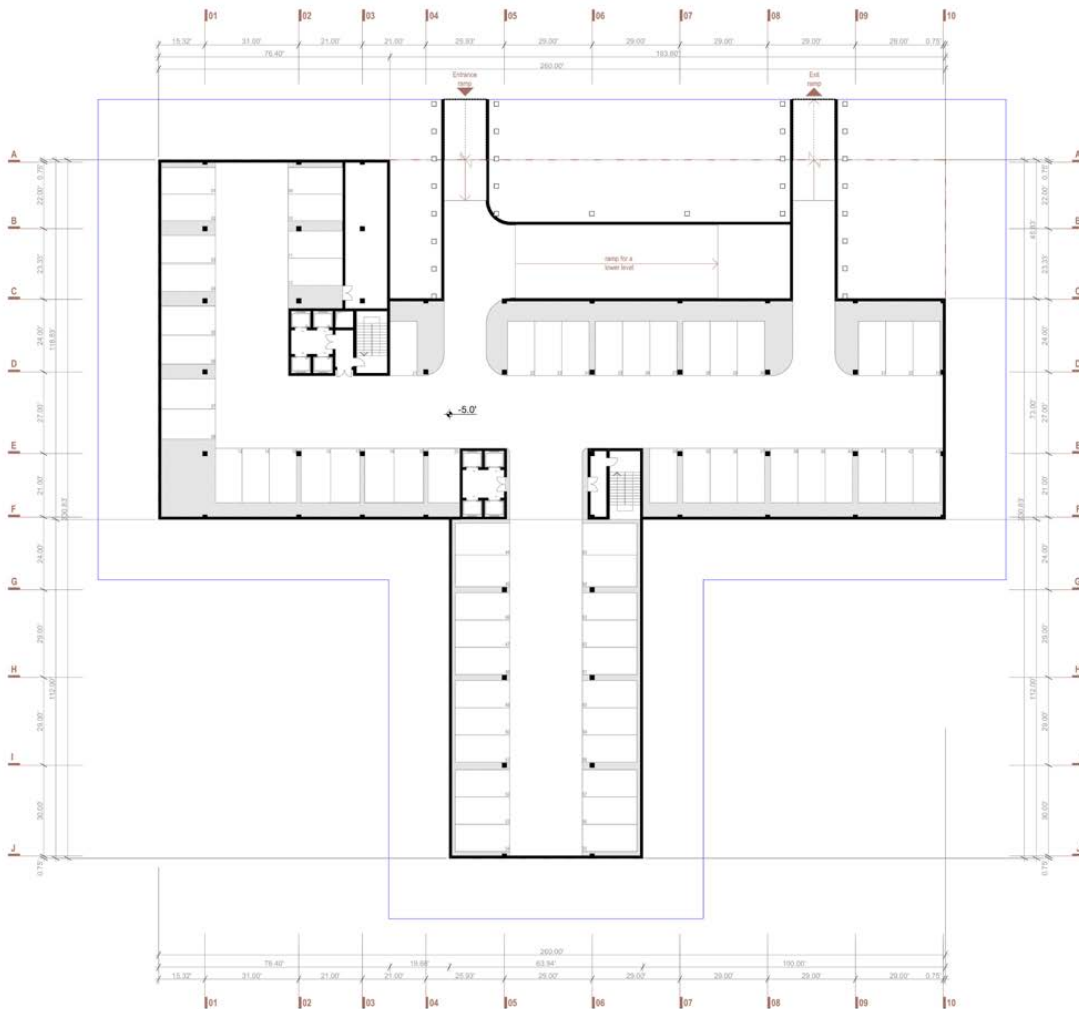



**715 N. MAIN STREET LAS VEGAS NEVADA**











## GARAGE FLOOR PLAN

-1<sup>ST</sup> LEVEL

1<sup>ST</sup> Level / 65 parking spaces  
2<sup>ND</sup> Level / 67 parking spaces

