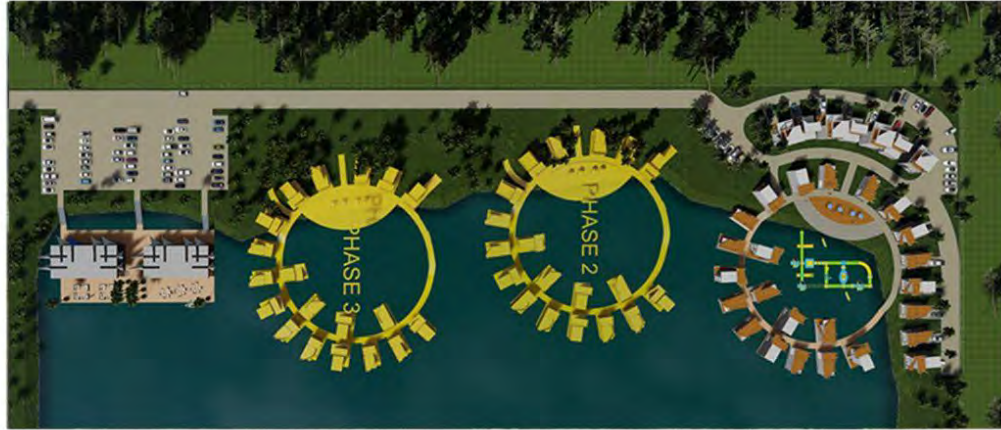


B  **M**  **S** 

CAPITAL



REAL ESTATE INVESTMENT OPPORTUNITY

 **LAKE CARMADON**

- AirBNB Hotel with Lifestyle Retail Center -
610 W. League City Parkway, League City Texas

DISCLAIMER

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PROPERTY OVERVIEW

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“ON Lake Carmadon” is a Class “A” AirBNB Hotel and Lifestyle Retail Center. The property is to be built in 2023.

The property will sit on an 11.6 acre site in League City, Texas. A submarket of Houston.

There are 31 homes in total. The collection consists of 1+ & 2+ bedroom detached homes.

Each floor plan features a spacious rooftop deck. Along with a complete infusion of the BoMoSo Design Philosophy. (See sample floor plans and highlight videos at www.BoMoSo.com.)

The neighborhood will be gated and offer a unique lake experience with floating cabanas and a central aqua park. The amenities and design centric ambiance will create a very exclusive lifestyle event for our target clientele.

A primary draw of a property like this is the central location and ease of access for a spontaneous visit.

Currently there is a new Great Wolf Lodge being developed. Their strength is an *indoor* water park. This is also their weakness. There is no opportunity for peace and tranquility in a natural environment. Another local competitor is Lagoonfest in LaMarque Texas. It has a similar strength / weakness ratio. Where Lagoonfest offers a beautiful man made outdoor pool, the surrounding decor has been given no true thought. It has been noted has “horrible” architecture. Thus exposing another opportunity. Of course Lagoonfest is seasonally dependent.

When the kid centric “high” season comes to an end, the full opportunity for “ON” becomes clear.

“ON Lake Carmadon” offers a supreme choice for the adult driven health and wellness markets. The 12,000 sq ft commercial building will house a coffee shop, fitness center and other lifestyle tenants. Being completely “over water” will make this building a special destination. The incomparable ambiance of this building will draw regular local clientele.

Taking inspiration from the incredibly successful “Vessel” in New York City and the “Golden Hand Bridge” in Vietnam we intend to create a unique design centric property. A true “something” to see and experience. The entire park including its water walkways will offer superior photography options. A draw for weddings, graduations and quinceanera pictures. [NOTE: Due to the importance of this approach the final details and renderings are only available to the investor group. UPDATE: Now revealed, The plans now include the first floating mini golf course.]

