



**FLORIDA GREEN
BUILDING CONSTRUCTION INC**

LIC. #CGC 1537755



SHORT-TERM INVESTMENT
THE VERONICA

1,800 LIVING SQ FT 4-BED, 2-BATH, 2-CAR GARAGE

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Overview

Florida Green Building Construction, Inc's Short-Term Investment program provides a one-of-a-kind high-performance product that stands out in a rapidly increasing market.

The Return on Investment is **5% per annum**, with an investment amount of **\$468,500** divided by draws during the construction period. Our risk mitigation strategy detailed in the proposal makes this program stand out in our partnerships.



Return on Investment

- Investment total: **\$468,500.**
- Estimated time of construction, sale, and return on investment: **12 months.**
- Return on Investment: **5% annually.**
- The investor's Return on Investment: is **\$23,425.00**
- Total Refund to Investor: **\$491,925**

Risk Mitigation Strategy

Below is a list of documents that ensure the safety of your investment:

- 1. Quit Claim Deed (transfer of ownership)** is signed by the construction company before the start of financing with all the other documents; in case of non-payment to the investor within the agreed terms, the ownership of the constructed home including the lot passes to the investor. The original documents are certified by a notary and stored in the Title Agency.
- 2. Mortgage Note:** a written agreement between the investor to finance each stage of construction by six draws and the construction company for the terms and debt repayment amount to the investor, including the amount of interest due to the investor.
- 3. Escrow Agreement:** an agreement between the investor, the construction company, and a third-party Title Agency that the investor's money will be received through the title agency's escrow account and issued to the construction company as construction proceeds.
- 4. Mortgage:** construction company's loan obligation to return the amount of debt borrowed from the investor with accrued interest for the construction of the home. In the event of a delay in construction, the agreement can be extended under the existing interest rate. Estimated time of construction, sale, and return on investment: 12 months.

5. Draw Schedule

Draw Schedule

Total Contract Amount \$468,500		
Initial Deposit	35%	\$163,975
Remaining Balance		\$304,525
Draw Schedule From Remaining Balance		
Slab Draw	30%	\$91,358
Framing Draw	30%	\$91,358
Insulation Draw	20%	\$60,905
Cabinet Draw	10%	\$30,450
Finishing Draw	10%	\$30,450
Total Amount	100%	\$468,500

Explanation of Contract Amount	
Construction Cost	\$369,900
Land Cost	\$75,000
City Impact Fees	\$23,600
Total	\$468,500