



CAPITAL



REAL ESTATE INVESTMENT OPPORTUNITY

SKY **H**ORIZONS

- SFH rental neighborhood -
701 Kost Road, Alvin Texas

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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.

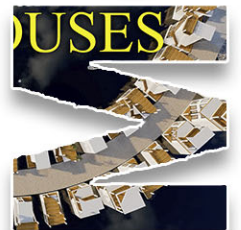
"VISION" for **HIS** property.

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

"A people without a VISION will perish."

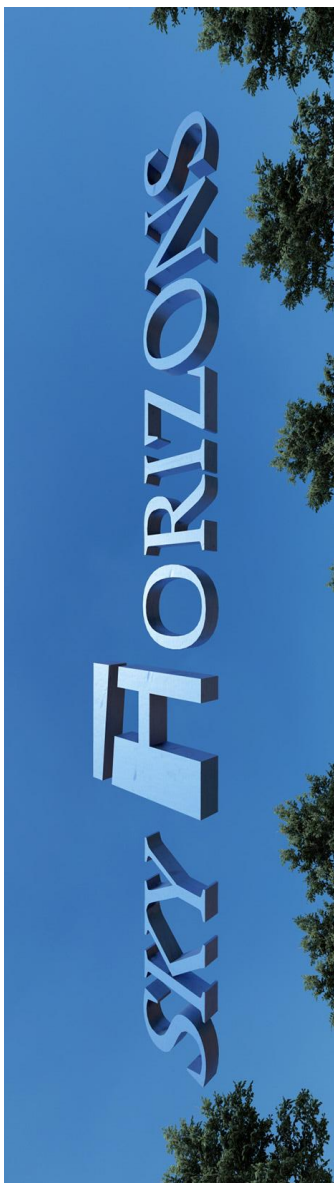
And so will a property. You can learn more about the power of the BoMoSo Philosophy on our website. But to leap ahead you should plan a visit in person.

You are invited.



PROPERTY OVERVIEW

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“Sky Horizons ” is a Class A rental neighborhood. The property is to be built in 2023.

The properties will sit on 1.2 acres in Alvin, Texas. A submarket of Houston.

There are 16 homes in total. The collection consists of 1 and 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 childrens park.

The primary draw of a property like this is the independence offered by the stand alone homes. Knowing that our tenants are coming from a traditional apartment with adjoining neighbors often above, below and on both sides of them. This single family home option will be an absolute luxury.

Currently gated new 1 and 2 bedroom single family home rentals are simply not available in Alvin.

The desire for clients to purchase a BoMoSo home is very strong. BoMoSo consistently has more buyers than homes. This connection with the BoMoSo client base will be a unique supply of tenants at a premium price tier.

Presales will begin upon the announcement of the development.

To fully appreciate the uniqueness of this project please watch the film “Sky Horizons”

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

Password: BUILD2023

Equity Investment Terms

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1. Project cost of \$2,405,137
2. Construction loan of \$1,563,339. at 6.8% interest.

Equity needed of \$841,798
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: 25.7% IRR
5. Hold time: 3 years

INVESTMENT STRUCTURE

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Investment Entity	BoMoSo Capital LLC
Purchase Price	\$238,000
Full development price	\$2,405,137
Investor Member Requested Entity	\$841,798
Bank Financing	\$1,563,339
Total Capitalization	\$2,405,137
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	25.7%
Acquisition Fee	\$47,140 (1.96% of total capitalization)
Property Management Fee	3.5% of Gross Revenue
Asset Management Fee	1% of Gross Revenue
Funding Deadline	April 1, 2023
Expected Closing Date	May 4, 2023

Estimated projections for a 6 CAP rate

Property value	3,265,650 \$
Annual gross income	290,280 \$
Operating expenses	25 %
Operating expenses	72,570 \$
Vacancy rate	10 %
Annual net income	195,939 \$
Cap rate	6 %

Cash on cash position
136% total / 45% yearly

Project timeline
36 months.

Estimated IRR for a 3 year hold.

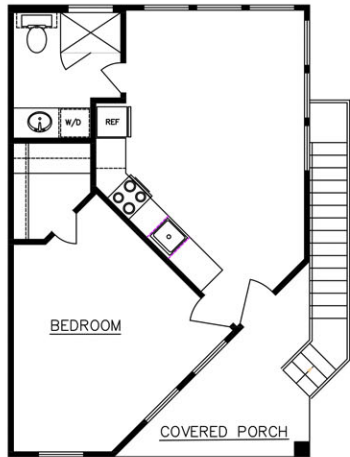
Internal rate of return (IRR)	25.74 %
Initial investment	842,000 \$
Annual cash flows	
Year 1	100,000 \$
Year 2	290,280 \$
Year 3	1150793 \$
Year 4	0 \$

