INTRODUCING REDINGTON BEACH HOUSE REDEVELOPMENT

INVESTOR PRESENTATION





REDINGTON BEACH HOUSE REDEVELOPMENT

Luxury homes will be built and utilized as short-term and mid-term rentals featuring 5 bedrooms, 4 bathrooms, 2 living rooms, and 2 car internal garage. These beach houses will feature a rooftop deck and pool.

This is a 3-house project where each house consists of demolishing the existing structure and creating a new, modern structure. We are increasing the current property value from \$700,000 to \$3.5M on each project. The minimum investment is \$100,000 per property and you can invest in one, two, or all three properties.

Lot sizes are approximately

6 - 8,200 sqft

Each

Designed as

4,000 sqft

Luxury Homes

Equity raise of

\$1.65M

Location

2 blocks

From public beach access

16100 3rd St E Redington Beach FL 33708 (owned) 207 161st Ave Redington Beach FL 33708 (owned) 15500 2nd St E Redington Beach FL 33708 (owned)

AFTER BUILT VALUE \$10.5M



THE TEAM

JASON MATTHEWS



Jason is a seasoned real estate executive with over 25 years of real estate experience. Most notably in leadership/project management, repositioning projects, development, real estate finance, asset management, and build-out of a short-term rental portfolio in Florida. Jason has a proven track record of achieving revenue, profit, and business growth. He has been successful in driving results in both the operational and financial spectrums of real estate.

As the owner of a Real Estate Project Management firm, Jason has serviced clients from small non-profits to Fortune 500 corporations in Washington D.C., Pennsylvania, Texas, and Florida markets. The firm focuses on real estate consulting, project discovery, and investment analysis.

Since 1995 he has worked on major projects that include: sports stadiums/pro sports practice facilities, convention centers, hotels, theatres, hospitals, airport cargo facilities, office buildings, student housing, grocery-anchored strip malls, grocery cold storage facilities, residential development, multifamily housing, land development, condo conversions, Billion Dollar Oil & Gas projects, landman and engineering services. Add in 12 years of corporate procurement experience that includes writing and managing Corporate Supplier Inclusion Plans. This spectrum of experience culminates in Jason's savvy vision of recognizing opportunities, commitment to risk mitigation, and adaptability to changing markets and economies.

His dedication to mentoring is evident and close to his heart. Jason provides financial fitness education and real estate investment coaching to people from all walks of life. Aside from mentoring individuals, he volunteered on behalf of the Pittsburgh community; driving impactful change as a member of the City's Equal Opportunity Commission. He significantly contributed to the creation of the urban Master Plan and Community Collaboration & Inclusion Plan (CCIP) for the redevelopment of the Lower Hill District in Pittsburgh, PA.

Born and raised in Los Angeles, Jason spent his college basketball career at the University of Pittsburgh (1987-1991), where he finished his career as the sixth all-time leading scorer and the Big East Conference career record holder in Free Throw Percentage & 3 Point Shooting Percentage. Other achievements include All-Big East freshman First Team, All-Conference selection for three consecutive years, and even representing USA Basketball during the Olympic Pre-Qualifying Tournament in Mexico City; winning a silver medal.

After earning his Economics Degree from the University of Pittsburgh, Jason played in the NBA Summer League with the Los Angeles Lakers. He signed a contract to join the Lakers Veterans Camp in 1991. He continued his career as a member of the Rimula X Basketball Team in the Philippines Basketball Association. Returning to Pittsburgh Jason moved into the next phase of his life working at a financial planning firm with Series 6 & Series 63 licenses. After seeing his top clients invest in real estate, his passion for real estate was ignited.

THE TEAM



JULES MATTHEWS

Jules Matthews is the Co-Owner of multiple Real Estate related companies. In this role, she manages the design and construction for her family-owned real estate portfolio. Matthews is directly involved in each residential and commercial project. Jules and her team have set up 75+ Vacation/Short Term Rentals in the Tampa + St Region over the past 5 years.

No stranger to real estate development, Matthews has spent 24 years as a real estate investor, construction manager, and investor coach/consultant. She has personally been an at-risk developer on over 75 residential projects in Pittsburgh, PA, and Tampa + St Pete Metroplex (FL).

