

HBL

Executive Summary



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Contact Information

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FUNDING REQUIREMENTS
\$6,000,000 USD | Equity

USE OF FUNDS
 2,000,000 USD | initial

House Construction

PROJECTED RETURNS:
6 year

ESTIMATED REVENUE:
Year 1 \$713,648.00
Year 2 \$730,254.04
Year 3 \$747,238.18
Year 4 \$764,608.75
Year 5 \$782,374.28
Year 6 \$800,543.45
TOTAL: \$4,538,666.69

LOCATION
UNITED STATES

www.alphamarkcapital.com
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SUMMARY: A system developed by a team of expert engineers called CBS combines two materials: a light steel structure, which guarantees integral resistance, and a light concrete that allows good thermal conductivity characteristics. It allows us to offer our customers state-of-the-art design and you can trust our experience. Our homes are comfortable, flexible, adaptable, profitable and we build unique homes tailored to your wishes, and we have a perfect plan for every lifestyle.

Through this technology, optimal resistance and airtightness because buildings, exterior and interior walls are manufactured with a single type of material. The lightweight concrete provides the structure with optimum insulation values. The integrated light steel structure evenly distributes the stress of the roof and/or other floors, giving the building its strength.

MARKET CONCERN: Building engineers continuously have to make choices between the comprehensive strength of the building materials and their insulation values: heavy construction materials provide comprehensive strength but have poor insulation values, opposed to light construction materials that have good insulation values but lack comprehensive strength.

Our team of engineers have solved this challenge by combining two materials: a light steel structure, which guarantees integral resistance, and a light concrete that allows load analysis and thermal conductivity efficiently done.

MARKET OPPORTUNITY: Approximately 99,319 households in 2022 which is 13.1% growth over 5 years or 2,6 annual growth. This is 7,055 owner households or approx 1,411 year. Economic development activity will add additional homes in the environment so housing demand is strong, with single-family permits up 67% year-over-year as a result

BUSINESS PLAN: The economic growth between 13% y un 15% for the last 6 years according to Forbes Magazine, in which there are three potential markets that The Elders, with a median age of 73 years, is the oldest market. Older residents prefer communities designed for the elderly or assisted living, located in warmer climates. Silver and Gold, is the second oldest market, but it is the most prosperous senior market and continues to grow. These consumers have the free time, energy, and resources to enjoy a good life. and finally Senior Escapes are highly seasonal, but owner-occupied. The population is between 60 and 75 years old.

INDUSTRY RISKS: There are risks associated with investing in the Company the majority of which are not within the Company's or the Manager's control. These risks include, among others, trends in the economy, market prices of lime and lower demand than expected.

MANAGEMENT TEAM: A management team of over 20 years of construction experience in a wide range of industry segments, including multi-family, hospitality, aviation, heavy construction, and commercial project, a team that directly manage all aspects of the construction process on both local and international levels, including, programming, budgeting, space planning, design-build construction, urbanization development and insurance loss prevention, committed to designing environmentally conscious and cost effective infrastructures.

EXPECTED CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	TOTAL
Net Operating Income	\$713,648.00	\$730,254.04	\$747,238.18	\$764,608.75	\$782,374.28	\$800,543.45	\$4,538,666.69
4% Reserve for Replacement Capital Expenditures	\$28,545.92	\$29,210.16	\$29,889.53	\$30,584.35	\$31,294.97	\$32,021.74	\$181,546.67
Cash Flow Before Debt	\$685,102.08	\$701,043.88	\$717,348.65	\$734,024.40	\$751,079.30	\$768,521.71	\$4,357,120.02
Debt Service	\$259,000.00	\$259,000.00	\$259,000.00	\$259,000.00	\$259,000.00	\$259,000.00	\$1,554,000.00
Cash Flow After Debt	\$426,102.08	\$442,043.88	\$458,348.65	\$475,024.40	\$492,079.30	\$509,521.71	\$2,803,120.02