3-YEAR PROJECTED PRO FORMA	Construction & Pre-leasing Year 1	Construction & Lease-Up Year 2	Stabilized Year 3	Sold
Revenue				
Gross Potential	\$100,000	\$290,280	\$290,280	
Losses				
5% Vacancy Loss	\$0	(\$14,514)	(\$14,514)	
1% Delinquency	\$0	(\$2,902)	(\$2,902)	
Total Losses	\$0	(\$17,416)	(\$17,416)	
Net Rental Income	\$0	\$272,864	\$272,864	
Other Income				
Commercial	\$0			
Total Other Income	\$0	\$0	\$0	
Effective Income	\$0	\$0	\$0	
Expenses				
Variable Expenses (Administration, Maintenance, Marketing, Payroll) Utilities Property Taxes Property Insurance Replacement Reserve Contingency				
Total Operating Expenses @ 25%				(\$72,570)
NOI				\$217,710

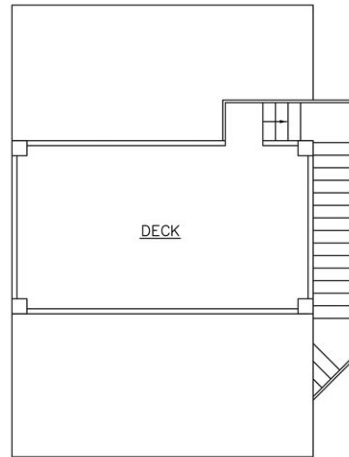
RESIDENTIAL UNIT MIX

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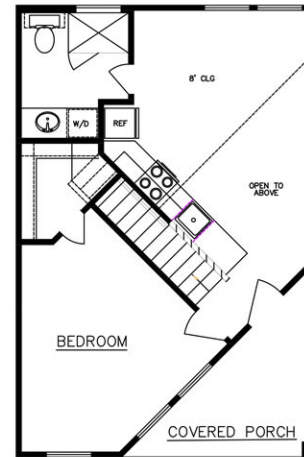
UNIT TYPE	MONTHLY RENT	YEARLY RENT	MIX (%)	NUMBER OF UNITS	SIZE (SQ FT)
U1 1 BED / + DECK	\$1299	\$93,600	35%	6	515
U2 2 BED / + LOFT	\$1599	\$122,175	65%	10	905