---

**132 parking spaces in total**





N

## RESIDENTIAL FLOOR PLAN

Typical floorplan with apartments

21 apartment per floor  
8 floors

---

168 apartments in total



N

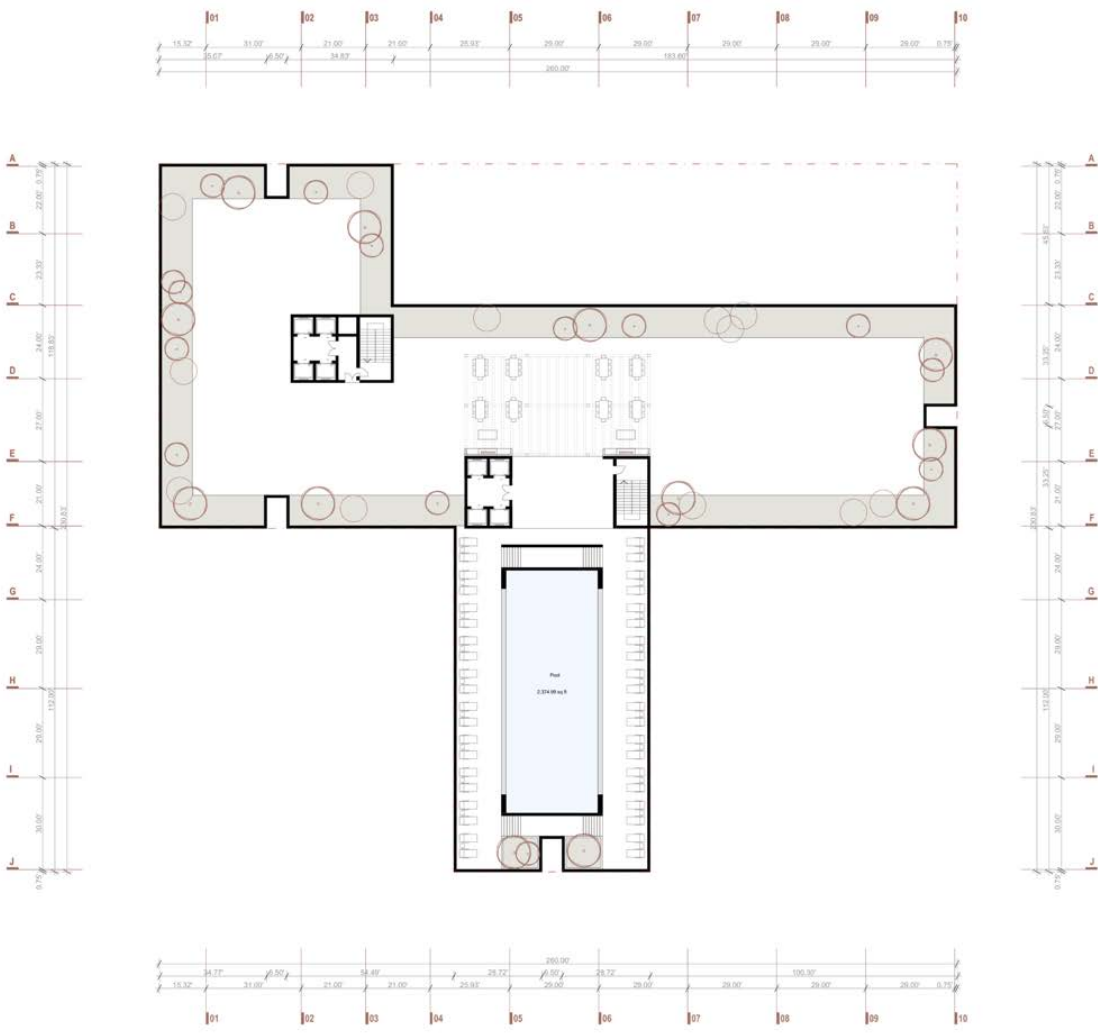
## TYPICAL APARTMENT

### 2 bedrooms TYPE #01

Apartment area: 946.45 sq ft  
Terrace area: 90.81 sq ft

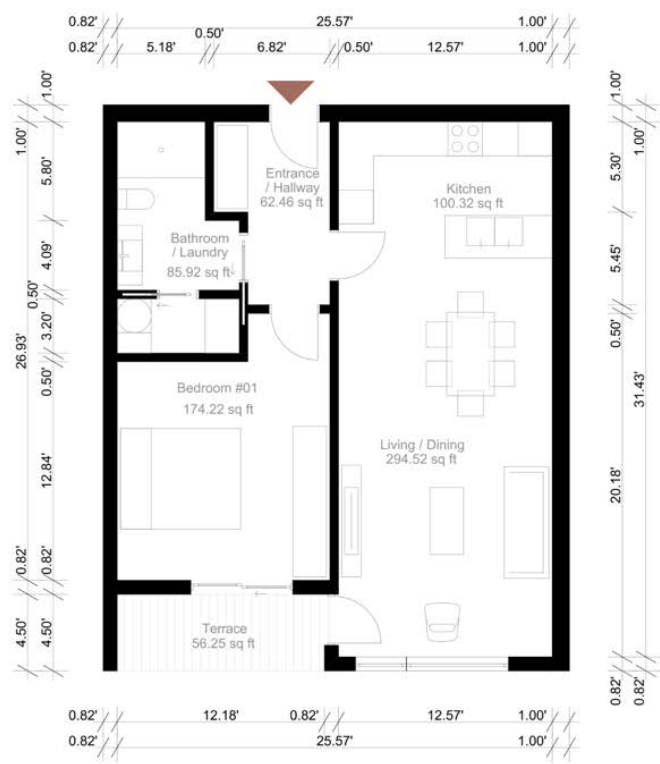
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**TOTAL apartment area: 1037.26 sq ft**



