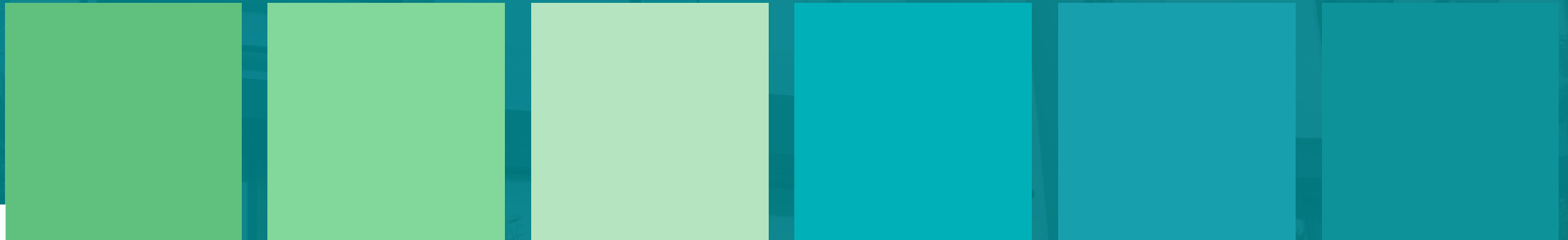


REAL ESTATE FUNDING PROPOSAL

CROWNED ELITE HOLDING CORP

BY JESSICA LEWIS

CEO



Better Real Estate

RealEstate

Our mission is to create better real estate options readily available to vulnerable communities through renovation projects and new construction projects using modular and green construction. Mobu Enterprises is a construction firm with offices in Sheridan, WY, Hancock, NY and Macon, Ga. We build green shipping container building structures for both residential and commercial use. Humanitarian based real estate projects surrounding sustainability, clean energy and water, and housing. The focus is Mass Marketing, Mass production, to reduce a massive problem.

ABOUT US

We offer sustainable and energy efficient buildings, that improve quality of life for its inhabitants and its community. We give customized experiences that foster positive interaction amongst our clients. Investors choose us because our industry expertise surpasses competition and builds trust and transparency along with cost savings and reduced product to market time frames.

Our management team has unique experience in the industry including a combined 60 years of customer service, human service, construction, and sales background. Our typical customer is seeking sustainable housing and commercial spaces that withstand extreme weather conditions along with an improved health space that promotes healthy living via air quality, housing materials, energy efficiency, and open space.



25 years

Traditional and green construction methods. Project management, Construction management, and project consultation management.



20 years

Customer service, human service, and customer relationship management services.



10 years

Business Consulting, ecosystem networking solutions, problem solving, community and smart city planning.



6 years

Curriculum creation, operations strategic planning, project design, and training.



Jessica Lewis

CHIEF EXECUTIVE OFFICER

Has 20 years of experience in project, program, operations, and construction management.

In her business, this multifaceted entrepreneur focuses on supporting cross-functional teams to increase customer satisfaction through process improvements, which cuts the development time in half, making Mobu Enterprises one of the most efficient black-owned companies building shipping container homes in less than 90 days with a comprehensive team of general contractors, engineers, and interior design team making them a one-stop-shop for build-outs.

WHO WE ARE?

Our team consists of leaders in their respective industries.



Howard Harper

Smart Steel Manufacturer



Ibrahim Smith

Owner of Mobu Enterprises



Jmarian Lowe

COO



Christine Hearn

General Contractor

WHO WE ARE?

Our team consists of leaders in their respective industries.



Cornelius Davis

MEP Engineer



Otis Jones

Structural Engineer



Azim Shaparnia

Civil Engineer



Robel Yemane

Architect

WHO WE ARE?

Our team consists of leaders in their respective industries.



Jamarr Jones

Business Development Expert
DMV/Mortgage Expert



Delores Christi

Business Development Expert
MIDWEST



Crystal Evans

Business Development Expert
NORTHEAST



Monique Windley

Business Development Expert
SOUTHEAST

OUR SERVICES

We Offer several service offerings, all will be provided using funds.



Construction Training



Real Estate
Consultant



Renovation and
Retrofits



Mortgage Services



Metal Roofing



Green Building



Property Management



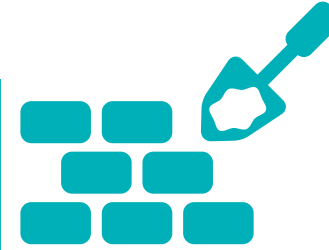
General Contracting



Architectural/Engineering



LEAN CONSTRUCTION



Lean construction (LC) is a method of production aimed at reducing costs, materials, time and effort.

