

IAM of Spartanburg Investment Prospectus

2025-27

OPPORTUNITY ZONE PROSPECTUS

iamofamerica.org

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2025-27

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INTRODUCTION

The IAM of Spartanburg project, led by Reinvest America Corporation, is a transformative mixed-use development located at 2040 S Church Street Ext, Spartanburg, SC. Strategically positioned in a federally designated Opportunity Zone, this project is designed to maximize social impact while offering significant tax advantages to investors.

- ✓ Prime Location: Positioned in a federally designated Opportunity Zone for maximum tax benefits.
- ✓ Mixed-Use Development: A blend of residential, retail, and community spaces.
- ✓ Sustainability: LEED-certified construction with energy-efficient features.
- ✓ Community Impact: Providing essential services such as health screenings and daycare.
- ✓ Financial Viability: Strong projected returns with long-term stability for investors.

***TRANSFORMING
SPARTANBURG'S
FUTURE THROUGH
INVESTMENT &
COMMUNITY
IMPACT***

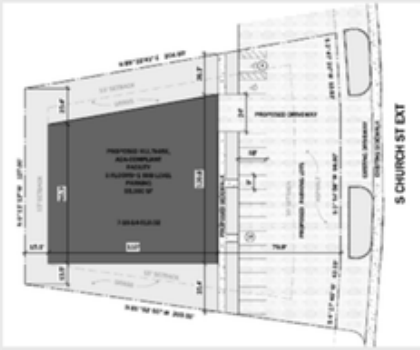
01. ABOUT THE REGION

Why Spartanburg?

- Proximity to major highways and ports
- Workforce development and educational institutions
- Growth in the health and technology sector

Some things to include in the CEO message:

- ✓ **Growing Population:** Spartanburg has experienced a population growth of over 12% in the last decade.
- ✓ **Affordable Housing Need**—38% of households spend more than 30% of their income on housing, indicating a strong demand for affordable housing solutions.
- ✓ **Economic Expansion** Significant job growth in the manufacturing and health sectors.
- ✓ **Educational Institutions:** Home to institutions like Wofford College and Spartanburg Community College, fostering workforce development.



OPPORTUNITY ZONE BENEFITS

Maximizing Your Investment Potential

- **Tax Deferral:** Delay capital gains taxes until December 31, 2026.
- **Step-Up in Basis:** 10% step-up after 5 years; 15% after 7 years.
- **Permanent Exclusion:** No capital gains tax on appreciation for investments held for 10 years.

02. COMMUNITY & OPPORTUNITY ZONE ASSETS

A Project Designed for Impact

A PROJECT DESIGNED FOR IMPACT

- **Residential Units:** 39 ADA-compliant HUD 811 units
- **Mixed-Use Spaces:** Retail spaces, daycare, health screenings, and Pearson VUE Testing Center
- **Sustainability:** LEED-certified with solar panels, energy-efficient HVAC, and PowerHUBB lighting.

Revenue
\$785K

(2027: \$785k)

Profit/(loss)
before tax
\$125K

(2027: \$125k)

Operating
profit
\$210K

(2027: \$210k)

Adjusted
EBITDA1
\$265K

(2027: \$265km)

Net cash flow
from operating
activities
\$254K

(2027: \$180k)

03. FINANCIALS

In the annual report, this is what your shareholders are actually interested in. Presenting your company's financial statements makes it possible for shareholders, employees, and other stakeholders to learn about your company's past performance, debt repayment capacity, and expansion plans. You may incorporate financial statements like these:

- ✓ Revenue growth
- ✓ Balance sheet
- ✓ Cash flow statement
- ✓ Income statement & profit
- ✓ Customer growth statement

DEAL STRUCTURE AND FINANCIAL DETAILS

Reinvest America Corporation 2027

Assets	[Date 00.00.00]
Property Acquisition	\$1.5 Million
Construction Cost	\$13.2 Million
Total Project Cost	\$14.7 Million

Investment/ Loan Structure	
Proposed Opportunity Zone Investments	\$10 Million
Freddie Mac/Fannie Mae Loan/Line of Credit	\$4.7 Million
Total Project Capitalization Required	

04. OPPORTUNITY ZONE BENEFITS

Maximizing Your Investment Potential

In order to inform shareholders of the company's future goals and objectives, annual reports usually contain information about its performance in the future. Investors can obtain a comprehensive understanding of the company's present standing within its industry as well as its growth objectives. The reports also contain details about a company's strategy and its intended course of action for the upcoming years.

05. LEADERSHIP TEAM

Introduce our cooperative

At Integrated Anointed Ministries (IAM), we recognize the power of collaboration, especially when it comes to addressing the multifaceted challenges faced by low-income communities. In this spirit, we are committed to working in partnership with various faith-based organizations, leveraging our collective strengths to create meaningful and sustainable change. information!

IAM Cooperative



John W Bryant

Interim CEO

U.S. Army Retired Disabled Veteran

25+ Year Seasoned Project Manager

Certified Senior Advisor

06. IAM OF AMERICA PROJECTS

IAM of Spartanburg Campus Phase 1

IAM of Spartanburg Campus Phase 1 is a sustainable, community-focused housing development consisting of **10-20 residential units** designed to meet modern accessibility and energy efficiency standards while promoting affordable housing opportunities.



IAM of Spartanburg Campus Phase 1

IAM of Spartanburg Campus Phase 1 is a sustainable, community-focused housing development consisting of **10-20 residential units** designed to meet modern accessibility and energy efficiency standards while promoting affordable housing opportunities.

The project includes 10-20 modular duplex residential units based on the Ventura Home Plan (1,632 sq. ft., single level per unit).

Specifications Per Unit:

2 bedrooms, 1 bathroom. ADA Compliant

Estimated Cost Per Unit:

Home Price: \$219,261

Construction & Site Work: \$141,656

Total Estimated Cost Range: \$342,871 – \$378,963

[Read more](#)



Campus Community Hub (CCH): Senior Adult Day Care

Multi-purpose community center designed to cater to the comprehensive needs of seniors. At the heart of our facility is the Senior Adult Day Care (ADC), meticulously crafted to ensure that our seniors enjoy a high quality of life in a supportive and enriching environment.

[Read more](#)

Thank you!

IAM of America invites community members, faith organizations, nonprofits, and corporations to partner in this mission. Opportunities include:

Direct funding for ongoing projects.

Volunteer programs to support community initiatives.

Collaboration on housing, health, education, and transportation solutions.

Together, we can create lasting change and empower communities through faith and action.

Reinvest America Corporation
30 N Gould St Ste R, Sheridan, WY 82801
Tel: 307-462-0766
Email: chairman@reinvestcarolina.org
www.reinvestamerica.org