N

## ROOF FLOOR PLAN



N

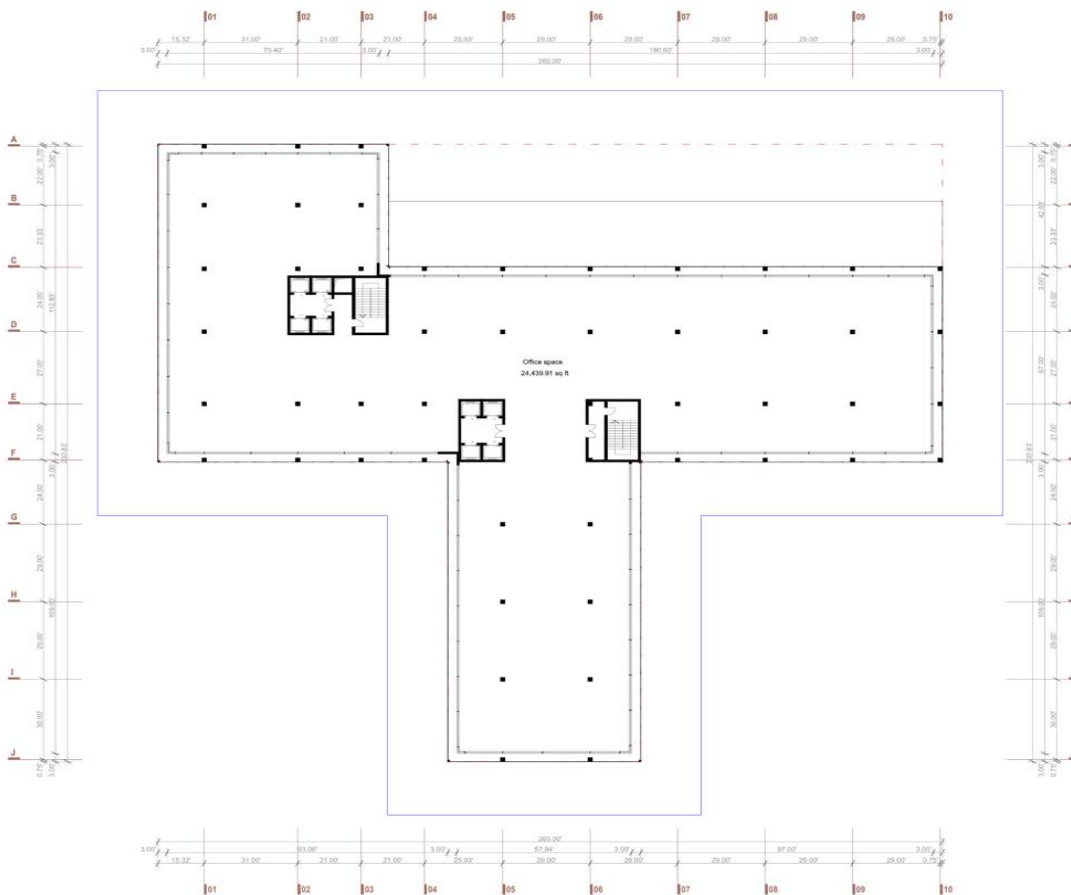
