

# **Construction Projects, Equity Purchases, Business Ventures and Estate Planning/Funding**

## **CMO INSTRUMENT MONETIZATION PROGRAM**

FUNDING REQUIREMENTS: USD \$1M to \$100M

We have an appetite for virtually any venture that makes sense - income producing properties, such as hotels, motels, apartment complexes, sub-divisions, medical buildings, assisted living projects, raw land, mines, business financing, project debt restructuring, jumbo residential purchases, etc..

Qualifications: Executive Summary with details of sensible project, purchase, or business venture along with proof of 10% downpayment (must be liquid). If you have this in order, you're 90% home free!

Areas: USA, Caribbean, Canada, Europe, South Africa, Australia, Japan, Mexico and areas that are not considered high risk due to government instability or terrorist related issues. All project values are calculated in US Dollars.

Downpayment is a 10%. The downpayment is deposited into program designated fully insured commercial escrow account to begin process.

Downpayment Minimum: 10% of requested amount with USD \$10M maximum. (No leased funds or instruments allowed) Amounts under \$1M see below.

- Where the 10% amount equals \$1 million and above the process begins immediately.
- If the 10% downpayment amount is below \$1 million down to a \$100K minimum, submissions are stacked with other submissions to reach an aggregate amount of \$1M for program participation. This requires additional processing time. Stacking time frame is dependent upon program submission volume and no time guarantees can be provided. Submissions where "funding time is of the essence" should seek funding elsewhere.

Funding (historically) is 3 to 4 times the downpayment amount after ALL expenses. Historical returns are not a guarantee of future returns. Client may re-apply after first funding is completed assuming additional funds are required for the venture – subject to program availability.

Profit Share Agreement – 75% Principle / 25% other.

This is not a JV Partnership. You own 100% of your project, purchase or business...

### **Submission Requirements for consideration/approval–**

- Executive Summary with principle resume
- Proof of cash consideration - must be liquid

## **The Process**

### **Step 1:**

Submit Executive Summary and proof of 10% down payment and Process Acknowledgement Form. We review and get back to you within 2-3 business days.

### **Step 2:**

Principle signs NCND, completes provided program application and returns. Principle submits application/introduction fee and retainer.

### **Step 3:**

If approved, a Letter of Intent is issued. At this time the already paid application/introduction fee becomes non-refundable. If not approved the application/introduction fee is immediately returned.

### **Step 4:**

We then schedule a conference call to answer any questions regarding the LOI and provide overview of CMO Program.

### **Step 5:**

We then schedule an introduction call with the program provider. Specific details of CMO Program are discussed. After call program compliance docs are issued. Once returned...

### **Step 6:**

A Private Transaction Agreement is issued from program provider in conjunction with commercial escrow company.

### **Step 7:**

Agreement is executed and downpayment is sent to escrow.

### **Step 8:**

Process begins and funding occurs in average time frame of 60 to 75 international banking days.

- Application/Introduction/Retainer fee is refunded if Letter of Intent is not issued.

## **Fees Summary**

\$22,500 Application/Introduction/Facilitation/Retainer Fee (completely refundable if not approved)

Escrow Fee is 1% of downpayment amount plus \$2.00 for every thousand for downpayment amounts of \$500K and above. For downpayment amounts below \$100K escrow fee is minimum \$1K plus \$2.00 for every thousand.

All/Any additional fees for instrument issuance, institution charges, processing fees, profit sharing agreement, etc., are paid from gross monetization proceeds.

## **Funding Summary**

Net Funding to Client – 3 to 10 times (historical) the downpayment amount after all expenses. Historical returns are not a guarantee of future returns. Program Provider will discuss specific funding details during introduction conference call.

### **Please Read**

**THERE** are no guarantees made or implied to funding dates. Only upon proper application, approval and issuance of contract from provider/escrow attorney can an approximate funding date be determined.

**AS** this document is typically passed on via intermediaries to potential clients, it is important to note that an intermediary can never quote definitive returns or procedures to a client. Intermediaries may have knowledge of past historical details but these details are not necessarily predictive of future procedures or returns. Only the program provider, in direct discussions with the client has the ability and authority to give any specific quotations for future potential results. Hence, the client can only know the definitive details of a potential transaction as a result of discussions with the program representative(s). The client will have the details that can be definitively relied upon only after the final issuance of a contract. This document is not to be relied on as a definitive source of information

related to this program as all details may be subject to change. The client must refer to the final contract provided by the program provider/escrow attorney.

**THE** program "Steps" outlined above is not negotiable. The outlined steps may change from time to time so it's prudent to check before actual submission to determine if any changes to the outlined steps have occurred.

**Upon** receipt of retainer Client will be introduced to program provider. Program specific contract is issued typically within 10 business days after introduction call and receipt of JV Group retainer.

**References:** This is not public information, these are not mortgage loans and there is no HUD. Funding of projects is a direct result of either success in the private placement platform arena and/or SBLC/BG/MTN/CMO leveraging and monetization. These are strictly private transactions therefore all partnerships are held in the strictest of confidence bound by client/attorney confidentiality and non-disclosure agreements. Pressing for information on our private partnership agreements is a direct breach of contract and will eliminate you from participating now, and in the future. Be sure to consider this before entering program.

**The client's capital** is placed into a commercial escrow account with a third party neutral commercial escrow company which works on behalf of the client to secure the client's capital. The escrow company is at arm's length to the program provision group and is paid for escrow services solely from the escrow fees charged. Hence, the escrow company is truly independent and acts to protect the client's funds according to contract. This is their sole purpose. Client will be able to communicate with commercial escrow company principle upon receipt of retainer.