To fully appreciate the uniqueness of this project please watch the film “ON Lake Carmadon”

<https://www.bomoso.com/ONLakeCarmadon>

Password: BUILD2023

Equity Investment Terms

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1. Project cost of \$23,755,236
2. Construction loan of \$16,628,566

Equity needed of \$7,126,670
3. Investor Return - Investors will be paid an 8% annual non-compounding preferred return on unreturned capital, then 75% of the proceeds to a 25% IRR, and 60% of the proceeds there after. Profits (after debt service) will be distributed in this order:
 - a. Investor return of capital
 - b. Investor 8% preferential interest return. Accrues to capital account if not paid cash in a given year. (accrual begins after 12 months)
 - c. Any annual cash flow above 8% is split 75% to LP and 25% to the GP's up to a 25% IRR.
 - d. 60% LP/ 40% GP thereafter
 - e. Upon sale of the property, equity investors receive 100% of their original invested capital plus and accrued but unpaid preferential returns back first.
 - f. Once original capital plus accrued preferential returns are paid to LP's, profits are split 75% to LP's and 25% to GP's. Up to a 25% IRR. 60% LP/ 40% GP thereafter.
4. Estimated return: 28.96% IRR
5. Hold time: 4 years

INVESTMENT STRUCTURE

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Investment Entity	BoMoSo Capital LLC
Purchase Price	\$1,650,000
Full development price	\$23,755,236
Investor Member Requested Entity	\$7,126,570
Bank Financing	\$16,628,566
Total Capitalization	\$23,755,236
Preferred Return	8% per annum: cumulative, non-compounding
Waterfall Structure	(1) Return of Investor Capital (2) Investor 8% Preferred Return (3) 80% to Investor Members: 20% to managing Member to a 10% Investor Member IFF (4) 50% to Investor members: 50% to Managing Member
Distributions	Paid Monthly once rented or upon sale
Gross Projected IRR	28.96%
Acquisition Fee	\$46,560 (1.96% of total capitalization)
Property Management Fee	3.5% of Gross Revenue
Asset Management Fee	1% of Gross Revenue
Funding Deadline	June 1, 2023
Expected Closing Date	August 4, 2023

Estimated projections for a 7 CAP rate

Property value	31,463,876.79 \$
Annual gross income	4,517,890 \$
Operating expenses	25 %
Operating expenses	1,129,472.50 \$
Vacancy rate	35 %
Annual net income	2,202,471.38 \$
Cap rate	7 %

Cash on cash position

171% total / 42% yearly

Project timeline

48 months.

Estimated IRR for a 4 year hold.

Internal rate of return (IRR)	28.96 %
Initial investment	7,126,670 \$
Annual cash flows	
Year 1	0 \$
Year 2	990,011 \$
Year 3	4,517,890 \$
Year 4	12236530 \$
Year 5	0 \$

4-YEAR PROJECTED PRO FORMA	Permitting Construction Year 1	Construction & Lease-Up Year 2	Stabilized Year 3	Stabilized Year 4
Revenue				
Gross Potential	\$0	\$990,011	\$3,871,400	\$3,871,400
Losses				
5% Vacancy Loss	\$0	\$0	(\$541,996)	(\$541,996)
1% Delinquency	\$0	\$0	(\$38,714)	(\$38,714)
Total Losses	\$0	\$0	(\$580,710)	(\$580,710)
Net Rental Income	\$0	\$0	\$3,290,690	\$3,290,690
Other Income				
Commercial				
Golf operations	\$0	\$390,000	\$390,000	\$390,000
Total Other Income	\$0	\$167,440	\$837,200	\$837,200
Effective Income	\$0	\$1,547,451	\$4,517,890	\$4,517,890
Expenses				
Variable Expenses (Administration, Maintenance, Marketing, Payroll) Utilities Property Taxes Property Insurance Replacement Reserve Contingency				
Total Operating Expenses @ 25%				(\$1,129,427)
NOI				\$3,388,418