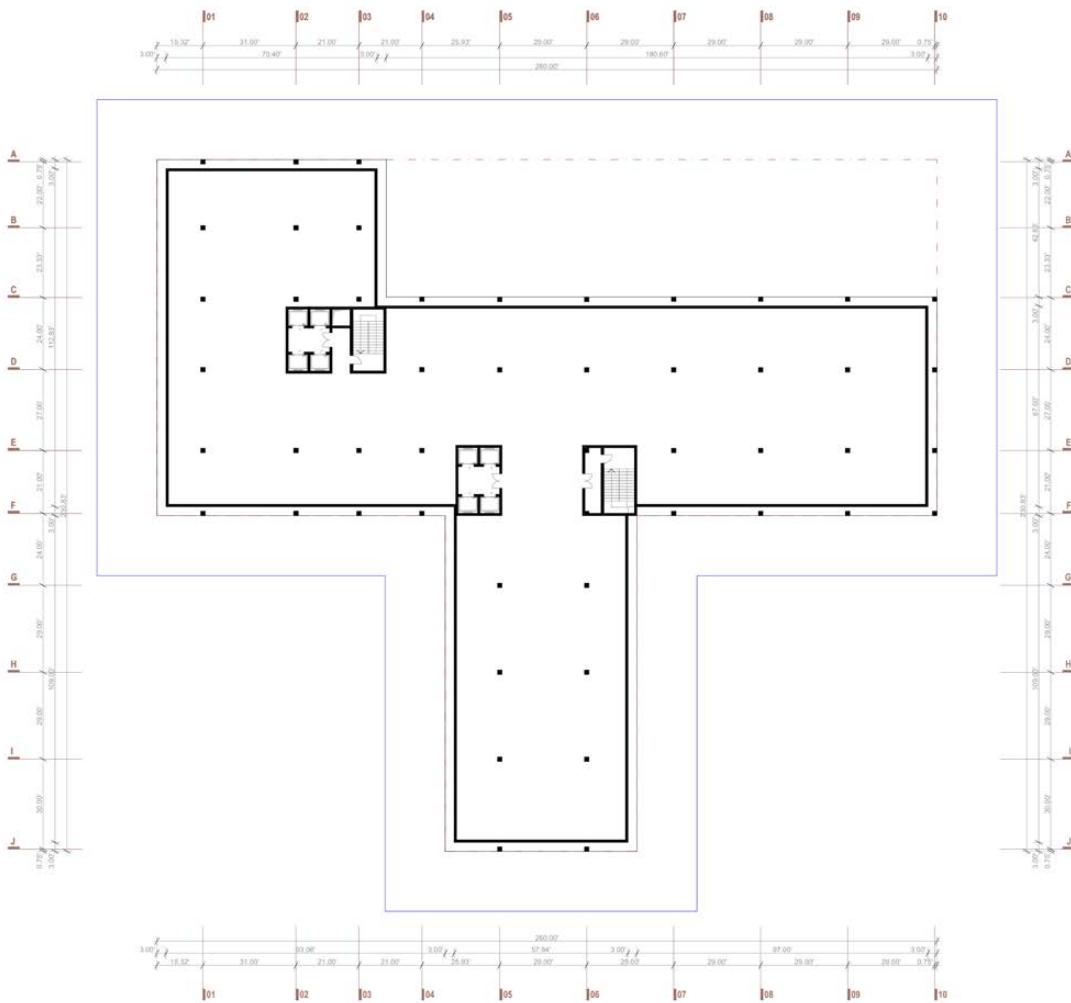
## TYPICAL APARTMENT

