

Investment To Start All Five Projects Summary

	Serenity Sands	36.72 Acres	172 Acres	40 Apartments	Initial Investment Total
Land	US\$395,000	US\$124,800	US\$768,000	US\$32,500	US\$1,320,300
GST	US\$31,600	US\$9,984	US\$61,440	US\$2,600	US\$105,624
Acquisition Fee	US\$0	US\$0	US\$0	US\$2,600	US\$2,600
Electric	US\$4,000	US\$20,000	US\$10,000	US\$0	US\$34,000
Water	US\$8,333	US\$20,000	US\$3,000	US\$0	US\$31,333
Building Construction	US\$83,333	US\$170,000	US\$5,160,000	US\$5,000,000	US\$10,413,333
Septic	US\$12,000	US\$25,000	US\$16,000	US\$0	US\$53,000
Grading	US\$5,000	US\$100,000	US\$100,000	US\$0	US\$205,000
Roads	US\$5,000	US\$100,000	US\$200,000	US\$0	US\$305,000
Landscaping	US\$833	US\$800	US\$3,000	US\$1,000	US\$5,633
Counter	US\$2,000	US\$10,000	US\$44,000	US\$32,000	US\$88,000
Air Conditioning	US\$4,000	US\$8,000	US\$10,800	US\$0	US\$22,800
Fixtures	US\$3,000	US\$6,000	US\$46,000	US\$320,000	US\$375,000
Legal	US\$5,000	US\$5,000	US\$10,000	US\$5,000	US\$25,000
Insurance	US\$1,000	US\$1,000	US\$1,000	US\$1,000	US\$4,000
Survey	US\$2,100	US\$17,500	US\$130,000	US\$300	US\$149,900
Subtotal	US\$562,200	US\$618,084	US\$6,563,240	US\$5,397,000	US\$13,140,524
20% Overage	US\$112,440	US\$123,617	US\$1,312,648	US\$1,079,400	US\$2,628,105
<b>Total</b>	US\$674,640	US\$741,701	US\$7,875,888	US\$6,476,400	US\$15,768,629
StoBox					US\$45,000
StoBox					US\$80,000
Marketing					US\$150,000
					US\$16,043,629
	<p><b>This sheet is a <i>Get Started</i> summarization for each project, and does not represent to total cost to fund the entirety of all six projects</b></p>				
	<p><b>The 20% Overage represents a funding <i>cushion</i> to prevent unexpected cash calls.</b></p>				

**All dollar amounts are in USD. Like any investment, there is no guaranteed return.**

**Serenity Sands**

<b>Land</b>	US\$395,000	Sales Commission 8%	US\$168,000
<b>GST</b>	US\$31,600		
<b>Electric</b>	US\$10,000	Management Fee 2%	US\$42,000
<b>Water</b>	US\$50,000		
<b>12 Houses</b>	US\$500,000	Net Profit	US\$516,360
<b>Septic</b>	US\$72,000		
<b>Grading</b>	US\$5,000		
<b>Roads</b>	US\$5,000		
<b>Landscaping</b>	US\$5,000		
<b>Pier</b>	US\$5,000		
<b>Counter/ Cabinets</b>	US\$24,000		
<b>Air Conditioning</b>	US\$12,000		
<b>Fixtures</b>	US\$18,000		
<b>Legal</b>	US\$5,000		
<b>Insurance</b>	US\$5,000		
<b>Survey</b>	US\$2,100		
<b>Subtotal</b>	US\$1,144,700		
<b>20% Overage</b>	US\$228,940		
<b>Total Investment</b>	US\$1,373,640		
<b>Average Sale \$175,000/ House</b>	US\$2,100,000		
<b>Gross Profit</b>	US\$726,360		
<b>Reserve</b>	US\$100,000		