Nationally, she has consulted on nearly 100 projects, including golf courses, island resorts, luxury new construction sub-divisions, vacation / short-term rentals, and a real estate leasing franchise. Much of her volunteer time is spent guiding single-parents into home ownership and motivating youth to consider an entrepreneurial path.

Matthews earned her B.A. in Advertising from Southern Methodist University and studied international marketing at the University of Melbourne and Regents University in London.

THE TEAM



GIL B. LIVINGSTONE

Education:

- BS Zoology, University of South Florida, 1997
- Minor in Religious Studies
- MS Architecture and Community Design, University of South Florida, 2003
- Thesis on Religious Structure Design and Transition Spaces.
- Specialty Training in Building Forensics under Professor Chuck Goldsmith at USF

Professional Credentials:

- Registered Architect: Florida (No. AR94331)
- Licensed Interior Designer: Florida (No. ID5449)
- Member, American Institute of Architects (30504815)
- Chairman of Tampa Bay Region, Media Relations Committee, 2010
- NCARB Certified (66932)
- LEED Accredited Professional
- Alumni, Leadership St. Pete
- Vice President of Leadership Pasco Class of 2010
- Alumni, Leadership Pasco
- Member, American Association of Wind Engineers
- Past Professor of Construction at Everglades University

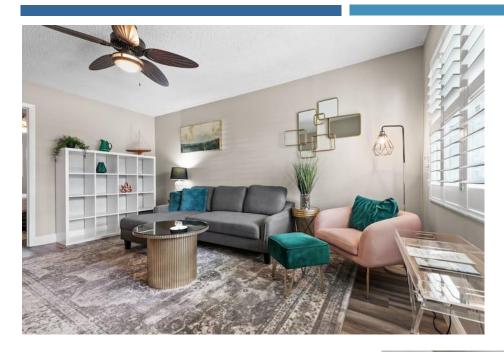
Founder Livestone Consulting Inc.

Livestone Consulting was built on a foundation of solid, proven, and reliable architectural principles combined with constant growth in technology, materials, and techniques.

The architectural design process is a collaboration between the client and the architect, to transform the client's vision into reality. This requires a firm that asks the right questions to fully understand your needs, communicates effectively throughout the design process, and has the experience needed for the success of your project. It also requires a firm that's large enough to handle your project, but small enough to provide the personal attention you deserve.

His experience includes architectural involvement in ventures as diverse as all residential additions to high-rise multi-use towers. All forensic projects (some done as Expert Witness) marked as completed were presented in such a manner as to result in a favorable ruling in every case for our client.

As a private provider, Gil reviews documents and does inspections for multiple municipalities. He has also served as an adjunct professor at Everglades University, teaching in their Construction Administration program.









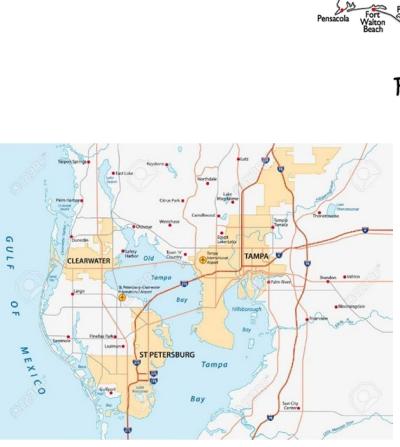


EXISTING REDINGTON BEACH HOUSES

LOCATION

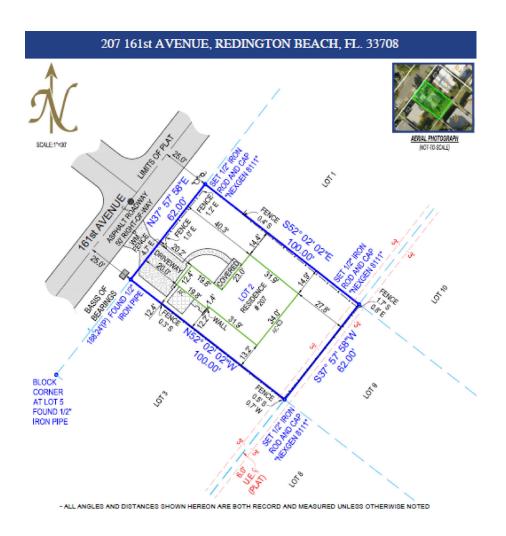
Central Florida Gulf Coast. Famous white sand beaches. 20 miles due east of Tampa. 12 miles south of Clearwater Beach. 6 miles north of St. Pete Beach.