### 1 bedroom TYPE #03

Apartment area: 717.40 sq ft  
Terrace area: 56.25 sq ft

---

**TOTAL apartment area: 773.7 sq ft**



N

## UTILITY FLOOR PLAN

N

## OFFICES FLOOR PLAN

Typical floorplan with offices



DOMINICAN REPUBLIC (D.R.) LOFT VILLAS







# D.R. OFFICE BUILDING & PENTHOUSES

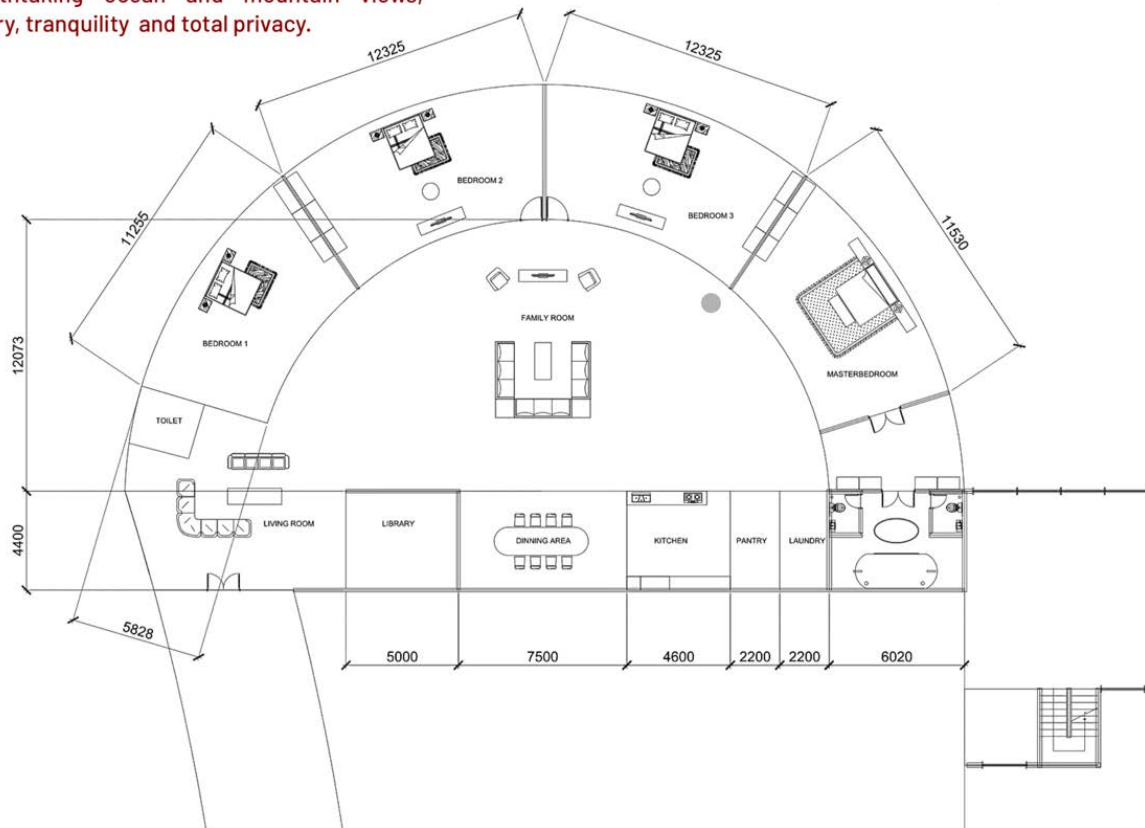


