



LOAN PRESENTATION



Growth Capital

Loan Amount
\$1.5M

Location
Florida

Minimum Loan
\$20,000

Interest Rate
8 – 10%





JASON MATTHEWS

The Team

Jason is a seasoned real estate executive with over 28 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.



JULES MATTHEWS

The Team

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.

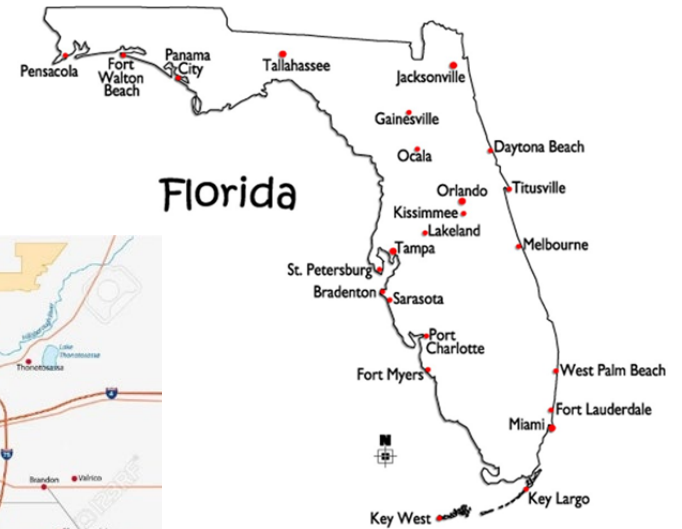
No stranger to real estate development, Matthews has spent 24 years as a real estate investor, construction manager, and investor coach/consultant. She has personally been an at-risk developer on over 75 residential projects in Pittsburgh, PA, and Tampa + St. Pete Metroplex (FL).

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.

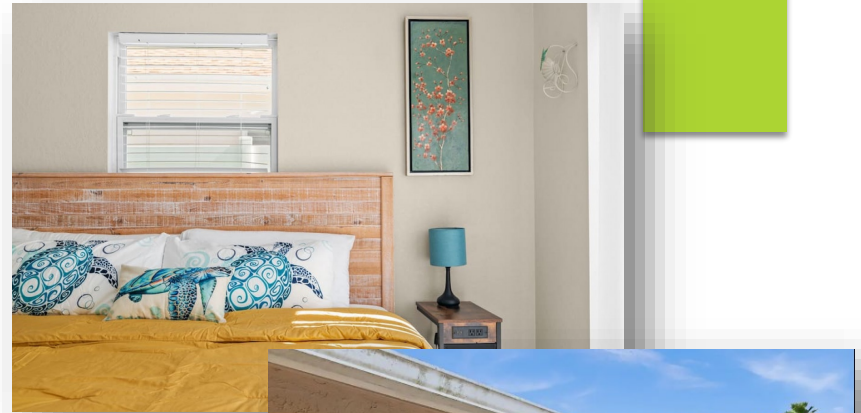
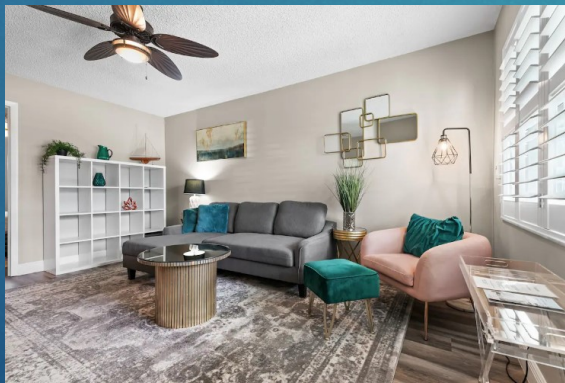
Location

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.