- 1 Identify Value from the Customer's Point of View.
- 2 Define the Value Stream.
- 3 Eliminate Waste.
- 4 Using Pull Planning and Scheduling
- 5 Perfecting the Processes Through Continuous Improvement

The use of lean constructions allows you to have people centered processes leaving the end user happy, team project processes consistent, and mastery of operations build outs. For this reason, the use of these practices, allow for the company to be a leader in green construction and monopolize markets. 90-day turnaround time for residential and 9 months or less for commercial. We are pivoting from site built to plant built to reduce the turnaround time by 40% and increasing profit margins by 40%. The focus is mass production.

PROPERTY MANAGEMENT



Property management involves the processes, systems, and manpower required to manage the [life cycle](#) of all acquired property as defined above including acquisition, control, accountability, responsibility, maintenance, utilization, and disposition.

1

Asset Acquisition: We will buy land to develop project ideas designed to rebuild communities.

2

Asset Maintenance: All projects will be maintained by our in-house property preservation security teams.

3

Asset Selling: Leveraging our network, we have Real Estate Partners who will pre-sell all project units.

4

Asset Protection: All projects will be protected by trusts, security team, and fully insured.

5





Asset Division: All projects will be based on Renovations/Retrofits, New Construction, or undeveloped land purchases.

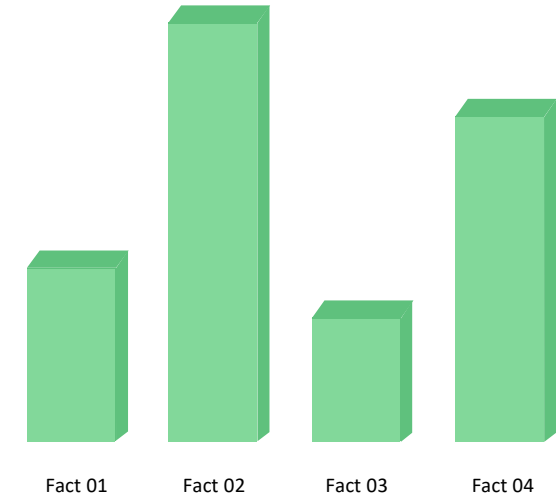


Our property management division will procure, maintain, secure, and sell assets in this portfolio. We have experts that focuses are on each task for each locale.

REAL ESTATE MARKETING



- **1** **Model Homes**
45% Used to convey product to public.
- **2** **HBCU Collab**
70% Black learning institution collaboration.
- **3** **Pre-Sales**
32% Pre-sale all communities before they are built.
- **4** **Video Marketing**
60% Primary marketing source.



Unique marketing strategies that minimize barriers to market will be key into growing the business brand.

CONSTRUCTION PROJECT 1

Property Acquisition Costs	15,000,000
Equipment Costs	5,000,000
Construction Costs	20,000,000
Payroll Costs	3,000,000
Total Cost (Per Project: 30 PROJECTS):	43,000,000
ROI: 30% OR 12,900,000	



TINY HOME COMMUNITY

Building tiny homes will allow for us to maximize space within the communities we build. Not only can we maximize space, but this is the easiest way to address the housing crisis with minimal effort. We build tiny homes in 4 days multiply that by the number of units we need and conservatively we can build 100 unites on 5 acres in the following Locations:GA, NC, DC,TX, CA, NV, MI, MS, IL, and PA with business expansion to include Nicaragua, Brazil, Panama, Jamaica, Mali, Sri Lanka, Egypt, DR, PR, Dubai, Bahamas, Jamaica, Canada, Ghana, Nigeria, Philippines, Ghana, Ethiopia, Morocco, Kenya



CONSTRUCTION PROJECTS

Property Acquisition Costs	25,000,000
Equipment Costs	15,000,000
Construction Costs	20,000,000
Payroll Costs	10,000,000
Total Costs:	75,000,000
ROI 30% OR	22,500,000

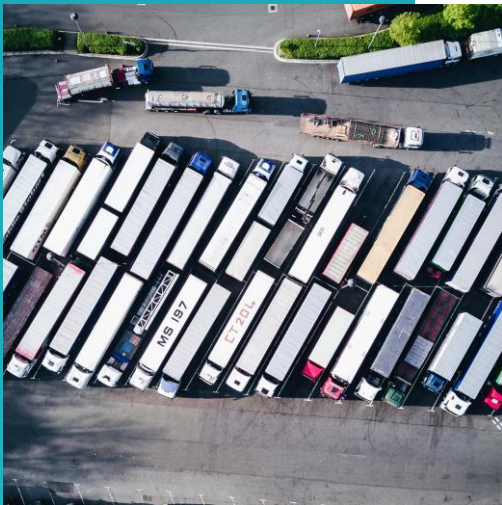


TRI-REGION AFFORDABLE HOUSING PROJECT

This Project will connect Southern, Middle, and Northern Georgia. This same technique can be used in any state. The goal is to bridge the gap between communal involvement in solving the housing crisis in GA. Between the renovation opportunities and new construction, we are looking at a ROI of 30%.