01 OFFICE FIRST FLOORPLAN  
26-100 1:200



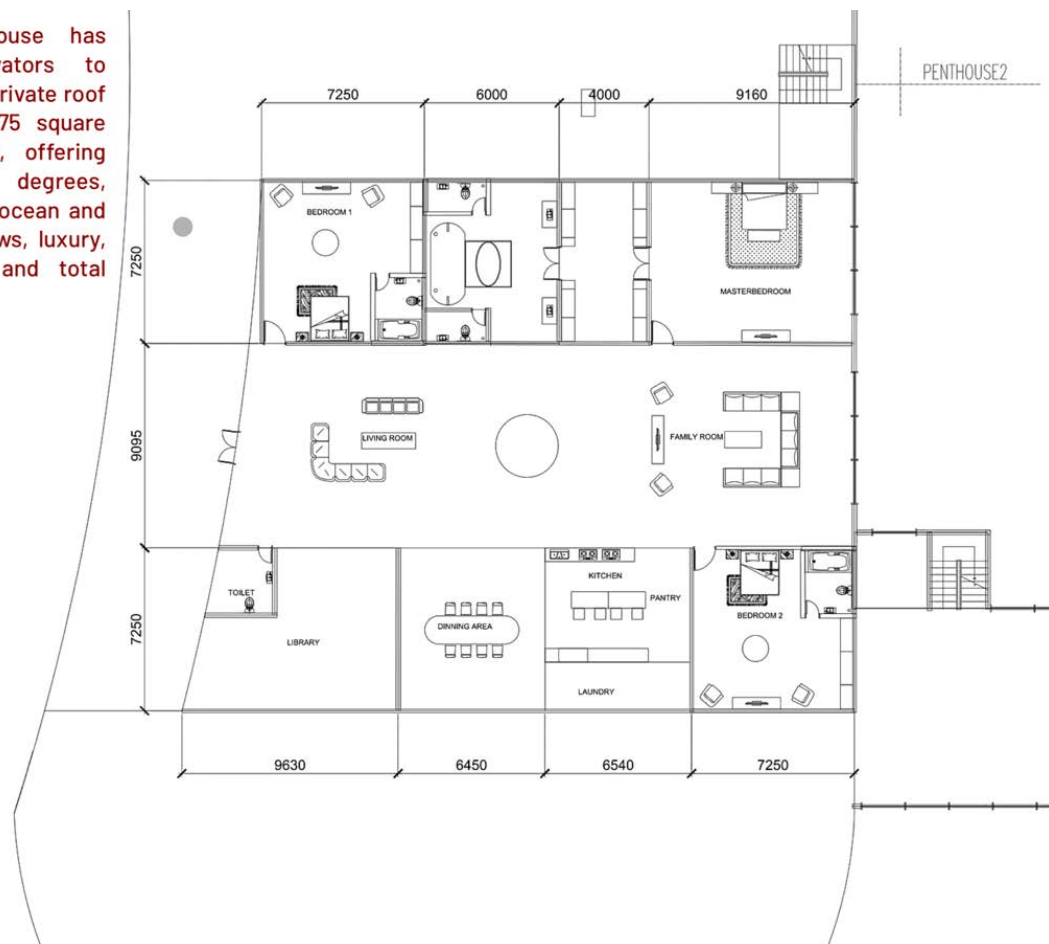
Each Penthouse has private elevators to access your private roof terrace of 375 square meters each, offering you 360 degrees, breathtaking ocean and mountain views, luxury, tranquility and total privacy.