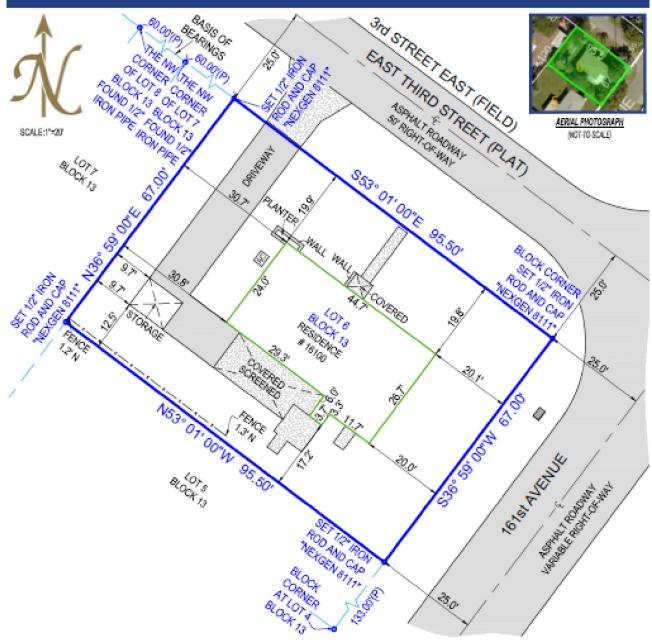
REDINGTON BEACH - SITE PLANS



15500 2nd STREET EAST, REDINGTON BEACH, FL. 33708 LENGTH RADIUS DELTA LENGTH BEARING 74,46 C2 32.90' 2620.00' 00'43'10" 32.90' S58'06'00"E EAST SECOND STREET (PLAT) 2nd STREET EAST (FIELD) SCALE:1"=30" SET 1/2" IRON ROD AND CAP NEXGEN 8111" LOT 4 BLOCK 27 LINE TABLE BEARING LENGTH S40° 21' 00"W 97.58 BLOCK CORNER AT LOT 2, BLOCK 27

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

16100 3rd STREET EAST, REDINGTON BEACH, FL. 33708



REDINGTON BEACH HOUSES REDEVELOPMENT - STRATEGY

- ➤ Construction Period 6 7 Months
- Equity Amount: \$550,000 per property with an annual 20.9% return
- > Land cost: \$700,000
- Construction cost: \$1M per property
- Return of capital Will be provided by the refinance of the construction loan at 75% LTV.
- ➤ After Built Value for each property: \$3.5M

Today Month 1-2 Month 3-10 Month 11- Month 12-13

Close Design Period Construction Period Refinance Return of capital + Investment Return

CURRENT PROPERTY USE:

1155-1360 sq ft block beach houses originally constructed in 1940-1954. Acquired 16100 3rd St E Redington Beach FL 33708 and 207 161st Ave Redington Beach FL 33708 in 2019. Completely rehabbed and utilized as a short-term vacation rental since the fall of 2019. The lots are approximately 6,0000 to 8,200 sq ft lot of land.

PROPOSED PROPERTY:

4,000 sq. Ft stucco luxury beach house to be constructed in 2023. Construction costs approximately \$1 M. Built to be utilized as a short-term and mid-term rental featuring 5 bedrooms, 4 bathrooms, 2 living rooms, and 2 car internal garage. This beach house will feature a rooftop deck and pool. The beach house is 2 block walk to public beach access.