CONSTRUCTION COST

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UNIT TYPE	UNIT COST	QTY		TOTAL
13 FLOATS				
(8) F1 ONE BED	\$400,000	qty 8		\$3,200,000
(5) F2 TWO BED	\$440,000	qty 5		\$2,200,000
11 WATERFRONT				
(5) W1 ONE BED	\$190,000	qty 5		\$950,000
(6) WE TWO BED	\$260,000	qty 6		\$1,560,000
7 PARKLAND				
(3) P1 ONE BED	\$150,000	qty 3		\$450,000
(4) P2 TWO BED	\$220,000	qty 4		\$880,000
COMMERCIAL				
(4) 3000 SF	\$1,500,000	qty 4		\$6,000,000
CABANAS	\$8,000	qty 7		\$54,000
FLOATING	\$1,090	qty 10		\$10,900
ROOFTOPS	\$5,000	qty 4		\$20,000
KAYAKS	\$200	qty 10		\$2,000
AQUA TRICYCLE	\$2,180	qty 3		\$6,540
PADDLE BOARDS	\$200	qty 10		\$2,000
JEFSURF	\$4,500	qty 6		\$27,000
SAILBOATS	\$1,500	qty 6		\$9,000
PARTY PAVILIONS	\$5,000	qty 4		\$20,000
GOLF COURSE	\$3,740,000	qty 1		\$3,740,000
				\$17,727,440

DEVELOPMENT BUDGET

	Total Development Budget	% of Total Development Budget
LAND	\$1,650,000	6.94%
Hard Cost		
Site Development Work	\$700,000	2.94%
Building Construction Costs	\$13,987,440	58.88%
Ammenities	\$151,440	6.37%
Golf Course	\$3,740,000	15.74%
Total Hard Cost	\$20,228,880	85.15%
Soft Costs		
Martketing, Signage, Fixture	\$149,533	0.61%
Water, Sewer & Impact Fees	\$417,661	1.75%
Architecture, Design & Branding	\$500,162	2.10%
Civil & Structural Engineering	\$288,753	1.21%
Surveys, & Inspections	\$170,159	0.71%
Appraisal, & Feasibility Studies	\$206,252	0.86%
Legal & Closing Costs	\$185,627	0.78%
Development Design Contingency	\$866,260	3.64%
Financing Costs	\$804,384	3.38%
Builders Insurance Risk	\$165,001	0.69%
Capitlaized Interest Reserve	\$536,256	2.25%
Cash Flow During Construction	(-\$1,547,451)	-6.51%
Development Overhead Payment	\$783,759	3.29%
Total Soft Cost	\$3,526,356	14.83%

Total Development Budget

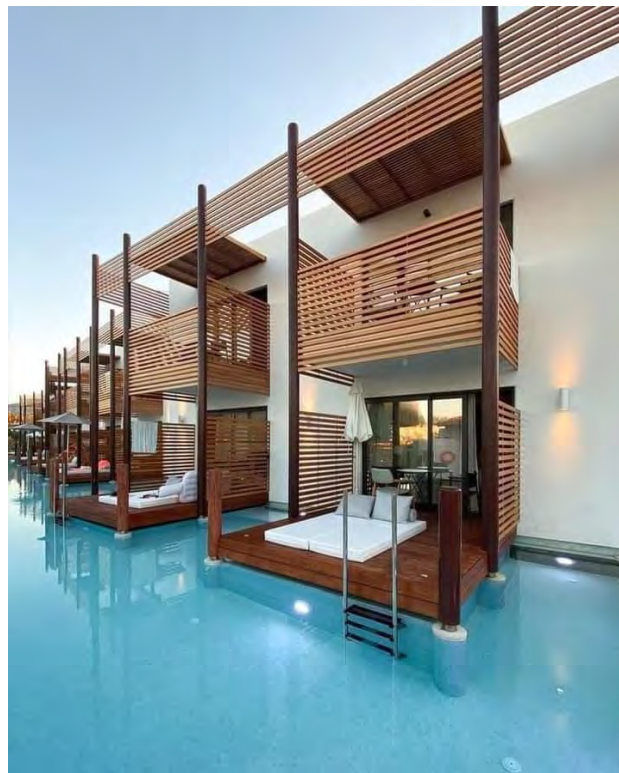
\$23,755,236

100%

CONCEPTUAL THEMATIC IMAGES



CONCEPTUAL THEMATIC IMAGES



CONCEPTUAL THEMATIC IMAGES



Cabanas

- ▶ Starting at \$250
- ▶ Upscale, private, and shaded space for 4-6 guests located directly on the beach
- ▶ Includes lounge furniture
- ▶ Available at various locations around the lagoon including The Island, The Peninsula, Paradise Cove and Sandy Cove
- ▶ Specialty food and beverage options will be available for purchase from a dedicated cabana host