CONSTRUCTION PROJECTS



TRUCKER CITY

To foster business environments within each community we are restoring, coworking spaces will be great incubator spaces to help start-ups get their footing and be amongst like minded people to grow their business. There will be no time limit on this co-working space to allow for permanency amongst tenants. Each unit will be full furnished, include phone and internet, include meeting spaces, and have lounge areas so tenants can relax and socialize.

Property Acquisition Costs	1,000,000
Equipment Costs	1,000,000
Construction Costs	20,000,000
Payroll Costs	1,000,000
Total Costs:	24,000,000
ROI OF 30% OR 4,200,000	

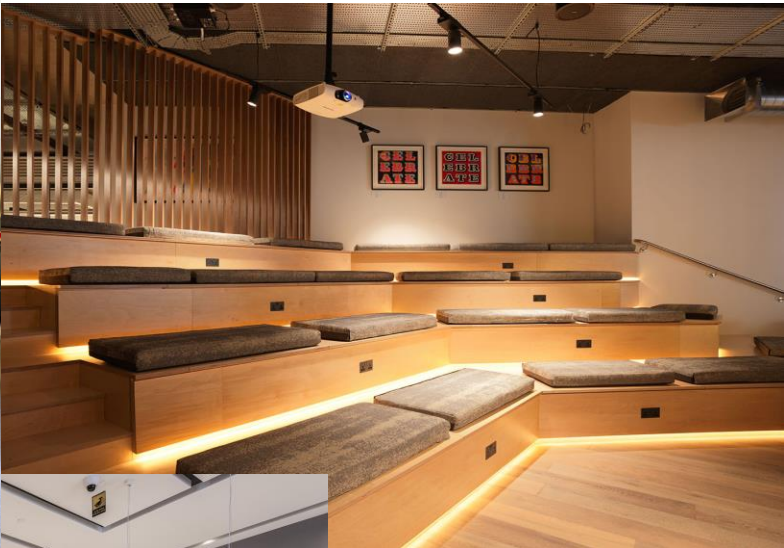


CONSTRUCTION PROJECTS

Property Acquisition Costs	1,000,000
Equipment Costs	1,000,000
Construction Costs	10,000,000
Payroll Costs	1,000,000
Total Costs:	14,000,000
ROI OF 30% OR 4,200,000	

CO-WORKING SPACE

To foster business environments within each community we are restoring, coworking spaces will be great incubator spaces to help start-ups get their footing and be amongst like minded people to grow their business. There will be no time limit on this co-working space to allow for permanency amongst tenants. Each unit will be full furnished, include phone and internet, include meeting spaces, and have lounge areas so tenants can relax and socialize.



CONSTRUCTION PROJECTS

Property Acquisition Costs	40,000,000
Equipment Costs	20,000,000
Construction Costs	80,000,000
Payroll Costs	7,500,000
Total Costs:	147,500,000
ROI OF 30% OR 44,250,000	

COMMUNITY REVITALIZATION PROJECT

Project Goal: Go to Class D neighborhoods and remove blight then reconstruct with new container homes. Focusing on vulnerable neighborhoods that include workforce training for community members, wrap around services, and new construction. Allowing the empowerment to lead the charge by community participants. Example below is of Detroit's Blight Removal Program.



CONSTRUCTION PROJECTS



MANUFACTURING PLANT

Building manufacturing plants in multiple regions will allow for us to keep up with production. We identified 7 locations (2 California, 2 Georgia (Fort Valley and Cordele), 1 Detroit, 1 Bronx New York, 1 Pram Pram Ghana) It will create 700 jobs, create 7500 units, and shorten build times to less than 2 weeks for most projects. Each facility is 40,000 SF.

Property Acquisition Costs	10,000,000
Equipment Costs	5,000,000
Construction Costs	30,000,000
Payroll Costs	5,000,000
Total Costs:	50,000,000
ROI OF 30% OR 15,000,000	



CONSTRUCTION PROJECTS

Property Acquisition Costs	10,000,000
Equipment Costs	5,000,000
Construction Costs	30,000,000
Payroll Costs	5,000,000
Total Costs:	50,000,000
ROI OF 30% OR 15,00,000	

TEXTILE MANUFACTURING PLANT

Building manufacturing plants in multiple regions will allow for us to keep up with production. We identified 2 locations (1 California and 1 New York) It will create 200 jobs and allow for textile capitals to have a locally source product for clothing and show brands.



