

The Business Plan
For
LEGIONS
REAL-ESTATE INVESTMENTS, Inc.

Real-Estate Section 8 Rentals

Joshua Tree Homes Estate

Prepared by Tony Mellone

Executive Team

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Table of Contents

I. Our Strategic Plan	Page 3
II. Company History	Page 4
A) Organization	
B) Structure	
C) Founding Directors	Page 5
D) Achievements	
I. BUSINESS SUMMARY	Page 5
(A) Overview	
(B) Business Features	Page 6
I. Marketplace Opportunities	Page 6
II. Market Conditions	Page 7
III. Market Appeal	Page 8
IV. Operations	Page 8
V. Mortgages	Page 8
VI. Client Support	Page 9
VII. Partners: National & International	Page 10
VIII. Additional Assets	Page 10
IX. Company Principals	Page 13

I INTRODUCTION:

Legions Homes, Inc. a subsidiary of MedCann Industries LLC. (“we” The Mother Company) is a diversified holding company focusing on real-estate - Legions Homes, LLC. targeting on helping Veterans and Section 8 housing with a Solar farm by utilizing each unit in the Development. Our primary focus and target will be single and multi-family dwelling homes Called: **Joshua Tree Homes Estate**. Legions plans to purchase as many prefab mini homes as the corporation properties allows us too, through a creative investment package, structure and creative business model to be held as assets in a publicly held holding company.

Legions will offer several divisions, creating Developments, Veterans Homes park, Section 8 Rental Park, Solar Farm, Management, Investment and Mortgage Development divisions based on a long-term plan to hold the properties as Assets in the company.

Both our Business Model are very Creative and unique to “RESTORE THE AMERICAN DREAM’ by creating an Veterans & Section 8 low-income market, also a low-income market with low payments and low-down payment, give new buyer the opportunity to start a dream for a new family, home owners who have lost their homes and are starting over. This program was developed to redesign the OLD 1930’s style to the 1960’s style homes and prefab mini home Parks for the Veteran’s & Section 8.

Lets Make Real Estate AFFORDABLE.... AGAIN

Carpet, vinyl Floors, Brick and Mortar, revisit the cheap and inexpensive side of building or remodeling. Low Down Payments for the newly Weds... Low Payments for the couple who Lost their home in the Real-Estate Crisis... and Pre Fab Homes

Veteran’s & Section 8 Track Parks

The Section 8 prefab home shall be a development such as a mobile home park with Pool -Club House – Hall and more.

These low cost Homes will be Designed to increase value!!!

Low Cost Homes

Our homes development is as unique as the park, these homes shall be our new developed track homes in which will be designed to be completed at a later date, by remodeling them at a later time in the future. We build a 1 bedroom-1bath on a already permitted, 3 bedroom-2 bath. We complete the home at a later date to allow the purchaser buy a home and grow their family and home size together.

We will be located in Chatsworth and our telephone number is 954-465-1642. You can find out more about us, by going to this website"

www.legionshomes.com

II. Our Strategic Plan

We intend to purchase a Publicly trade vehicle to merge into to complete a well-structured and creative plan to acquire Solar Farming, Real-Estate assets into the company to rent, section 8, sell, develop, remodel, finance and mortgage. The company will partner with major brokers such as Merrill Lynch-J.P. Morgan-Swab\ and Goldman Sacks to support our company and run interference with the banks.



Phase II

Legions plans are to work directly with the Government for Veteran's & Section 8 and individual customers to purchase as many properties as possible as assets in the holding company supporting the company's growth. The properties will be purchased with the company's support as a dept instrument securing the properties as a deposit or purchase. All the dept stock will be held by the partnering brokers firms as cultural collateral payment on the properties. The stock will be worth twice as much as the amount of the properties within 30 days of the purchase, creating a higher value of the stocks at the time of the purchase, therefore the bank just made twice as much on the sale, making their return on the property greater than their loss.

The banks can now margin the stock through heir broker at a 80% margin creating a 50% increase in the revenue offsetting the deficit financial dept.

Legion holds a lock up agreement with the bank as a first right of refusal to purchase the stock back, securing the loan on the loss value of the property to the bank.

Based on the stock held by the bank on the assets purchasing price at 15% to 25% percent cost of the value on the property as a short-sale or discounted price, we'll assure the bank to purchase the stock back into the company on a yearly basis at a guaranteed price of at least 100% profit to the bank. The company's stock can only have a (2) two-year maturity hold for each agreement. This secures our stock value, the assets and our market value. Legions company goal is to purchase the stock back without it ever entering the market. This assures the bank's return and profit on the said properties and the assets secure the company's growth and value.

