



# SHOWCASE LAUNCH - ANCHOR GROUP

## PRIVATE PLACEMENT - USD96,000

NZ Showcase USA Inc. (A FL Dom C Corp)



SEC Rule 504 Exempt Private Placement of 160,000 Common Voting  
Shares to Qualifying parties, priced at USD0.60c per share

## PRIVATE PLACEMENT SYNOPSIS NZ Showcase USA Inc. ("NZUS")

**WHEREAS:** **NZUS** seeks to raise the capital required to open a fully operational "Invest-in-NZ Showcase" in Ft Lauderdale presenting "NZ Residency-By-Investment", visa qualifying investments to HNW investors considering sanctuary investing in New Zealand, the world's safest country.

**WHEREAS:** **NZUS** has issued an SEC Rule 504 USD480,000 Series A Round, Exempt Private Placement Memorandum, (DOC-8218) for the placement of 800,000 Common Voting Shares, ("CVS") priced at USD0.60c per CVS to raise USD480,000 to open a fully operational Showcase.

**WHEREAS:** **NZUS** has determined that the said USD480,000 needs to be raised in two tranches as follows:

USD96,000	Soft launch	160,000 shares @ \$0.60c each
USD384,000	Full launch	640,000 shares @ \$0.60c each.

**WHEREAS:** **Linda Brink**, founder of NZUS seeks the USD96,000 in parcels of 10,000 shares at USD6,000 per parcel from a small "**Anchor Group**" of investors to meet the Soft-Launch requirement, this delivering **(1)** a 50% interest in NZUS to the collective Anchor Group, **(2)** "Passthrough" income rights from NZUS and **(3)** an "Anchor Bonus" of USD25,000 per parcel upon release from probate and return to Brink of the company known as Good Service Realty Inc. (*Conditions apply*).

### SOFT LAUNCH-USD96,000

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Issue of 160,000 CVS at USD0.60c per share, **(1)** launches a "pop-up" Showcase Workstation located within an existing ground floor, realtor shop to facilitate the posting of "Endless Summer" themed window displays of NZ investment product for walk-in traffic / direct interaction with the public, **(2)** hold the 1<sup>st</sup> "**NZ Endless Summer Sanctuary Investment**" seminar series, **(3)** secures the release of GSR to Brink. (*conditions apply*).

### FULL LAUNCH-USD384,000

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Issue of remaining 640,000 CVS at USD0.60c per share delivers working capital to repurpose the Good Service Realty office at 1085 SE 17<sup>th</sup> St as a permanent "Invest-in-NZ Showcase".

Irrespective of the probate case outcome, receipt of the full USD480,000 sees the Showcase operate from day-one as a standalone business operation.

## FORECAST INCOME ASSUMPTIONS 'Standalone Showcase operation'

The assumptive forecast income in years 1 through 5 per each USD6,000 Anchor Group share parcel proposed for placement through the **Private Placement Memorandum - "PPM"** (**DOC-8218**) is based on the delivery of the core assumptions stated below which provide the basis upon which the non-warranted trading results as set out in Table 1 below arise.

### CORE ASSUMPTIONS

- ❖ That the NZ Listing Sponsors will originate sufficient investment stock for packaging / Showcase listing.
- ❖ That the average package value will be USD5M each year. (*Conservative approach*).
- ❖ That it will take six months for the first package to close. (*Pipeline building*).
- ❖ That one package per month will follow thereafter. (*USD60M PA*).
- ❖ That no allowance has been made for inflation.
- ❖ That passthrough income paid back to shareholders is tax free at source.

**TABLE 1**

This is a non-warranted, "Forward Looking Statement" to which investment risks apply. Forecast figures not warranted to any party.

