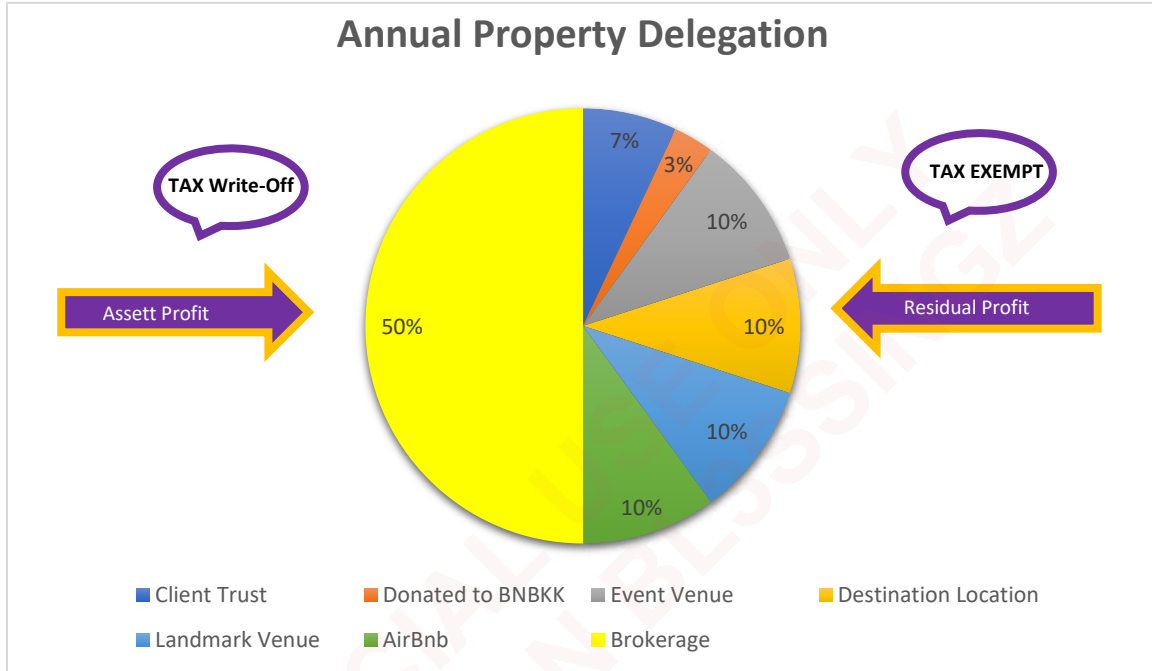


HAUS OF R3ALTY LLC

PROFIT STRUCTURE BREAKDOWN

The information below has been comprised to offer maximum profitability, lower tax liability while also being of service to the community.



RESIDUAL PROFIT: *Properties that are designated to continuously make you money. See the allotted percentage breakdown above and the designated margins below:*

Client Trust- A living trust that annual assets will be stored in to accumulate value without decedent taxation. Also avoids hassle of probate especially when attached to a will.

Donated to B3auty N B13ssingz K1ngdom K1dz Inc (BNBKK)- These properties will be utilized for workers of the K1ngdom Rehabilitation Program (KRP). These will also serve as designated working areas. Therefore, all leases will be Commercial and are not subject to tenant rights. **Example:**

2310 W Vermont is a BNBKK KRP Property

Designated for Furniture Repurposing

BNBKK will contact BCSO (Bexar County Sheriff's Office) to solicit individuals who meet the criteria to work and refurbish appliances. They will be offered Employment, Housing, and a Phone. They will be hired as independent contractors and given 30% profit of everything they work on when sold. (Base Equipment will be provided through 100k Operational Budget) **Requirements**

- Recommendation Letter from Court Assigned Official
- Mandatory Compliance with Court Assigned Regulations

- Must be a Non-Violent Offender (Exception for Self Defense)
- Company Guidelines Addendum (Notarized)