**This investment is a securities investment OUTSIDE of the United States, subject to the laws of Belize.**

**The 20% Overage represents a funding cushion to prevent unexpected cash calls.**

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guaranteed return.**

**40 Apartments**

<b>Purchase Price</b>	US\$32,500
<b>GST</b>	US\$2,600
<b>8% Acquisition Fee</b>	US\$2,600
<b>Building Construction</b>	US\$5,000,000
<b>Counter</b>	US\$40,000
<b>Furniture</b>	US\$40,000
<b>Fixtures</b>	US\$40,000
<b>Appliances</b>	US\$140,000
<b>Landscaping</b>	US\$1,000
<b>Security System</b>	US\$1,000
<b>Legal</b>	US\$5,000
<b>Survey</b>	US\$300
<b>Subtotal</b>	US\$5,304,700
<b>20% Overage</b>	US\$1,060,940
<b>Total Investment</b>	US\$6,365,640
<b> </b>	
<b>1st Floor Rent Annual \$500/ unit</b>	US\$48,000
<b>2nd Floor Rent Annual \$550/ unit</b>	US\$52,800
<b>3rd Floor Rent Annual \$600/ month</b>	US\$57,600
<b>4th Floor Rent Annual \$650/ month</b>	US\$62,400
<b>5th Floor Rent Annual \$700/ month</b>	US\$67,200
<b>Total Annual Rent</b>	US\$288,000
<b> </b>	
<b>Annual Maintenance</b>	(US\$5,000)
<b>10% Property Management Annual</b>	(US\$28,800)
<b>Common Area Light</b>	(US\$600)
<b>Security System Internet</b>	(US\$300)
<b>Annual Profit</b>	US\$253,300
<b> </b>	
<b>ROI Period (Years)</b>	US\$25
<b>Cap Rate</b>	4.82%
<b> </b>	
<b>Reserve</b>	US\$5,000
<b> </b>	
	<b>The 20% Overage represents a funding cushion to prevent unexpected cash calls.</b>

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**36 Acres**

Land	US\$124,800	Sales Commission	US\$870,000
GST	US\$9,984		
Electric	US\$500,000	Management Fee 2%	US\$290,000
Water	US\$400,000		
100 Houses	US\$4,000,000	Net Profit	US\$5,537,259
Septic	US\$600,000		
Grading	US\$100,000		
Roads	US\$100,000		
Landscaping	US\$20,000		
Counter/Cabinets	US\$200,000		
Air Conditioning	US\$270,000		
Fixtures	US\$150,000		
Legal	US\$5,000		
Insurance	US\$5,000		
Survey	US\$17,500		
Subtotal	US\$6,502,284		
20% Overage	US\$1,300,457		
Total Investment	US\$7,802,741		
Average Sale \$145,000/House	US\$14,500,000		
Gross Profit	US\$6,697,259		
Reserve	US\$100,000		

**The 20% Overage represents a funding cushion to prevent unexpected cash calls.**

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172 Acres						
650 Houses					40 Apartments	
Land	US\$768,000	Sales Commission	US\$5,655,000		Building Construction	US\$5,000,000
GST	US\$61,440				Counter	US\$40,000
Solar	US\$325,000	Management Fee 2%	US\$1,885,000		Furniture	US\$40,000
Water	US\$2,600,000				Fixtures	US\$40,000
Construction	US\$26,000,000	Net Profit	US\$42,400,672		Appliances	US\$140,000
Septic	US\$2,600,000				Landscaping	US\$1,000
Grading	US\$100,000				Security System	US\$1,000
Roads	US\$200,000				Legal	US\$5,000
Landscaping	US\$100,000					
Counter/Cabinets	US\$1,300,000					
Air Conditioning	US\$1,755,000					
Fixtures	US\$975,000					
Legal	US\$5,000					
Insurance	US\$5,000					
Survey	US\$130,000					
<b>Subtotal</b>	US\$36,924,440				<b>Subtotal</b>	US\$5,267,000
<b>20% Overage</b>	US\$7,384,888				<b>20% Overage</b>	US\$1,053,400
<b>Total Investment</b>	US\$44,309,328				<b>Total Investment</b>	US\$6,320,400
<b>Average Sale \$145,000/ House</b>	US\$94,250,000				<b>1st Floor Rent Annual \$500/ unit</b>	US\$48,000
<b>Gross Profit</b>	US\$49,940,672				<b>2nd Floor Rent Annual \$550/ unit</b>	US\$52,800
					<b>3rd Floor Rent Annual \$600/ month</b>	US\$57,600
<b>Reserve</b>	US\$100,000				<b>4th Floor Rent Annual \$650/ month</b>	US\$62,400
					<b>5th Floor Rent Annual \$700/</b>	US\$67,200
					<b>Annual Rent Total</b>	US\$288,000
					<b>Annual Maintenance</b>	(US\$5,000)
					<b>10% Property Management Annual</b>	(US\$28,800)
					<b>Common Area Light</b>	(US\$600)
					<b>Security System Internet</b>	(US\$300)
					<b>Annual Profit</b>	US\$253,300
					<b>ROI Period (Years)</b>	21.95
					<b>Cap Rate</b>	5.47%
					<b>Reserve</b>	US\$5,000

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Token Projection-\$50,000 USD Invested

	Return
Amount Raised	US\$16,043,629
Income	US\$50,987,291
Profit	US\$34,943,662
<u>US\$50,000</u>	0.31%
ROI	US\$158,902
Investor Profit	US\$108,902
Investor Profit %	218%

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