III. Company History

(A) Organization Structure

Legions, Inc (the "Company") is designed to Buy, Mortgage, Remodel, Develop, Market and Sell Real-Estate and other valuable assets to the point where each division and/or subsidiary becomes their own self-sustaining entities and can then generate large revenues on their own all across the Nation.

The Company is located in Chatsworth, Ca for the time being. The Company was founded in March 2025 to create and develop a high-quality worldwide Real-Estate company and Investment vehicle. The resources we found creates many different types of products that can be purchased under this creative structure. Our plan is to be one of the most aggressive and competitive dominate company in the market. We intend to purchase everything from homes to planes, anything of high value and has been repossessed or foreclosed.

(B) Structure

Legions, Inc is under a Wyoming corporation that is involved in the Solar Farming, Real-Estate and Investment industry, focusing on Developing, Buying, Mortgages, Remodel, Investments, Marketing and Sell Real-Estate and other valuable assets.

Legions will have two Office locations across the U.S:

The Eastern and Western Corporate Offices.

Legions, Inc plan is to create subsidiaries across the Nation with each sub having over several different types of divisions in each subsidiary across the U.S.

Legions was founded during March 2025 to create and develop a high-quality Solar Real-Estate and Investment company, focusing on Buying, Mortgages, Investments, , Management, solar farming - Marketing and Sell in Real-Estate and other valuable assets. Since the Market and the Economy Crash, Legions has developed a creative structure not only to purchase discounted properties, but a way to help the American people recover.

Legions pull together many different types of profitable solutions to generate a high ly

profitable Real-Estate and Investment company. Legions goal is to become the most competitive Real-Estate solution to bring back the Economy and intern help the American people over turn their losses.

(C) Directors

Tony & Joesph Mellone founders and director of Legions, Inc which has designed and developed the company. During his career he has operated and developed several companies. This unique design has been implemented with the intent of growing small to start-up companies through the process and developing them to the point of becoming profitable company through marketing and sales. Antonio and Joe Mellone together created the company and created this creative and unique structure because they saw a need in the industry and seen a gold mine and a way to American consumer, the public as well as profiting from it. Our vision is to help consumers stabilize the financial situation and save their homes or purchase another one at a discount price.

(D) Achievements

Since the conception, Mr. Mellone has learned how and what the market is and needs as well as the public truly needs in this economy today. Since Mr. Mellone first began with this Idea, he understood very well what the governments and publics issues consist of, and what type of help consumers need. We quickly built an Infrastructure to maintain all products the company plans to consume. With his persistence and impressive Idea and the help of experienced brokers, banks and co-partners. We have explored out other professionals and recourses and have began to implement our ideas by beginning to implement our first stage of the plan. We have started to negotiate counties and sale teams for marketing. As of today the Legions team and companies' structure in the industry shall be working with banks and the T.A.R.P. Government program to implement the companies formula with a highly aggressive purchasing plan, to begin producing our ASSETS. Today the concept and Idea is a working model and ready to launch a full scale buying, marketing and sales operations and in negotiations with the banks and brokers.

IV.BUSINESS SUMMARY

Overview

Legions Homes, Inc. is an emerging high-quality Real-Estate and Investment company. Legions Homes, Inc. intent is to become a major force in this sector through a combination of organic growth and businesses. At this time Legions Homes, Inc. has the ability to increase a rapidly growing asset portfolio. By developing a high-quality Solar Farms and Real-Estate Developments and Investment company vehicle with supporting subsidiary companies, this shall increase revenues and show a profit starting in the first quarter. The Company intends to position itself as a major participant in the consumer Real-Estate, solar and Investment markets. We will utilize this as the company's marketing vehicle to exploit all Legions Homes, Inc. assets through its own sales and rental Companies divisions to help consumers rent and buy new homes with the solar right on the property.

Legions Mortgage Division will secure loans for our in-house clients, home purchasers or renters. Legions intent is to become a major Mortgage competitor and force in the Real-Estate industry, combined with a personal touch to our client's ability to finance a home with LEGIONS. Our goal is to make it happen, even if we partner with our clients. By developing these vehicles, legions supporting subsidiaries and divisions, will increase its revenues and show a profit the first quarter. Legions intentions are to positions itself as a major participant in the Real-Estate and financial investment markets.