*Seating availability by location may vary.
Options will reflect when purchasing tickets.*



Aqua Cycle

TICKETS START AT \$35

(30 minute session)

- ▶ 2 person ride through the lagoon waters by peddling on an aqua cycle
- ▶ Rider must be comfortable steering and propelling themselves, and tall enough to reach pedals (max weight capacity of both 450 lbs.)
- ▶ Life jacket is provided and required



CONCEPTUAL THEMATIC IMAGES

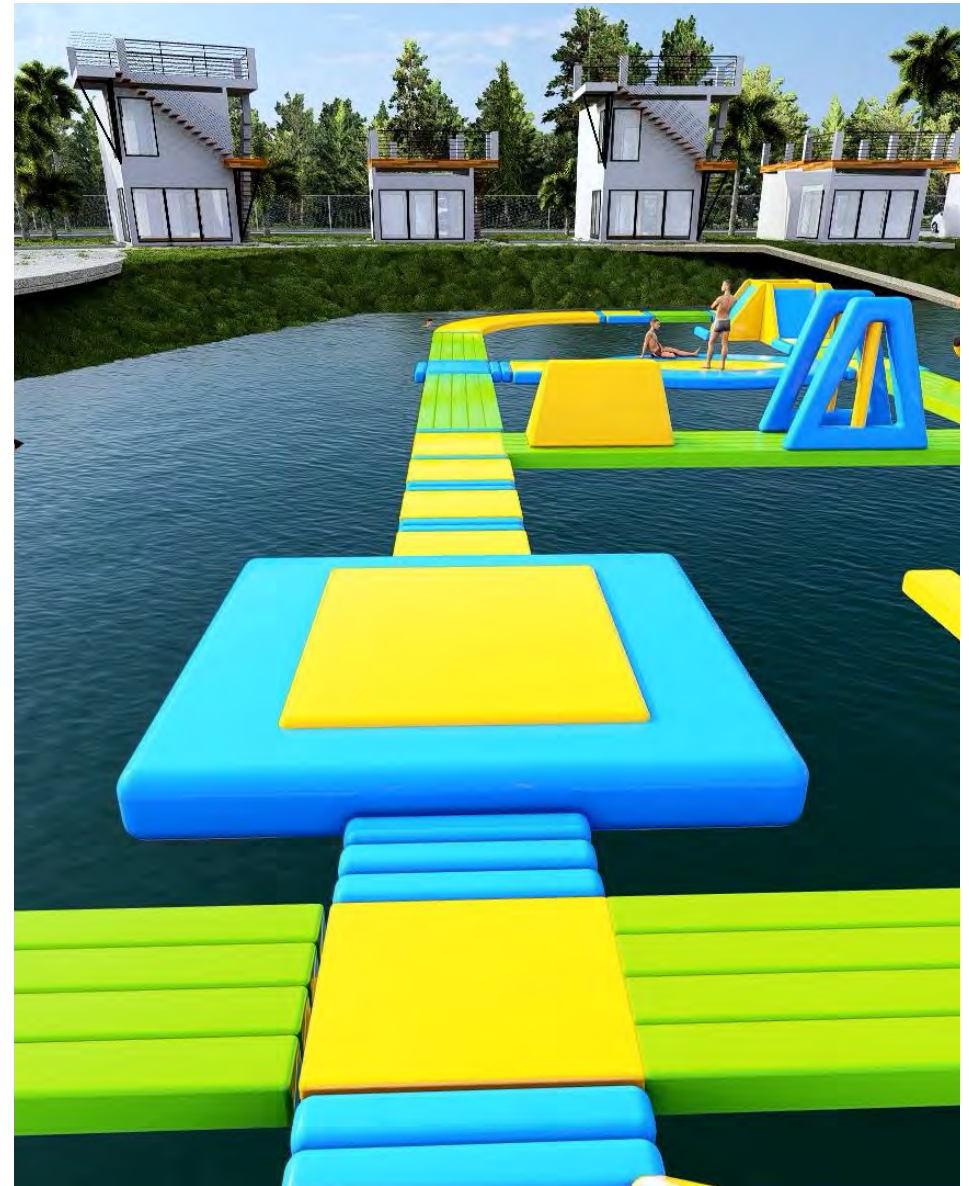


Floating Cabanas

- ▶ Starting at \$375
- ▶ Floating, inflatable cabana with shade cover located along the water's edge for up to eight (8) guests
- ▶ Specialty food and beverage options will be available for purchase

Additional Charges May Apply

*Seating availability by location may vary.
Options will reflect when purchasing tickets.*



CONCEPTUAL THEMATIC IMAGES

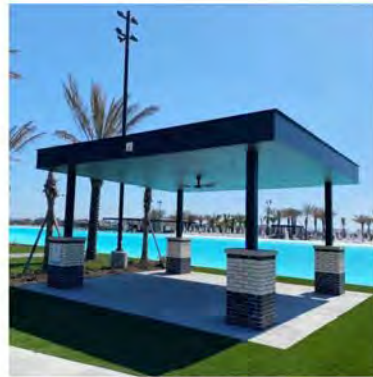


Party Pavilions

- ▶ Starting at \$450
- ▶ Private party pavilion for up to twelve (12) guests overlooking stunning views of the lagoon
- ▶ Perfect for groups, and special occasions
- ▶ Specialty food and beverage packages will be available for purchase