Event Venue – These properties will be specialized for event that are deemed multicultural necessities such as weddings. Each event venue will have its specified support houses (serving as vendors). Based of the type of venue will determine the BNBKK KRP property use. **Example:**

377 Cherry Street is an Event Venue property for Weddings
7023 Travel Lane is an Event Property for Pre-Marital Parties

- 1700 Rose Lane is a BNBKK KRP vendor property that serves as a custom Bridal Shop. This Bridal Shop is not open to the public but does accept online orders. All clients will schedule appointments for specific tailoring. All participants are skilled in design and have specified skillsets such as mender, tailor, accent wear, tailoring, etc.
- 233 Dale Ave is a BNBKK KRP vendor property that serves as a custom Event Decor Shop. This shop is not open to the public but accepts online orders and customized tailoring. All participant’s have specialty design skills such as sketch, custom craft, embroidery etc.

Destination Location – These properties will rent out about market value and will serve exclusive destinations. These properties must be Crème De La Crème **Example:**

834 w martin st serves as a Destination Property for Honeymoons
726 Vision Lane serves as a Destination Property for Luxury Wedding Receptions
5976 Village Dr serves as a Destination Property Staycation Getaways

Landmark Venue- These are carefully researched properties that are deemed to have historical values. These properties will be legally established as landmarks and turned into a Landmark destination innovatively educating the world on the historical value of that location (Ex: Anne Frank House).

AirBnb – These properties will exclusively be on AirBnb at x2 of monthly rent amount. Weekend rates x1.5 of weekday rate. Example: (Based on 4-week Month)

3287 N Sage St is a AirBnb Property

- Standard Monthly Rent is \$1700
- AirBnb Monthly Rent is \$3400
- Weekly Rate \$850
- Room Rate Min: \$50
- Combined Room Rate \$100 per night (Weekday M-T) Ex: 2 Rooms \$50 Each – 3 Rooms \$25 (+\$25)
- Combined Room Rate \$150 per night (Weekday F-S) Ex: 2 Rooms \$75 Each – 3 Rooms \$50