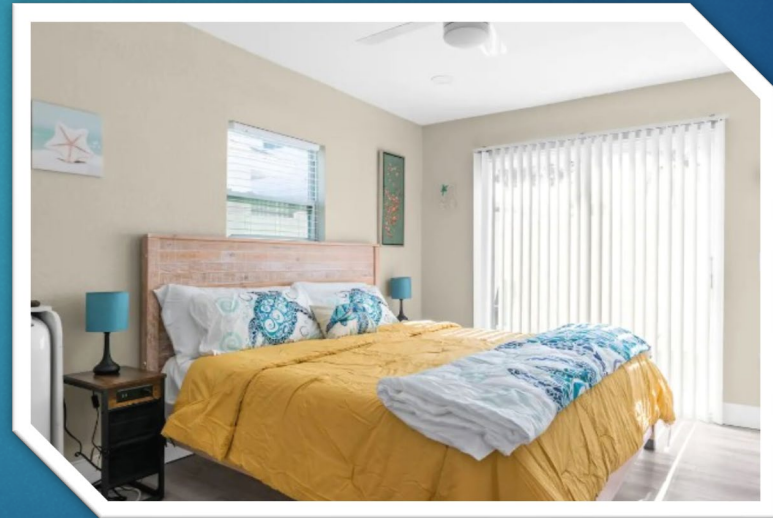
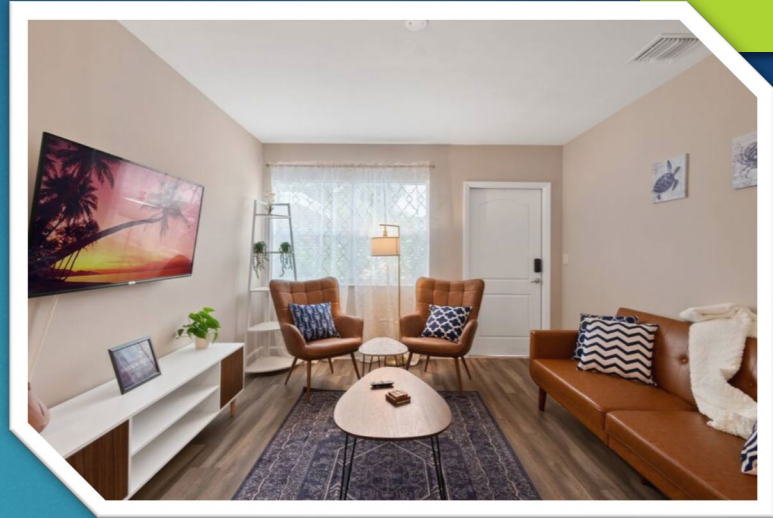


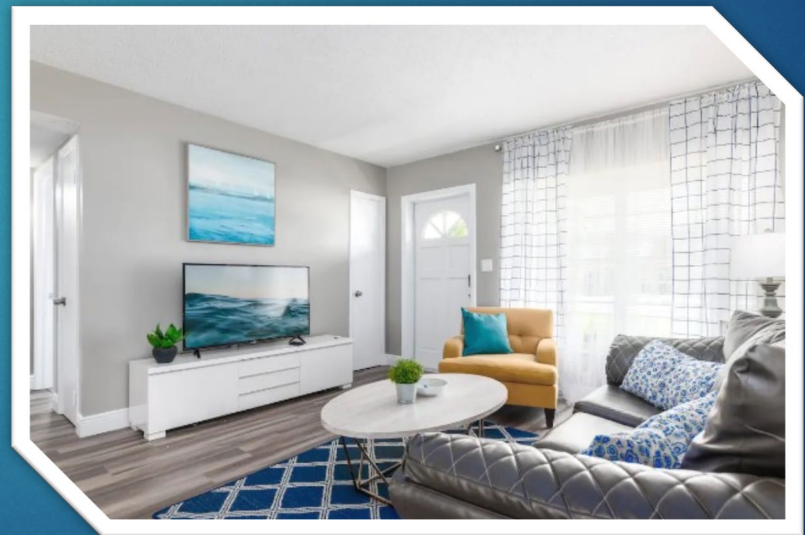
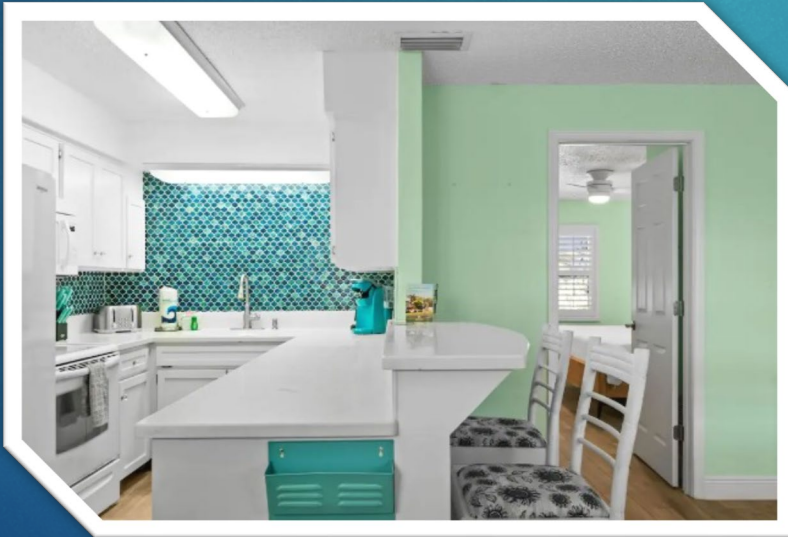
Existing portfolio

- Redington Beach
- St. Pete Beach
- Tampa
- Indian Rocks Beach
- West Palm Beach









Reviews

"Cute little apartment, for a great value and close to the water! Peaceful feeling when walking into the beautiful ocean decorations. Works perfect for two people. Overall, great stay and very attentive host!"

Kim L.