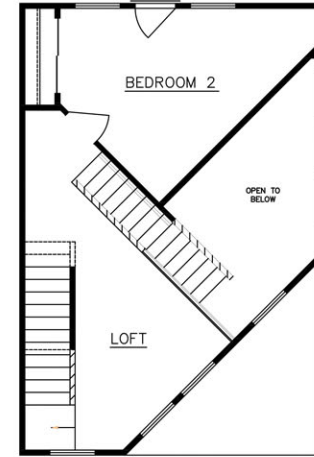
1ST FLOOR PLAN – U1



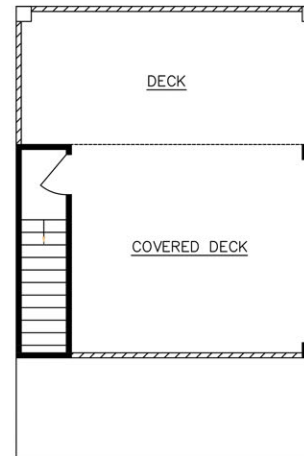
ROOFTOP DECK – U1



1ST FLOOR PLAN – U2



2ND FLOOR PLAN – U2

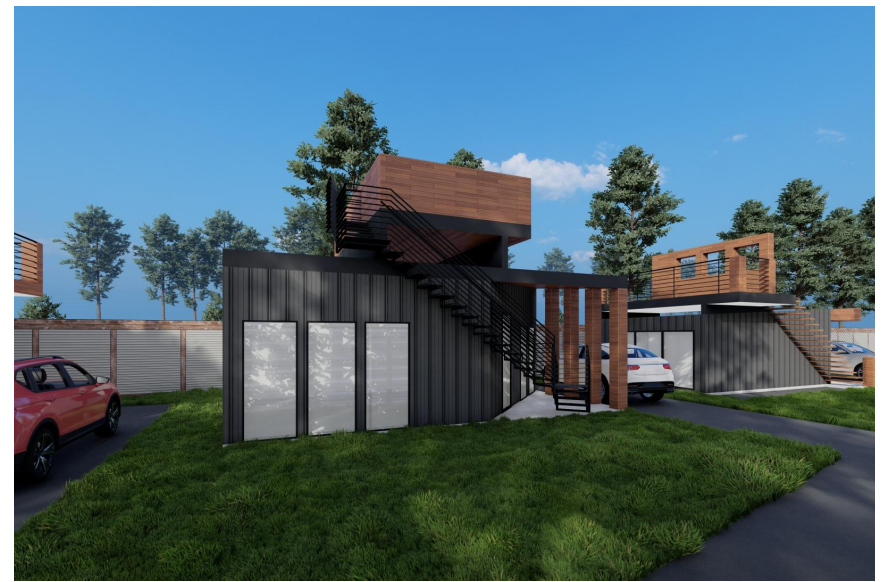


ROOFTOP DECK – U2

DEVELOPMENT BUDGET

	Total Development Budget	% of Total Development Budget
LAND	\$238,000	9.9%
Hard Cost		
Site Development Work	\$230,000	9.6%
Building Construction Costs	\$1,638,900	68.1%
Total Hard Cost	\$2,106,900	87.6%
Soft Costs		
Martketing, Signage, Fixture	\$16,835	0.7%
Water, Sewer & Impact Fees	\$24,051	1.0%
Architecture, Design & Branding	\$48,102	2.0%
Civil & Structural Engineering	\$33,671	1.4%
Surveys, & Inspections	\$19,241	0.8%
Appraisal, & Feasibility Studies	\$24,015	1.0%
Legal & Closing Costs	\$24,051	1.0%
Development Design Contingency	\$38,482	1.6%
Financing Costs	\$93,800	3.9%
Builders Insurance Risk	\$12,025	0.5%
Capitlaized Interest Reserve	\$115,446	4.8%
Cash Flow During Construction	(\$228,488)	-9.5%
Development Overhead Payment	\$76,964	3.2%
Total Soft Cost	\$298,237	12.4%
Total Development Budget	\$2,405,137	100%

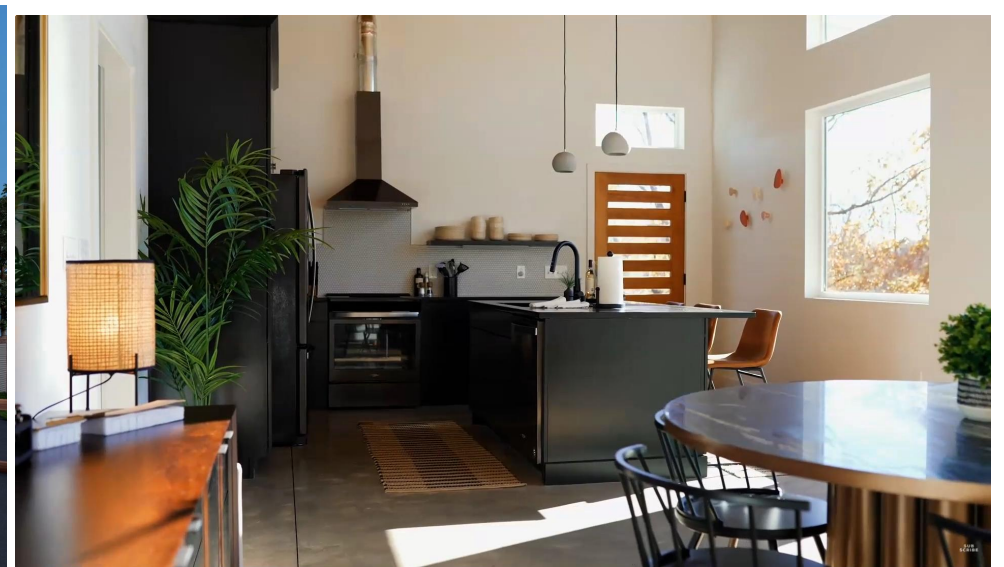
CONCEPTUAL THEMATIC IMAGES



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CONCEPTUAL THEMATIC IMAGES

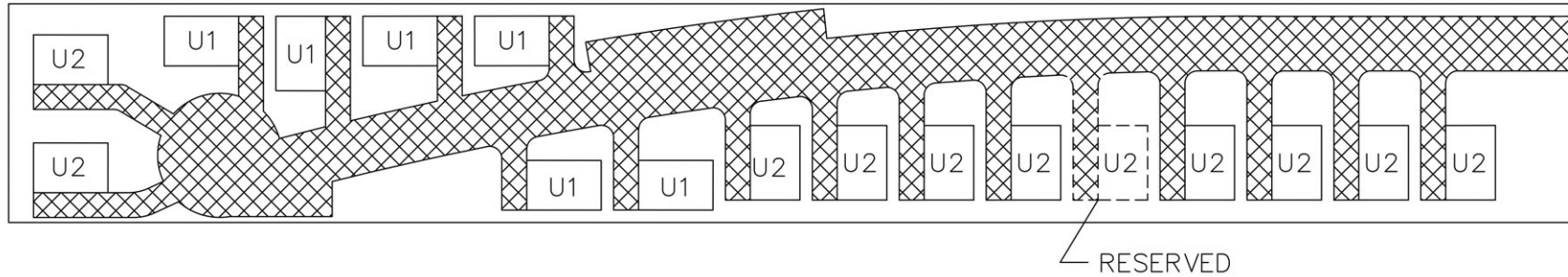


SKY HORIZONS

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791 KOST ROAD, ALVIN, TX. 77511

16 RENTAL HOME SITES
1 RESERVED (PER CITY)



KOST ROAD

(6) U1 FOOTPRINT = 20'X30'
(11) U2 FOOTPRINT = 20'X30'



OWNER:

701 KOST ROAD
ALVIN, TX. 77511

ISSUE DATE
2/10/23

PLAN NAME
SITE

PLAN NUMBER
SKY

KEY SHEET