(B) BUSINESS FEATHURES

The primary business of Legions Homes, Inc. is to create a Real-Estate Mini Home Development Section 8 company that gives our sub the opportunity to position itself into a major competitor in which will help support their financial strength and ability to funds properties, spread out their operating expenses across multiple divisions which will dramatically lower the barriers with projected revenues to a ramped-up scale in assets.,

By developing this vehicles, supporting corporations and divisions, legions will increase its revenues and show a profit the first quarter. We will be not only as competitive but as strong as Freddie Mac and Fanny Mae as well as all other Institutions. Legions will help support bank Institutions financial strength by having the ability to purchase raw land real estate and turn it into Commercial Properties and spread out its operations across multiple state through-out the Nation. This will be dramatically lower the financial dept throughout the financial Institutions while substantially increasing revenues in all out divisions and subsidiaries.

V. Marketplace Opportunities

Market conditions are creating new opportunities for the Real-Estate market which is also creating a successful market to capitalize new ways of investing with short sales and foreclosures. Legion plans to benefit from, and with, unencumbered properties by or with legacy buyer at a low cost, the prices on our properties will help sustain the dept or financial burden of the American people who are our clients despite the down fall for consumers and the market crash of the market and economies outrageously low prices for homes and commercial properties which can be profitable and a lucrative opportunity for Legions in this economy and market Companies unencumbered by legacy buyers at the price of products in today's market. Despite the commercial successes of raising prices for consumers and buyers are in great demand in this economy and market today. People are and will always keep focus on their ability to recover from their losses. We intend to help them with their dreams, by helping them purchase a superior new home at a much less price than the current market has available. This price structure will create a consumer demand for the Legions homes and assets. Our plan helps consumers recover their home they lost or are losing by offering them a creative rental program they can afford to rent or buy a new home, car or boat.



VI. Market Conditions

Legions demographics is the entire United States and the conditions currently are and has been effected by the Real-Estate market crash, although the market seems to be recovering slowly, over a major percentage of the American people have lost their homes, businesses or properties or are behind in their payments or upside down in their investments.

Legions has found and developed a way not only to benefit from this market but help the people whom need housing. There is clearly a market place for us and our creative structure and services provided by Legions Homes, Inc. and it subsidiaries and division across the U.S.

IV. Market Appeal

Legions Homes, Inc. Believes the market and industry conditions described above present a significant opportunity to profit through solar farming, section 8 rentals and sale over the next few years while we structure a major Real-Estate and Mortgage Organization. During this period Legions will hold all properties as an asset in the corporation and rent all the units out as low-rent and section 8 income homes. This will create a high stock value in the Wall Street Market for Legions stock.

We strongly believe Legions Homes, Inc. has developed a business model that reduces obstacles and provides operations with a turnkey service solution. We believe we can enhance the operation's monthly revenues without the need of large expenses without significantly increasing its administrative and operational overhead.

Based on the amount of internet – TV, print and radio advertisement today show the value and increase in sale with other companies, we intend to follow the patterns well as create our own infrastructure in awareness to increase customers rapidly. We intent to begin with internet opportunities to purchase homes within the next 90 days.

V. Operations

Legions Homes, Inc. Real-Estate, Investment and Mortgage Organizations operations are simple; Based on the negotiations with the Banks and Mortgage companies to purchase there defaulted mortgages on a short sale properties and land. Being a Publicly Traded company with a stock price valued at least \$1.00 or higher Legions will purchase and secure the properties with the stock at a 75% or more discount of the properties selling value. The actual purchase amount through the stock shall double within 30 days of the purchase, doubling the institutions selling price. Legions holds the properties as an asset to support the corporation's stock value. As the corporations' assets increase, so does the stock's price value. As Legions stock increases in value, so does the Banks purchasing price as our payments inflate in value recovering the Banks or Institutions dept and losses.

(There is over 900 Billion in dept base on the Real-Estate and Mortgage Market)

VI. Competitors

Legions Homes, Inc. is focusing on a more agile plan in implementing this new creative structured business and whose customers may be under financial problems and in need of severe help. Our main competition in this area are large investors but WE believe they would or can't be as they as we will be.

Recognizing that ongoing sales depend on whether our customers can profitably remain in the property, business or structures.

VII. Mortgages

Legions Homes, Inc. Has designed its own Mortgage Company for our self-contained organization. Legions Mortgage Corp has been created to support all our subsidiary mortgage division across the Nation to handle the financing and mortgages to our customer renting our properties. Working side by side with our company's sales divisions; selling the corporations assets at a 20 to 30% discount thus giving the American public, our customers a chance to re-purchase a new home. The corporations will sell the homes at a 25% increase to give the properties a higher value. The corporation's investment division will place the deposit of 20% on the purchasing property as a 20% partner. This will act as the customer down payment. Legions will hold a 24% asset in the corporation's profile and a 25% profit after the customer sells the property.