- ▶ Pavilion host
- ▶ Limited capacity beach experience

[Learn more about GROUPEVENTS](#)

Seating availability by location may vary. Options will reflect when purchasing tickets.



Stand-up Paddle Boards

TICKETS START AT \$20

(30 minute session)

- ▶ Float through paradise by propelling yourself to the depths of the lagoon
- ▶ One of the fastest-growing boardsports in the world
- ▶ Single/small (250 lbs weight capacity) SUPS available
- ▶ For all ages and heights; rider must be comfortable steering and propelling themselves
- ▶ Life jacket is provided and required



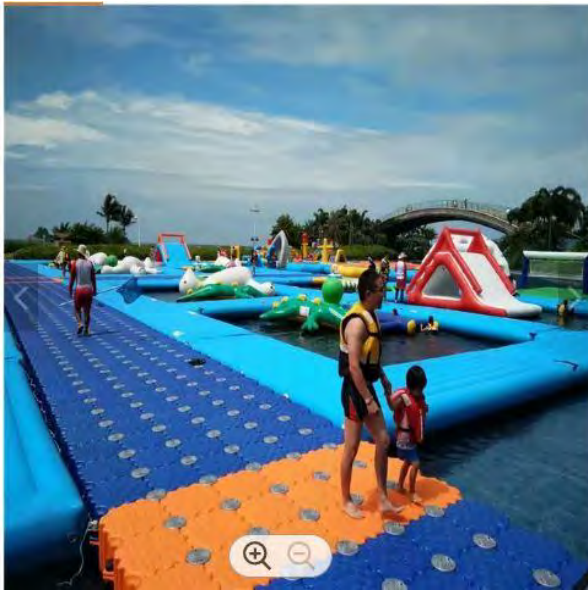
Rooftop Party Decks

- ▶ Starting at \$400
- ▶ Private rooftop deck overlooking the park grounds and hosting stunning views of the lagoon
- ▶ Perfect for large families, groups, and special occasions up to 25 guests
- ▶ Specialty food and beverage will be available for purchase
- ▶ 3 locations on the peninsula (see venue map)

[Learn more about GROUP EVENTS](#)

Seating availability by location may vary. Options will reflect when purchasing tickets.