"The stay was great! They were always available to answer questions before and during our stay. The location was amazing and it was easy to anywhere. The park across the street was quite a nice perk.."

Harvey D.

"Communication was great, check in was easy, appliances seemed pretty much brand new! Location was close to the convention center (I was in town for a conference) - 15 mins from west Palm beach. Cozy home, comfy bed. Not too much going on, walking distance around the neighborhood. Would stay again!"

Bex B.

Uses of funds

- Property Inspection Fees
- Permit Fees
- Insurance
- Closing Costs
- Down Payments
- Renovations
- 3rd Party Vendors
- Architect Fees
- Engineering Fees
- Property Transfer Taxes
- Property Taxes
- Capital Replacement
- Operating Expenses

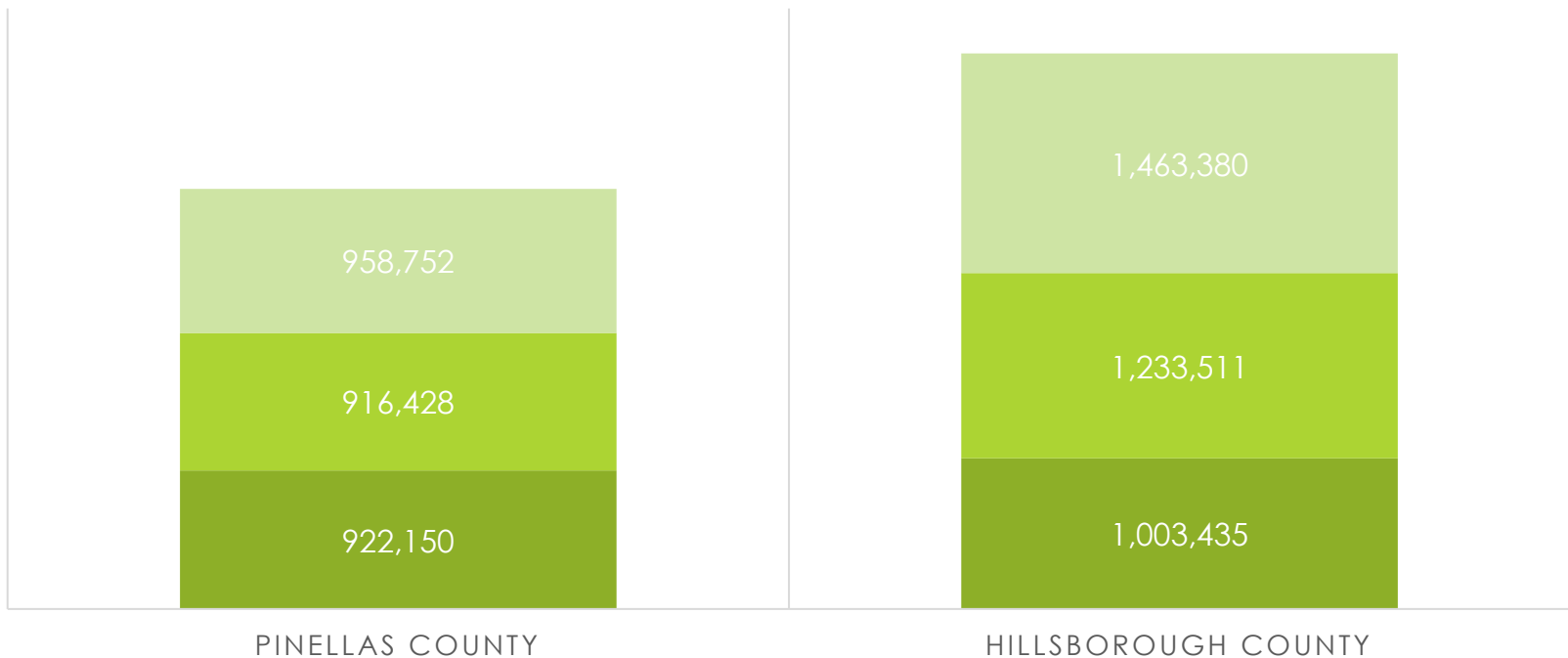
Loan Structure

- Loan Amount: \$1.5M
- Minimum Loan Amount: \$20,000
- Maturity Options:
 - 1-year maturity: 8% interest rate
 - 2-year maturity: 9% interest rate
 - 3-year or more maturity: 10% interest rate
- Repayment Schedule:
 - Payments made quarterly
 - Payments are due within 2 weeks after the end of each quarter

Pinellas County and Hillsborough County

POPULATION GROWTH

■ 2000 ■ 2010 ■ 2020



Source: <https://usafacts.org/>



CONTACT US:

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

JASON MATTHEWS

P: 412-414-4405

E: Jmatt@TeamABV.com

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This summary contains certain financial projections. These financial projections relate to future performance and reflect our views as of 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 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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