THE SHOWCASE FORECAST TRADING STATEMENT						
FIGURES IN US\$		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Capital Entry – Soft Launch		96,000	0	0	0	0
Capital Entry – Full Launch		384,000	0	0	0	0
<b>Showcase Marketing Fees</b>	<b>10%</b>	<b>3,000,000</b>	<b>6,000,000</b>	<b>6,000,000</b>	<b>6,000,000</b>	<b>6,000,000</b>
<b>Cash generated</b>		<b>3,480,000</b>	<b>6,000,000</b>	<b>6,000,000</b>	<b>6,000,000</b>	<b>6,000,000</b>
<b>Deduct Showcase costs</b>		<b>1,773,500</b>	<b>2,615,500</b>	<b>2,615,500</b>	<b>2,615,500</b>	<b>2,615,500</b>
Showcase Launch Costs		358,000	0	0	0	0
Showcase Operating Costs		215,500	215,500	215,500	215,500	215,500
<b>NZ Listing Sponsor Payments</b>	<b>4%</b>	<b>1,200,000</b>	<b>2,400,000</b>	<b>2,400,000</b>	<b>2,400,000</b>	<b>2,400,000</b>
Showcase Operating Surplus		1,706,500	3,384,500	3,384,500	3,384,500	3,384,500
Deduct working capital retention		31,222	31,222	31,222	31,222	31,222
<b>Passthrough balance (Table 1)</b>		<b>1,675,278</b>	<b>3,353,278</b>	<b>3,353,278</b>	<b>3,353,278</b>	<b>3,353,278</b>
<b>Passthrough income per parcel</b>		<b>10,052</b>	<b>20,233</b>	<b>21,245</b>	<b>22,307</b>	<b>23,422</b>
<b>Anchor Bonus (Conditions apply)</b>		<b>0</b>	<b>25,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Forecast Annual Income</b>		<b>10,052</b>	<b>45,233</b>	<b>21,245</b>	<b>23,307</b>	<b>23,422</b>

### IMPORTANT NOTE

1. This Synopsis does not constitute an offering / placement of shares in NZ Showcase USA Inc, a Floride Corp.
2. The offering / placement is available only through **DOC-8218**, the Private Placement Memorandum, "PPM".
3. The PPM is available upon request to qualifying parties only.
4. Inflation has not been taken into account in years 2-5.

# BRINGING US "SANCTUARY CAPITAL" TO NEW ZEALAND

## AMERICAN INVESTORS HAVE BEEN BEHIND MANY AGRIBIZ SUCCESS STORIES IN NZ

### NEW ZEALAND'S NEW YORK DOYEN

Was the late Julian Robertson, founder of Tiger Management whose early investments in NZ included his 1995 purchase of a working sheep farm in the Bay of Islands area of the country. An investment that appeared to motivate one of his "Tiger Cubs" to similarly invest in New Zealand's agribiz sector with the purchase a working sheep and cattle farm south of Gisborne. John Griffin, founder of Blue Ridge Capital in NY, bought Nick's Head Station in 2002.

Since then press reports over the years show that John has accomplished much in terms of his long-term plan to re-establish native flora and fauna on the property. A winner of awards for both his commitment to environmental restoration & architecture in the design of his personal sanctuary, he has also invested significantly into the Station, purchasing adjoining farms, becoming a significant employer in the area as his agribiz interests expanded.

## DEMONSTRATE A BENEFIT TO NEW ZEALAND'S ECONOMY

### FOREIGN OWNERSHIP OF NZ LAND

All land over 5ha requires Government approval. Farms and orchards are classified as "sensitive land" and require approval of the Overseas Investment Office where the land area exceeds 5ha. Typically, foreign investors acquire NZ assets through one of two avenues to secure approval. Both requiring an investor to demonstrate how their proposed investment will benefit NZ.

### IMMIGRATION INVESTMENT ROUTE

Comes with a residency requirement. As from 09/22 the Investor Residence Visa program requires an investment of NZD15M. Reduceable to only NZD5M provided it is put into a Govt approved private company needing early stage capital. However this comes with a lengthy residency commitment.

### BUSINESS INVESTMENT ROUTE

No residency requirement. However the investment will be subjected to close scrutiny with emphasis on what contribution an investment will contribute to the nation's economy. Our Agribiz Sanctuary investments are structured to enable a foreign investor to have the "best of both worlds".

## INTERGENERATIONAL BENEFIT

An NZ agribiz sanctuary investment ticks every box in the "benefits to economy" check list. It does this through its expansionary social impact delivery measured in terms of (1) sustainable recurring income for Grower-Producer tribal families, (2) wealth formation, (3) access to capital for rural agribiz growth, strongly espoused by the NZ Government.

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### Jet belongs to Nick's Head owner

Published: January 21, 2016 10:54PM

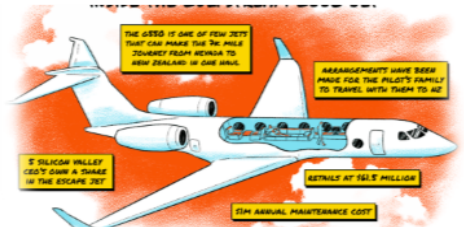
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US Financier John Griffins Bombardier Global 6000 at Gisborne Airport ,



Just a 10 hour flight in a private jet across the Pacific pond to your NZ sanctuary



Gas up! Get comfortable! Let's Go

1. Entry ease via US Dom C Corp.
2. Delivers Flexible Optionality.
3. Drives Capital Growth.
4. Creates US-NZ employment.
5. Builds two businesses (a) NZ export (b) US import.



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So let's close this deal ....