

Financial Structure of Skyline Innovation Village

1. Purchase Costs

The total purchase cost for the project is **\$3,350,000**, which includes:

- **Residence Hall (to be converted into condos):** \$1,600,000
 - **Unbridled (Historic Building & Conference Center):** \$1,050,000
 - **Lots for Single-Family Homes:** \$700,000
 - **Total Purchase Cost:** \$3,350,000
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2. Build-Out Costs

The total build-out cost is **\$15,750,000**, which includes:

- **Residence Hall to Condos:** \$8,000,000
- **Business Development:** \$4,000,000
- **Single-Family Homes Build-Out:** \$3,000,000
- **Leadership & Project Management:** \$750,000
- **Total Build-Out Cost:** \$15,750,000

Overall Project Cost

- **Sub-Total (Purchase + Build-Out):** \$19,100,000
 - **Cost of Money:** \$1,065,000
 - **Total Project Cost:** \$20,165,000
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3. Access to Capital

The funding for Skyline Innovation Village will be sourced from three primary areas:

EB-5 Program

- **Estimated Funding:** \$8,000,000
- **Cost of Funds (3.9% of EB-5 Funding):** \$310,000
 - **Legal Fees:** \$54,000
 - **Regional Center Fees:** \$48,000
 - **USCIS Submission Fees:** \$48,000
 - **Marketing Costs:** \$160,000

Bank Financing

- **Loan Amount:** \$5,000,000
- **Interest Rate:** 8.5%
- **Annual Cost of Funds:** \$255,000

Crowdfunding

- **Target Funding:** \$7,000,000
- **Cost of Funds (8.33% of Crowdfunding):** \$500,000

Total Capital Secured

- **Total Capital Raised:** \$20,000,000

4. Revenue and Profitability

Projected Sales Revenue

- **10 Single-Family Homes:** \$450,000 each → **\$4,500,000**
- **25 One-Bedroom Condos:** \$275,000 each → **\$6,875,000**
- **18 Two-Bedroom Condos:** \$380,000 each → **\$6,840,000**
- **56 Undivided Shares:** \$110,000 each → **\$6,160,000**
- **Total Sales Revenue:** \$24,375,000

Profit Calculation

- **Total Project Costs:** \$20,165,000
- **Total Sales Revenue:** \$24,375,000
- **Projected Profit:** **\$4,210,000**

Immediate Costs

EB-5	150,000
Architectural	100,000
Leadership	250,000
Crowd-funding	250,000
Lots	550,000
 Total	 1,300,000

Deal # 1

With/

Dollars

500,000 + 15% profits + any sponsorships and all social media.

Using numbers above.

Investment

Return

1,300,000 —————

3,570,000

275 % Return

Deal #2.

300,000 plus sales per contract.