At closing the corporation increases the price of the property, above the selling agreed price. Legions invest the difference of a partner so a \$400,000.00 (four hundred thousand dollar) home the corporation purchase at \$100,000.00 (one hundred thousand dollar) the bank will make \$200,000.00 (two hundred thousand dollars).-- the corporation sells the house for \$300,000.00

(three hundred thousand dollars) as the purchase price is sold for \$400,000.00

(four hundred thousand dollars) . Two years later if the owner decides to sell his house or he can purchase back his 20% the corporation will profit another \$50,000.00 (fifty thousand dollars).

We hold the title on every property with our clients as long as there is equity in the home or property, our clients cannot lose their home or be foreclosed. The joint venture partnership holds all assets 100% (one hundred percent) .

IX. Client Support

Emergency Insurance Plan:

Six to twelve; month's secured payments cost \$800.00 to \$5,000.00 per loan. When a customer purchases a policy, he can exercise the policy at any time it is needed. If a customer falls short of funds to continue payments or needs a couple of months to recover the payments will be reduced by \$100.00 to \$300.00 a month. The payments made are dropped -- for example -- customer paid \$800.00. This gives the customer the opportunity to be able to use a month every other month.

IX. Partners: National & International

LEGION'S will partner with an average of 2 companies across the state under our corporate umbrella under the LEGION'S name. LEGION'S will maintain 60% of all divisions in every state. All assets will be owned 100% by the corporations since all assets will be purchased by the corporate stock. All financial profits, sales and rental will be split 60-40 with 40% maintained by the corporation.

IX. Additional Assets

LEGION'S IS ALSO CREATING A PROPERTY DIVISION KNOWN AS "LEGION'S ASSET MARKET". We presently own our first 5 Acre Parcel in 29 Palms, California for our flag ship location.

Phase Two shall be in West Palms Florida (10 Acres) 168 Homes

Phase Three shall be in Las Vegas, Nevada (30 Acres) 200 Homes

Phase Three shall be in Roberts, Texas (37 Acres) 200 Homes

Phase Three shall be in Chatsworth, Ca (35 Acres) 200 Homes

This is a multi-billion-dollar plan!

T 30

One Bed Rm



T 40

Two Bed Rm



IX. Company Executives

CEO

TBD has been in management for over 30 years. He has run single as well as multiple locations with annual volumes in excess of \$200 million. Having worked in a variety of different industries, food service, pharmaceutical manufacturing, firearms Industry, financial services and sales, he has served as a Vice President of Operations, CEO, and President in a variety of different industries. Dedication, hard work and a fever for success drive him Ron has also been involved in startup corporations and establishing cutting edge markets and techniques makes him uniquely qualified for this opportunity.

Tony Mellone / Developer

Mr. Mellone is the founder of several profitable companies over his career. In his capacity as C.E.O., he will continue to create and research promising technologies and opportunities for the Company. Mr. Mellone has more than 20 years of experience in business and the entertainment industry to help insure marketing. He has numerous key contacts in the industries and will be a key resource for negotiating and acquiring product. His technical experience will lend itself to the future development of video on demand, using the same platform as VOD for sale and marketing. Once again, his contacts and understanding of the technology and delivery system will be a strong advantage for the company by facilitating product delivery and adding excitement.

We will to outsource our sales and marketing efforts to independent contractors, primarily to individuals who work on a part-time basis and are paid per hour worked on per project for a fixed cost.

In order for us to attract and retain quality personnel, we anticipate we will have to offer competitive salaries to future employees. We anticipate an employment base of 25 full and part time employees during the next 12 months to increase sales and manufacturing.

As we continue to expand, we will incur additional cost for personnel. This projected increase in personnel is dependent upon our generating revenues and obtaining sources of financing. There is no guarantee that we will be successful in raising the funds required or generating revenues sufficient to fund the projected increase in the number of employees.

Joseph Mellone / Site Manager



Sheldon / Project Manager

PROJECTIONS

Mini's	Units	Cost Per	Rental Price	Total Rent	Total	
					Per Month	
E30	27	10,000	\$1,600	\$43,200		\$43,200
T30	15	22,000	\$2,000	\$33,000		\$33,000
E40	27	\$15,000	\$2,500	\$67,500		\$67,500
T40	15	\$29,000	\$3,000	\$81,000		\$81,000
					Per Month	\$224,700
Total Per Year						\$2,696,400

Build Out

	Roads	
	Fence	
88 units	water	\$40 per unit
88 units	Electric	\$50 per unit
88 units	Sewage Units	\$55per unit Free Install