CONCEPTUAL THEMATIC IMAGES



Sailboats

TICKETS START AT \$45

(30 minute session)

- Cruise through the lagoon by wind power
- Each ride comes with a trained and certified captain
- Our fleet offers options up to 2 guests (max weight capacity of 600 lbs.); weight capacities include captain
- Life jacket is provided and required



2+ million visitors a year @ \$10 each

Entrapped Cities by Michelle Young



nearly 2 million visitors a year @ \$33 each

CONCEPTUAL THEMATIC IMAGES

GOLF PRICING

All Day Play: \$25

Seniors (60+): \$20

Military: \$20

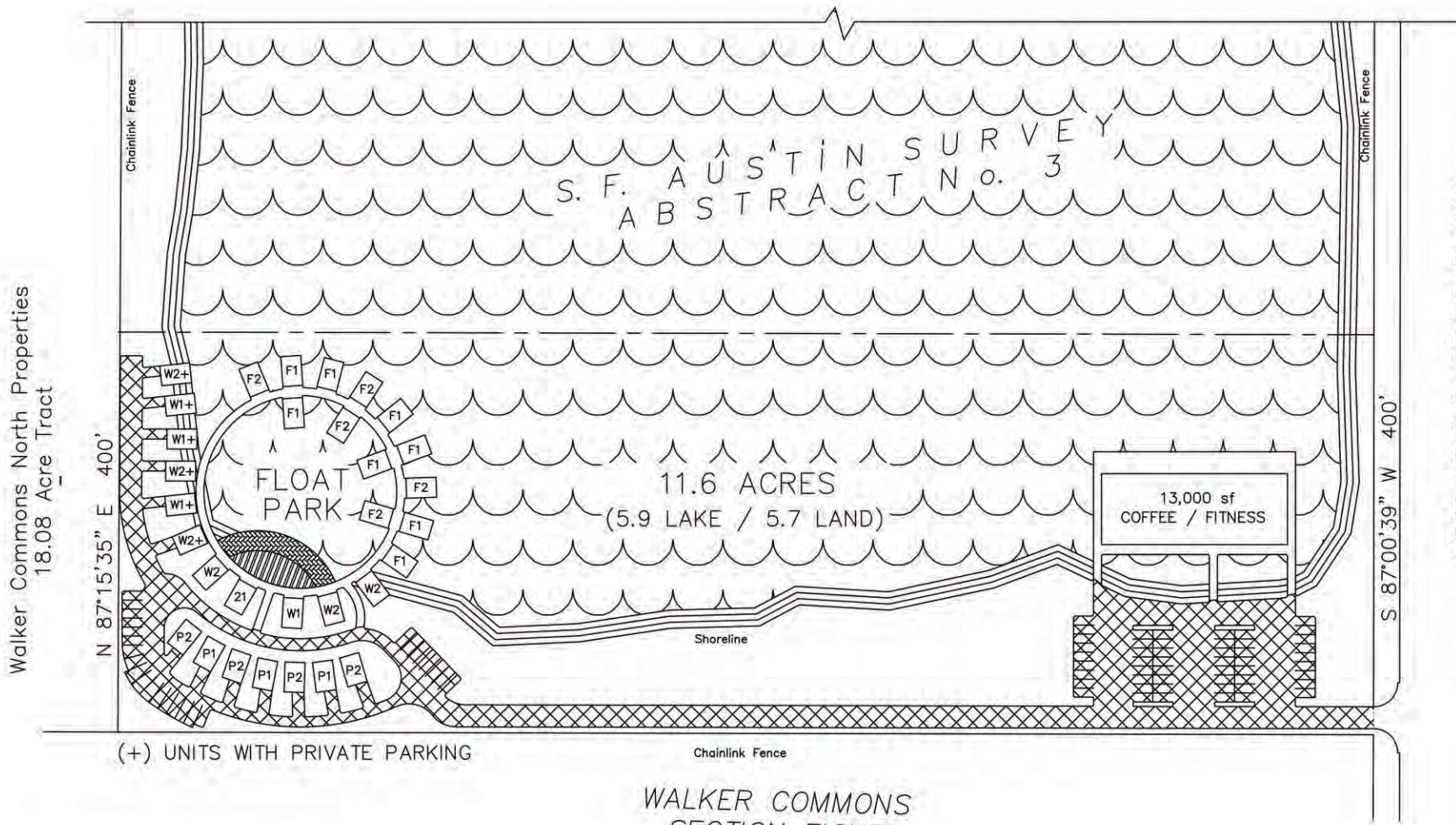
Kids ages 3-5: \$15

(2 and under free)