PENTHOUSE1

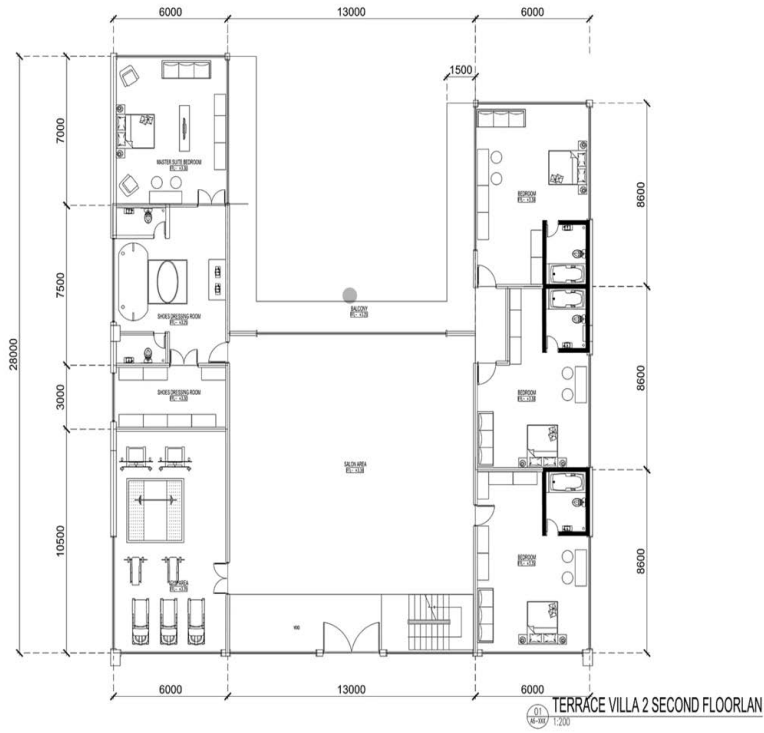
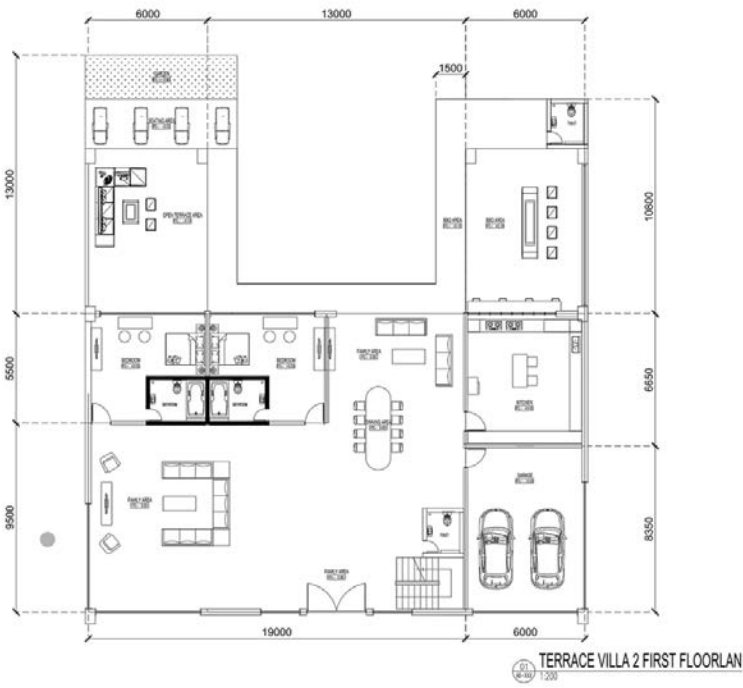


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PENTHOUSE2



# D.R. EXECUTIVE VILLAS





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