Request for funding:

\$100,000 USD

Per property

Annual Interest:

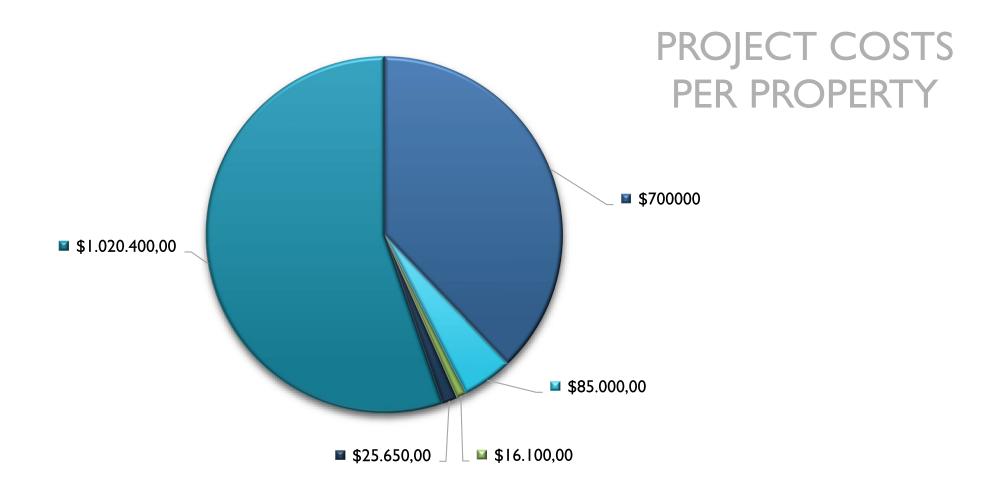
20.9%

Month Term

12

- Project meets takeout criteria by permanent lenders for 70-75% refinance loan of after-built value.
- Cost segregation benefits available
- Existing Lender is willing to provide the construction loan.

USES OF FUNDS



■ Cost of land ■ Soft costs ■ Taxes and Insurance ■ Closing costs ■ Construction costs

REDINGTON BEACH HOUSES AFTER BUILT VALUE OF EACH HOUSE

PROPERTY ADDRESS	AFTER BUILT VALUE
16100 3rd St E Redington Beach FL 33708	\$3.5M
207 161st Ave Redington Beach FL 33708	\$3.5M
15500 2nd St E Redington Beach FL 33708	\$3.5M

INVESTMENT STRUCTURE

For a \$550,000 investment per property:

- ➤ Up to 19% equity ownership in an individual property
- Estimated value of that property at the time of refinance and/or sale is \$3.5M
- Investor's equity value at that time is \$665,000
- Resulting in a \$115,000 gain in return or 20.9% at the time of refinance
- Investors can invest in one, two, or all three of these luxury properties
- ➤ Minimum investment of \$100,000 per property

INVESTMENT OVERVIEW

The estimated value at refinance is \$3.5M. At that time, the investor's equity value is \$655,000 resulting in a \$115,000 gain which equates to a 20.9% return at the time of refinance.

After Built Value
LTV
Land and Construction Cost
Equity
Equity return

CURRENT RESIDENTIAL DEVELOPMENT ACTIVITY









CURRENT RESIDENTIAL DEVELOPMENT ACTIVITY









CURRENT RESIDENTIAL DEVELOPMENT ACTIVITY









REDINGTON BEACH

This Florida destination is ideal for relaxing your body and calming your mind. Redington Beach offers everything for you, from the breathtaking beaches to the delicious seafood to the beautiful history and much more.