Groups (10 or more): \$22



LAKE CARMADON



(+) UNITS WITH PRIVATE PARKING

Chainlink Fence

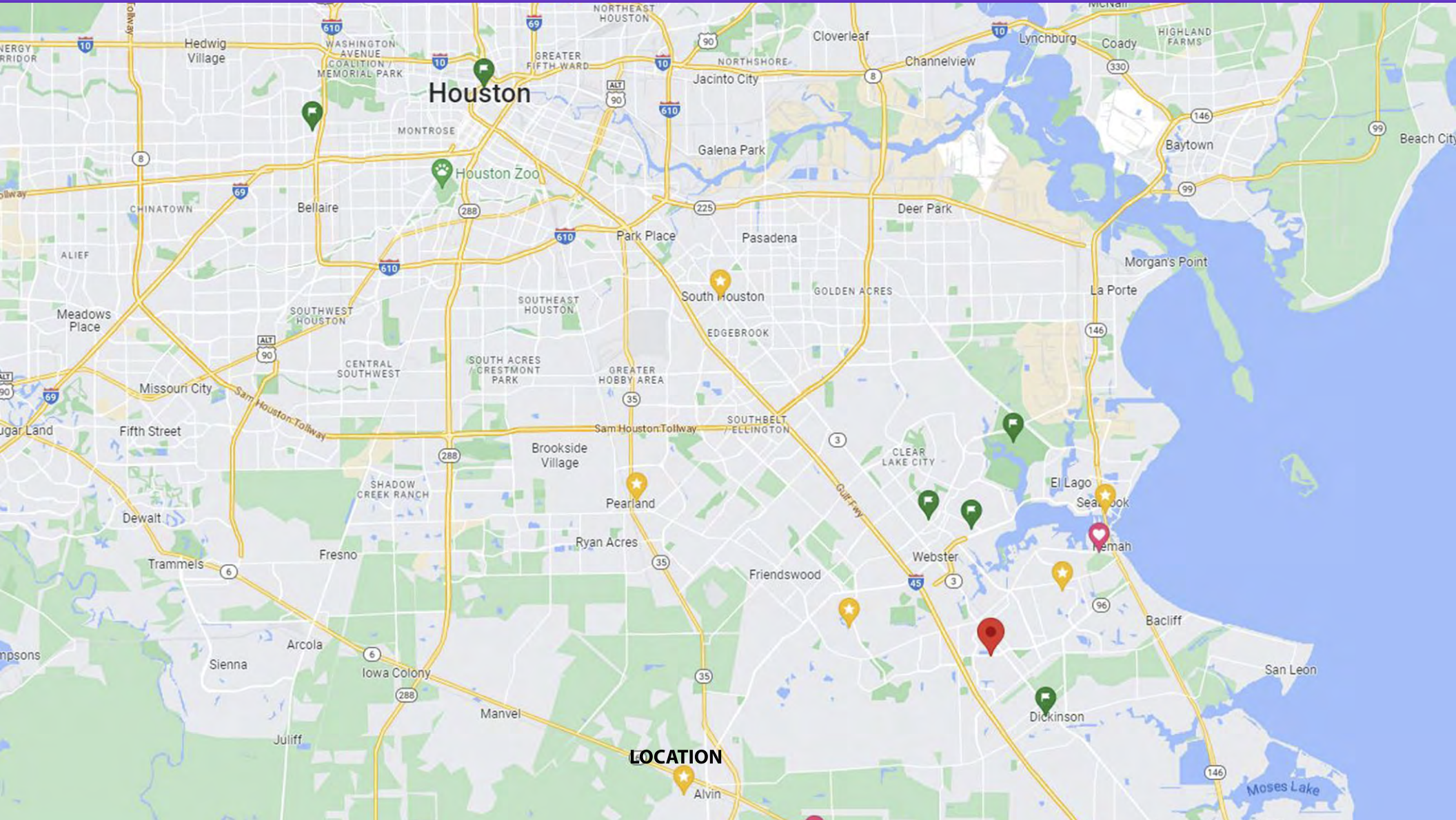
WALKER COMMONS SECTION EIGHT (2007A/ 108 GCMR)