CONSTRUCTION PROJECTS

Property Acquisition Costs	10,000,000
Equipment Costs	5,000,000
Construction Costs	30,000,000
Payroll Costs	5,000,000
Total Costs:	50,000,000
ROI OF 30% OR 15,000,000	



CONTAINER STADIUM

Building sports stadium to have saf spaces for our HBCU’s to play sports, it will have adjacent sporting facilities for non-arena sports. This will be a 1M sf building. Capable of holding 100,000 people and built in concession stands.



CONSTRUCTION PROJECTS

Property Acquisition Costs	25,000,000
Equipment Costs	5,000,000
Construction Costs	40,000,000
Payroll Costs	3,000,000
Total Costs:	73,000,000
ROI OF 30% OR 21,900,000	



GHANA COMMUNITY DEVELOPMENT

Building new communities for the natives in the village of Pram Pram. The design is for a communal feel to continue and encourage familial interaction. The goal is to build a better housing infrastructure. We own land and are a registered company there and have local partners who can facilitate the government and community acceptance.



CONSTRUCTION PROJECTS

Property Acquisition Costs	100,000,000
Equipment Costs	25,000,000
Construction Costs	40,000,000
Payroll Costs	15,000,000
Total Costs:	180,000,000
ROI OF 30% OR 54,000,000	



MARIJUANA HOTEL

Acquiring vacant skyscrapers in states that have no tax systems. Using the skyscrapers as a conduit to build marijuana experiences. We have 4 locations in Maine, Vermont, Michigan, and Illinois with no tax systems allowing for large profits and opportunities, then we can expand to 7 more that have recreational and medicinal use, but higher taxing laws.



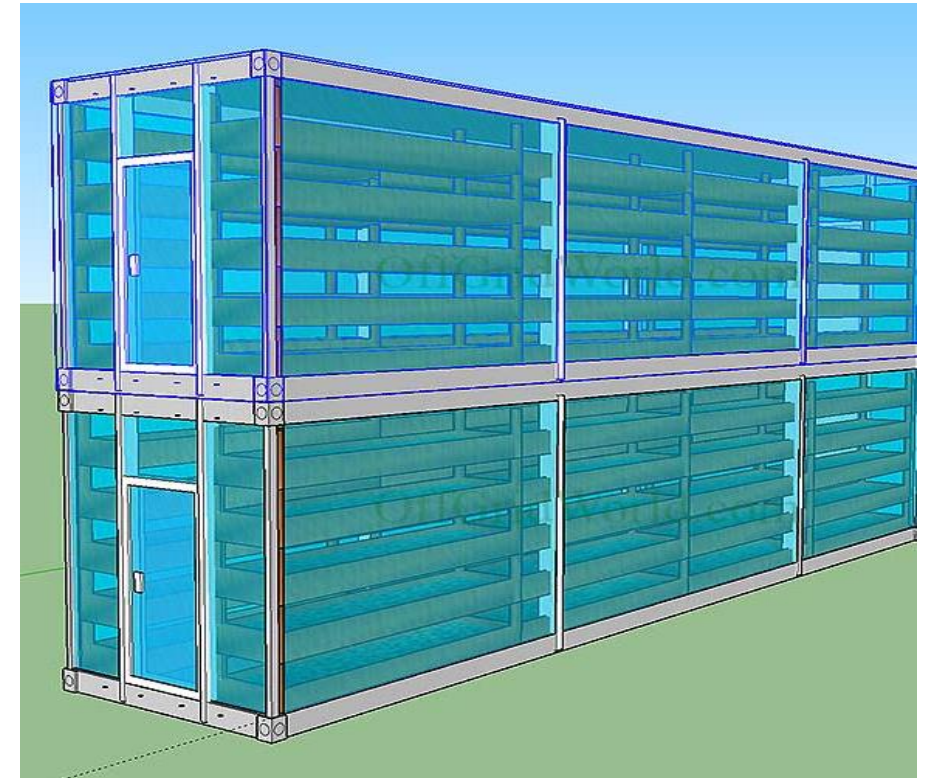
CONSTRUCTION PROJECTS

Property Acquisition Costs	15,000,000
Equipment Costs	1,000,000
Construction Costs	10,000,000
Payroll Costs	3,000,000
Total Costs:	29,000,000
ROI OF 30% OR 8,700,000	



GROW PODS and Paladin Technology

The use of grow pods to have year-round crops is ideal to help communities fight against food deserts. Not only can it help bring fresh fruits and vegetables to a neighborhood, but it can also bring more jobs and in combination with retail space can bring more economic opportunity to vulnerable communities. Can also be sold to government for disaster relief.



CONSTRUCTION PROJECTS

Property Acquisition Costs	5,000,000
Equipment Costs	1,300,000
Construction Costs	46,000,000
Payroll Costs	8,000,000
Total Costs:	57,300,000
ROI OF 30% OR 17,190,000	



Container Retail Space

The use of container retail spaces for commercial use would allow for pop up markets, boutiques, restaurants, event spaces, etc. As we build our communities, we can bring more growth by allowing outsiders to bring their brands into our communities by leasing retail space. We can do builds that are complimentary to the community builds and market the retail for capital raising. This can be a coop model for communities.