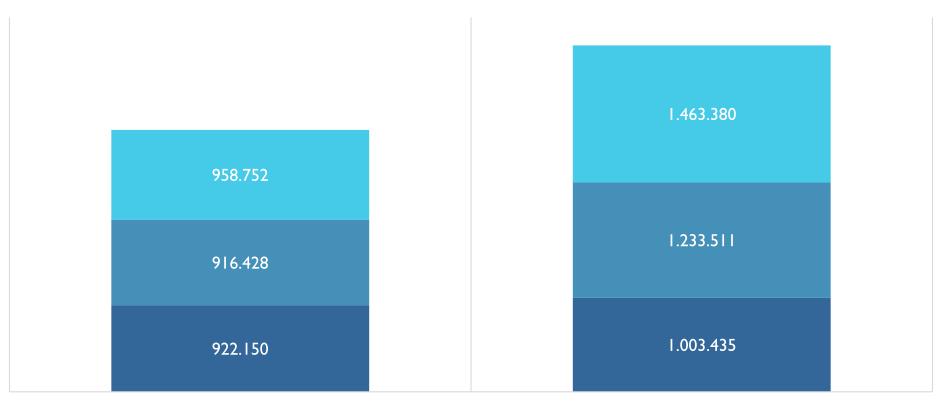




PINELLAS COUNTY AND HILLSBOROUGH COUNTY

POPULATION GROWTH





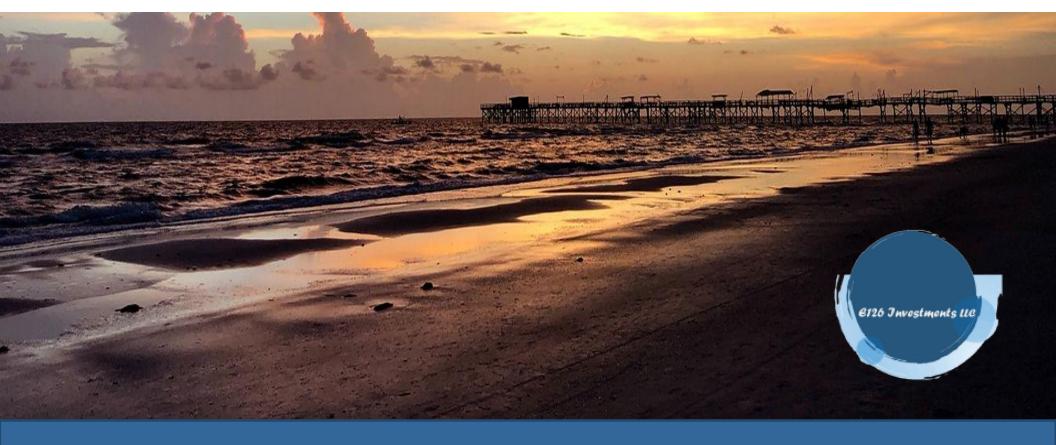
PINELLAS COUNTY

HILLSBOROUGH COUNTY

Source: https://usafacts.org/

REDINGTON BEACH INVESTMENT BENEFITS

- Within walking distance of all three subject properties there are multi-million projects being built, both on the water and off the water
- Redington Beach's new construction luxury homes are valued at \$1,000 \$1,250 per sqft.
- Redington Beach is a small community with limited inventory and high net-worth individuals which creates an enormous amount of demand for our projects once completed. This will drive prices even higher.
- Pinellas County and Hillsborough County are dynamic and growing communities for a variety of reasons. These reasons consist of lifestyle, access to water, and the favorable Florida business environment. Our familiarity with the market and the value we can drive is the entire reason why we've chosen these locations in Redington Beach. After demolition, we will develop highly desirable luxury homes for this entrepreneurial and 2nd home-type community.
- Upon completion of construction, not only will we have the option of selling these properties and returning capital to our investors. We can also choose to refinance and hold these properties while returning capital to our investors. We believe there is a great opportunity to operate short-term and mid-term luxury rentals. This is the reason we chose these properties, we have multiple options.



CONTACT US:

Please contact Jason Matthews to answer any further questions you may have!

JASON MATTHEWS

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This summary contains certain financial projections. These financial projections relate to future performance and reflect our views as at the date of this summary and are subject to known and unknown risks, uncertainties and assumptions that may cause future results, performance or achievements to differ materially from those expected. We believe the expectations reflected in these financial projections are reasonable but no assurance can be given that these expectations will prove to be correct and these financial projections should not be unduly relied upon. We cannot guarantee future results, level of activity, performance or achievements. Consequently, we make no representation that the actual results achieved will be the same in whole or in part as those set out in the financial projections.

The financial projections were prepared by management to assist with planning and operational decision making. The financial projections have been included in this summary as a tool to make an informed decision regarding the subject matter of this summary and readers are cautioned that the financial projections may not be appropriate for other purposes. We have approved of these financial projections as of the date of this summary.

The financial projections contained in this summary are expressly qualified by this cautionary statement. Readers are cautioned not to place undue reliance upon any such financial projections, which speak only as of the date made. Except as required by applicable law, we do not undertake or accept any obligation or undertaking to release publicly any updates or revisions to any financial projections to reflect any change in our expectations or any change in events, conditions, assumptions or circumstances on which any such financial projections are based.

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