- 13 FLOATS
- (8) F1 ONE BED = 20'X30'
- (5) F2 TWO BED = 20'X30'
- 11 WATERFRONT
- (5) W1 ONE BED = 20'X30'
- (6) W2 TWO BED = 20'X30'
- 7 PARKLAND ALL WITH PRIVATE PARKING
- (3) P1 ONE BED = 20'X30'
- (4) P2 TWO BED = 20'X30'
- 31 UNITS TOTAL

WEST LEAGUE CITY PARKWAY
(AKA STATE HIGHWAY No. 96 - R.O.W. Varies)

 <small>BOM&S.com 832-488-7748</small>	
LEAGUE CITY, TX.	ISSUE DATE 3/13/23
PLAN NAME SITE	PLAN NUMBER ON 96
SITE PLAN	

LAKE CARMADON



610 W League City Parkway, League City Texas

A NOTE FROM BRAD STRICKLAND:

I'm launching these new deals to give investors the opportunity to partner with me and my team. And to participate in the allure of the BoMoSo design philosophy. Specifically its effect on luxury gated residential rental neighborhoods.

For over 40 years I have participated in the designing and building of homes and neighborhoods. Starting at 13 years old I pulled my first building permit. And have continued my career with Lennar Homes, Perry Homes, Emerald Homes and many others.

BoMoSo started with a single barndominium and now has multiple partners and millions of dollars in development. Including gated rental neighborhoods multiple barndominiums and the most innovative floating residences.

A few testimonials to this luxury approach and its uniqueness have come along that I can share. First off, the "Victory!" on the season finale of Billion Dollar Buyer on CNBC with Tillman Fertitta.

And just to mention another, We have been amazed by the market response from that very first barndominium. Magnified by the flattering Houston Chronicle article they wrote about it.

My goal now is to use this luxury positioning advantage in all aspects of real estate. And to share the growth with investors like you.



Brad Strickland
Founder, BoMoSo Capital

BoMoSo Design Philosophy

"Emotionally provoking , Always incomparable."

The 2 phrases that are at the core. Deliberately borrowed from the luxury market in the attempt to be different and stand out.

The origins began with a simple collection of ideas written on a pad of paper. These ideas were a true list of what could be done to improve life through architecture. However the production builders and developers simply REFUSED to do them.

NONE of the original 17 ideas on that pad of paper were "budget busters" On the contrary. One of the first 17 items was "Brain over Budget!" So it was out of sheer anger and frustration with the "we've never done it that way before" industry that forced us to start BoMoSo.

There has been no comparison of this approach in the real estate market for the masses until now.

And that is the real seduction of BoMoSo.

Following in the steps of the ultra branded developments like Armani and Bulgari Hotels, or the Porsche, Aston Martin, and Versace Residences, The path and opportunity became clear. But a name alone offers very little when compared to an experience, a story or amazing value.

Developed over 43 years and scribed in detail in a secret file. The BoMoSo Philosophy exponentially became effective at the discovery of the 21 human senses. Where other design approaches only account for the main 5 human senses.

There is a distinct and pronounced uniqueness of the homes and buildings that come from this discovery. For those who have visited or own a BoMoSo designed piece of real estate, there is an honest challenge in describing what it is like to others.

The challenge lies in the "VISION" and trying to articulate it.

The last show I did with Tillman Ferttita, he made this statement,

"I NEED your VISION!"

Not my time... Not my money.... He has those. Tillman asked for what **HE** needed.

"VISION" for **HIS** property.

This enormous value of vision has been known throughout all of time. The ancient scriptures says,

"A people without a VISION will perish."

And so will a property. You can learn more about the power of the BoMoSo Philosophy on our website. But to leap ahead you should plan a visit in person.

You are invited.