Need for Green Construction

Advantages of Green Building Materials

- Green building materials offer some or all of the following benefits to the building owner and building occupants:
- Reduced maintenance/ replacement costs over the life of the building
- Energy conservation
- Improved occupant health and productivity
- Life cycle cost savings
- Lower costs associated with changing space configurations.
- Greater design flexibility

Water conservation

It can be judged from utilizing the materials and systems that help reduce water consumption in buildings and conserve water in landscaped areas. This is similar to chemical admixture used in concrete to reduce water content.

Optimum use of Energy or power

Maximize the use of renewable sources of energy.

Solid and Water Waste management, its treatment and reuse

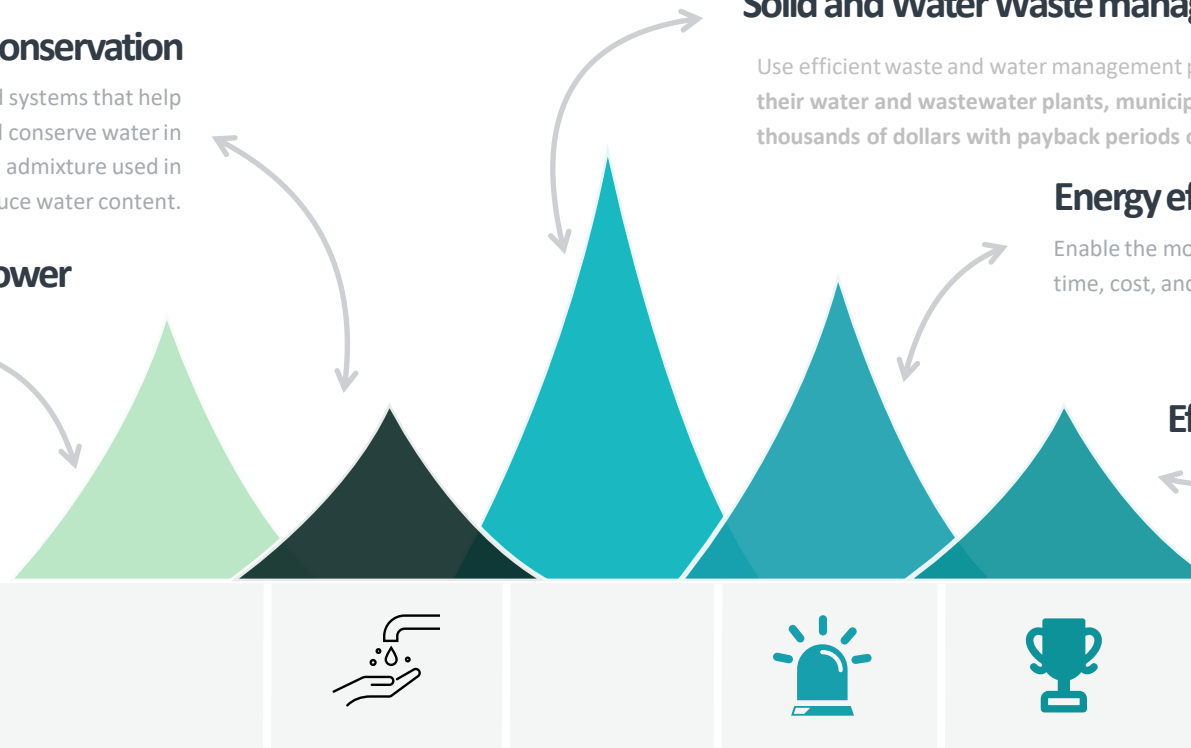
Use efficient waste and water management practices. By incorporating energy efficiency practices into their water and wastewater plants, municipalities and utilities can save 15 to 30 percent, saving thousands of dollars with payback periods of only a few months to a few years.

Energy efficient transport systems

Enable the movement of people and goods while minimizing time, cost, and energy.

Efficient Building System Planning

Building Planning should minimize the use of building materials and optimize construction practices.



STATISTICS

Getting real about ...

1 Affordability

The majority of households cannot afford even the cheapest housing that is being delivered by the formal market.

2 Delivery capacity

Very limited formal delivery capacity, and limited scale means that most housing is built by households & micro-developers

3 Financing capacity

Mortgage markets are tiny and need support but the lack of construction finance is possibly even more significant.

