

## GENERAL INVESTOR, DEVELOPMENT OUTLINE & EXIT STRATEGY

### PROJECT HIGHLIGHTS

- Projects are considered in accordance to strategic professional investment and ROI guidelines.
- Project(s) are located in major growth areas, requiring investment of funds from \$1M to \$2M USD
- Return on Investment (ROI) will be provided to the investor in relationship to percentage of funds invested.
- Project(s) are located in the areas that are manageable from RCS offices using in-house project managers.
- Return on investment of 7 to 12% annual interest on funds, reviewed quarterly – paid on closing.
- 'Open Book' accounting for acquisitions, expenditures and operations.

### INVESTORS

- Amount of investment: \$250,000 to \$2M USD
- Interest rate to investor: 7 to 12% annual interest
- Investor exit: 12 to 24 months with return of investment plus annual rate of return
- Invested amount will be secured with the investor having the property titled jointly with RCS.
- Predetermined and accepted detailed exit strategy for investor return and pre-agreed annual percentage rate of return.

### GENERAL INFORMATION

Upon finalization of the Investor Agreement between the investor and RCS, funding for the project will be in the form of a construction loan, from a lender or other private funds. The investor's position can be active or passive, depending on terms of the agreement.

The investor will be paid a projected 7 to 12% annual rate of return for the use of their funds as outlined in a specific exit strategy.

The investment and development team is led by David Mingus, Managing Owner of Regional Construction Services LLC located in Pompano Beach, Florida and David Mingus, Jr of Regional Homes Sales, LLC located in Bryan/College Station, Texas.

**Investment Schematic** Items 1 - 8 represents a brief overview of the details used in our investment program(s).

<b>1.</b> Demographical review	<b>2.</b> Due diligence of area	<b>3.</b> Market value of property	<b>4.</b> Highest and best use
<b>5.</b> Architectural concepts	<b>6.</b> Project value as designed	<b>7.</b> Terms: acquisition costs	<b>8.</b> Hold or Sell Exit Strategy

RCS' project mix consists of single-family homes, in-fill housing, townhomes, condominiums, multi-level apartment complexes, mixed-use retail, and commercial properties that meet RCS and investor's mutual investment guidelines.

Additionally, RCS, through its Modular and Manufactured home division, has the ability to develop or redevelop existing mobile home sites; then provide Modular or Manufactured housing units ranging from \$75,000 upwards to \$400,000 that addresses specific housing markets throughout the United States.

Please contact David Mingus with any questions or comments.

Sincerely,



David Mingus, Owner Manager  
Regional Construction Services, LLC