4 Municipal capacity

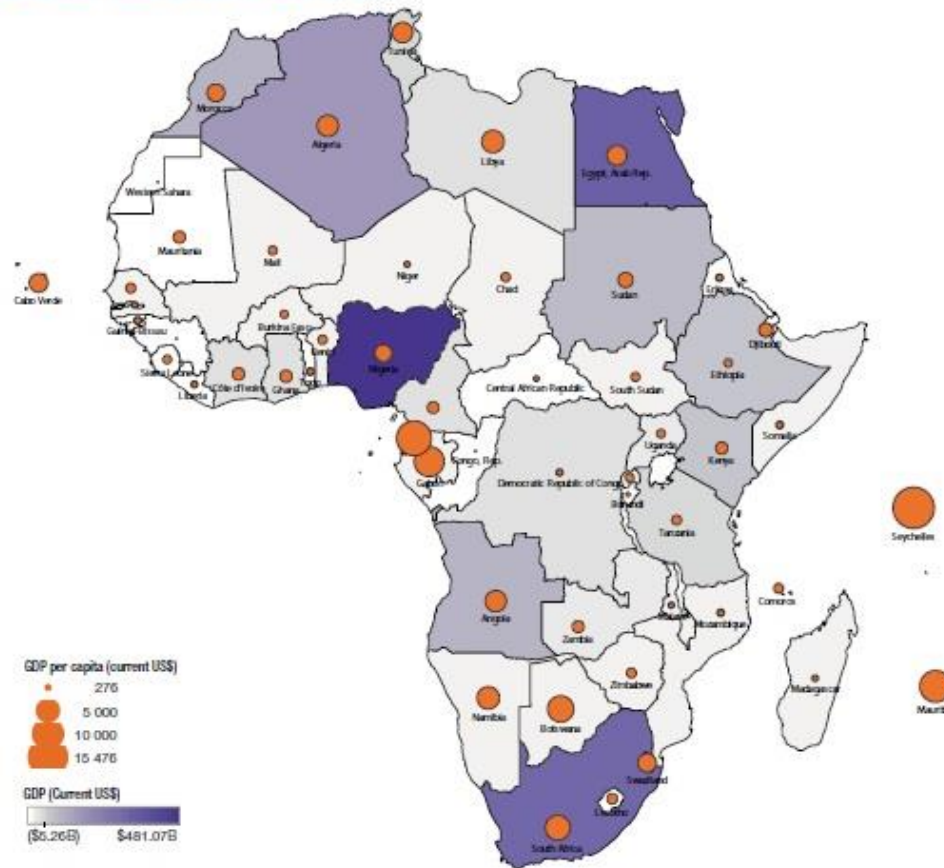
Municipal capacity constraints in land planning, assembly, management & infrastructure severely undermine housing affordability

5 The value chain

Barriers exist along the value chain and are not limited to the housing & land sectors. Manufacturing, labour markets, compliance costs and tax are key.

STATISTICS

GDP & GDP PER CAPITA (US\$) 2015



African economies are among the fastest growing in the world, notwithstanding current economic pressures.

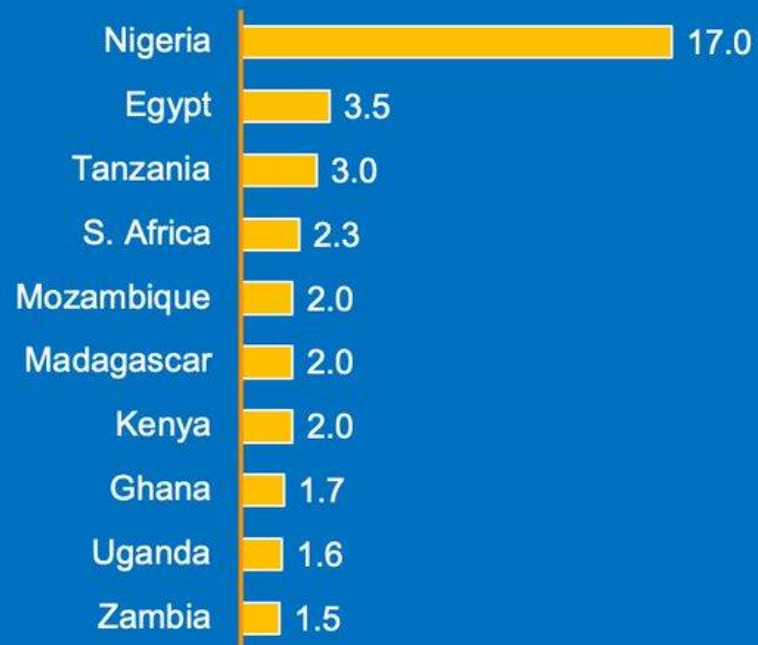
Watch Ethiopia (9.61% GDP growth rate in 2015), Cote d'Ivoire (8.44%), Tanzania (6.97%), DRC (6.92%), Senegal (6.48%), Mozambique (6.27%), Cameroon (6.24%), Rwanda (5.76%), Nigeria (4.39%), Egypt (4.2%), and Kenya (4.28%).

GDP per capita in many of these suggests very real opportunities for lower-middle income housing – a reality that investors are beginning to appreciate and target.

Source: 2015 WDI

STATISTICS

Housing needs per country in Africa
Top 10 countries. Million of units



Source: World Bank Group

*The growing population
and rapid urbanization
rates are significantly
increasing housing
needs in Africa*

aninver
AN IMC WORLDWIDE COMPANY

STATISTICS

5 Facts About Urbanization in Africa



- 1** Africa is urbanising at a rate of **4%** per year. Africa is less than 50% Urbanized. Is that a "Clean Slate?" Get It Right!
- 2** **70% of Africa's** urban population lives in informal settlements and 60 percent of total urban employment is in the informal economy.
- 3** Sub-Saharan Africa has a slum population of **199.5 million**. This is a sign of a poorly planned and managed urban sector, and in particular, a malfunctioning housing sector.
- 4** Africa requires around **4 million** housing units per year, with over **60% of the demand** required to accommodate urban residents.
- 5** Inadequate sanitation infrastructure in Africa's urban areas is costing the economy around **US\$5.5 billion every year** amounting to between 1% and 2.5% of GDP.

Opportunities:

- ✓ Economic Growth
- ✓ Transformation
- ✓ Shared Prosperity
- ✓ Can Propel Growth
- ✓ Curb Urban Sprawl

Challenges:

- ✗ Infrastructure Strain
- ✗ Urban Poverty
- ✗ Slums : Congestion, illness, Congestion
- ✗ Pollution
- ✗ Insecurity and Crime

www.ub.co.ke

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URBANISATION IN AFRICA: GENERAL FACTS
[Sources UN Habitat Research, Africa's Cities of The Future by Busani Bafane, Jamal Saghir(WB)
World Bank "China Urbanization Study, 2013".
Economic Impacts of Poor Sanitation in Africa, Water and Sanitation, 2012.]

STATISTICS

WORLD PREFABRICATED HOUSING DEMAND (000 units)					
Item	2009	2014	2019	% Annual Growth	
				2009-2014	2014-2019
Prefabricated Housing Demand	<u>2405.0</u>	<u>2956.0</u>	<u>3380.0</u>	4.2	2.7
North America	124.0	134.0	187.0	1.6	6.9
Western Europe	74.0	55.0	67.0	-5.8	4.0
Asia/Pacific	2013.0	2508.0	2795.0	4.5	2.2
Central & South America	63.0	77.0	96.0	4.1	4.5
Eastern Europe	70.0	87.0	91.0	4.4	0.9
Africa/Mideast	61.0	95.0	144.0	9.3	8.7

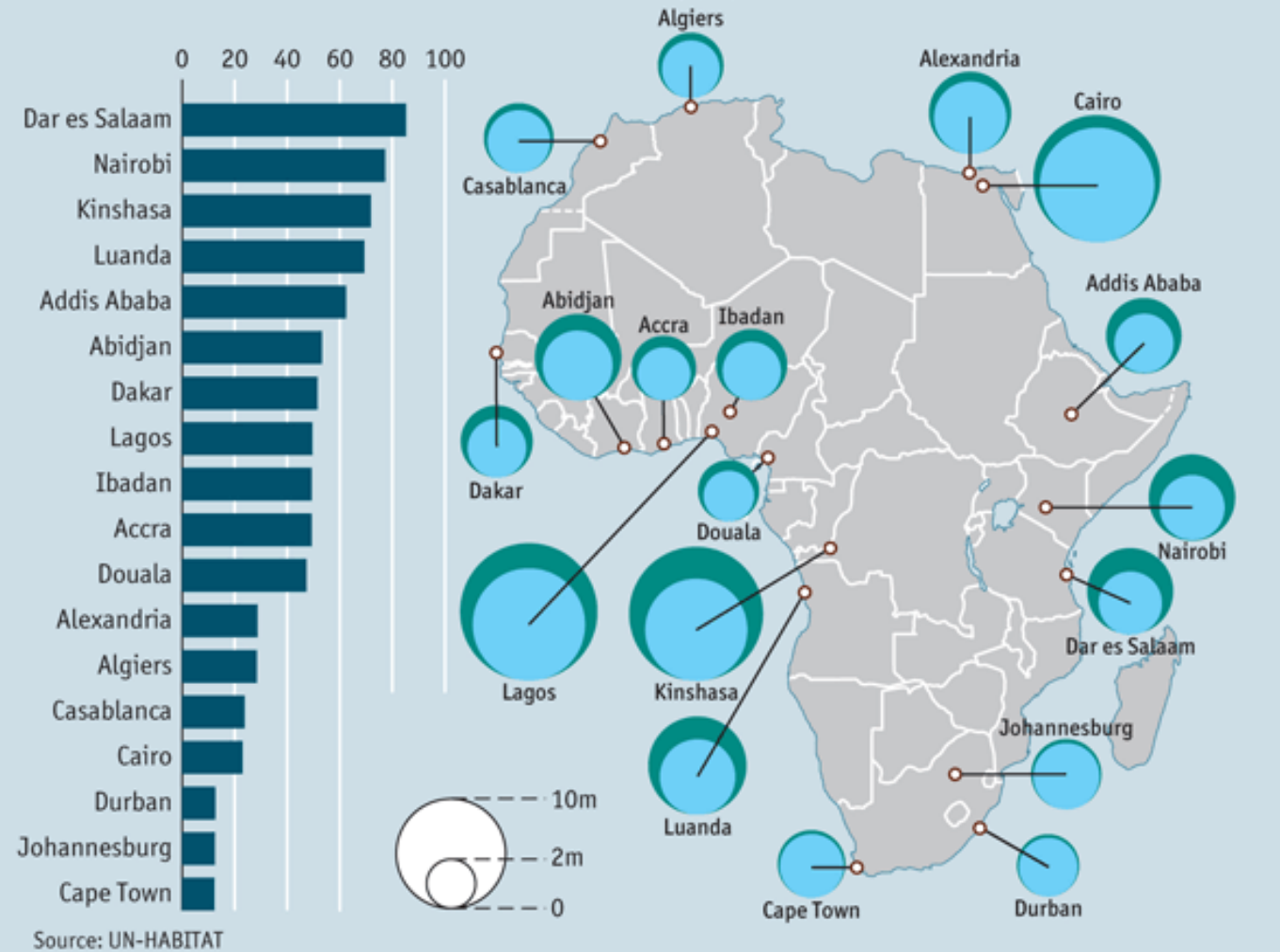
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STATISTICS

Growth of African cities

% increase, 2010-2025 forecast



Benefits

In the United States, buildings account for:

- 39% of total energy use
- 68% of total electricity consumption
- 30% of landfill waste
- 38% of carbon dioxide emissions
- 12% of total water consumption

Environmental benefits of green building:

- Enhance and protect biodiversity and ecosystems
- Improve air and water quality
- Reduce waste streams
- Conserve and restore natural resources

Economic benefits of green building:

- Reduce operating costs
- Improve occupant productivity
- Enhance asset value and profits
- Optimize life-cycle economic performance

Social benefits of green building:

- Enhance occupant health and comfort
- Improve indoor air quality
- Minimize strain on local utility infrastructure
- Improve overall quality of life



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Project Types

- 1 Ghana New Infrastructure Build Project
- 2 Co-Working
- 3 Grow Pods
- 4 Community Revitalization Project
- 5 Tri-Region Affordable Housing Project
- 6 Marijuana Hotels
- 7 Manufacturing plant
- 8 Tiny Homes
- 9 Retail Space

FINANCIAL CHARTS: Phase 1-Total Ask 802,300,000

- 5-year Financial Summary:
Potential of ~45% ROI if we
can build multiple factories.
Approximately

Summary	7,500 units	14,600 units	43,800 units	73,000 units	109, 500 units
	FY 1	FY 2	FY 3	FY 4	FY 5
Revenues	\$375,000,000	\$730,000,000	\$2,190,000,000	\$3,650,000,000	\$5,475,000,000
Direct Expenses	\$10,000,000	\$30,000,000	\$50,000,000	\$132,000,000	\$250,000,000
Gross Profit	\$365,000,000	\$700,000,000	\$2,140,000,000	\$3,518,000,000	\$5,225,000,000
Gross Profit (%)	97.3%	95.9%	97.7%	96.4%	95.4%
Other Expenses	\$362,000	\$362,000	\$362,000	\$362,000	\$362,000
EBITDA	\$364,638,000	\$699,638,000	\$2,139,638,000	\$3,517,638,000	\$5,224,638,000
Depreciation	\$0	\$0	\$0	\$0	\$0
Amortization	\$0	\$0	\$0	\$0	\$0
Preliminary Exp Written off	\$0	\$0	\$0	\$0	\$0
Interest Expense	\$0	\$0		\$0	\$0
Income Tax Expense	\$0	\$0	\$0	\$0	\$0
Net Income	\$364,638,000	\$699,638,000	\$2,139,638,000	\$3,517,638,000	\$5,224,638,000

OUR PORTFOLIO GALLERY

1

www.shippingliving.com

2

www.envirobuidingsystems.com

3

<https://blackboxqueens.com/>

4

www.coredesignimpact.com

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