Monthly Profit (2 Rooms) = \$1700

Monthly Profit (3 Rooms) = \$2100

Annual Profit (2 Rooms) = \$20,400

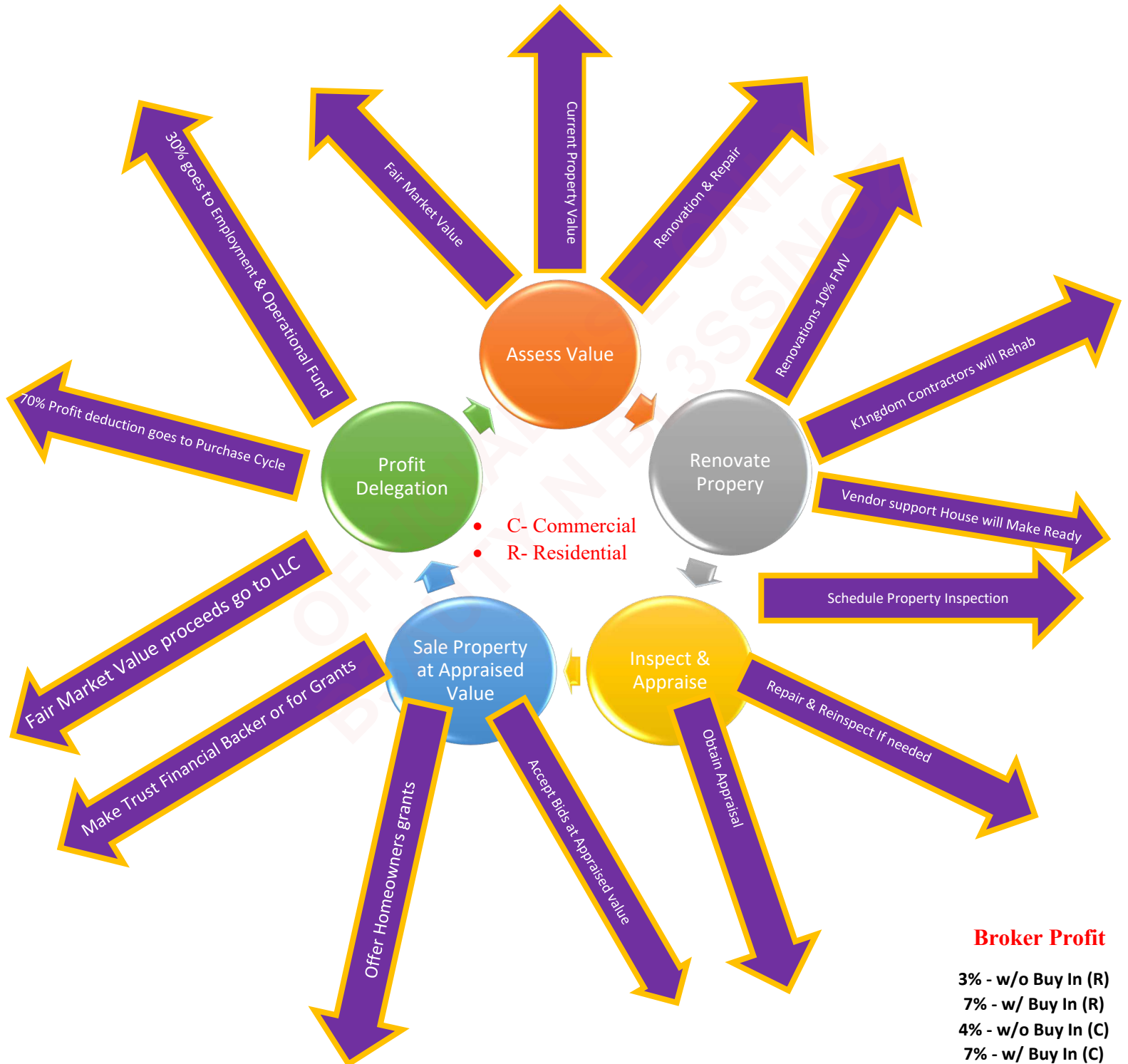
Annual Profit (3 Rooms) = \$25,200

10 Properties at Same Rates (3 Rooms) = \$252,000

10 Properties at Same Rates (2 Rooms) = \$204,000

ASSETT PROFIT: Profit based on current assets held. These properties are renovated and sold at Appraisal Value with a minimum of 30% above Fair Market Rate Value.

Broker Profit Cycle



Broker Profit

- 3% - w/o Buy In (R)
- 7% - w/ Buy In (R)
- 4% - w/o Buy In (C)
- 7% - w/ Buy In (C)

Statistic Infrastructure

Broker Breakdown

- **Profits**- Profits are issued based on scale and given out prior to Profit Delegation
- **Buy Ins**- A Broker may buy a property listing at 3% of total properties appraised value
- **No Buy In**- Brokers who cannot afford to Buy In will be given 3 properties to broker. Brokers are only allowed 2 rounds of properties with no Buy in. After that they must buy in listing or that is the end of business relationship

Buy- In Example: Residential

Broker	Sherry Holland
Property Listings	5
Combined Property Value	\$974,300
Buy In Price	\$29,229
Combined Selling Price	\$1,030,000
Broker Profit after Sale	\$71,200
Broker Profit - Overall	\$41,971 (- Buy In)

Property Address	Appraised	FMV	Sold For	Broker	LLC(FMV)	501c3(70%)	Operations (30%)
737 Sycamore St	\$254,000	\$170,000	\$270,000	\$18,000	\$170,000	\$57,400	\$24,600
5789 Terry Lane	\$179,000	\$136,000	\$200,000	\$14,000	\$136,000	\$35,000	\$15,000
10845 Viscount Dr	\$154,000	\$123,000	\$160,000	\$11,200	\$123,000	\$18,060	\$7,740
943 Prosper Blvd	\$219,300	\$187,000	\$230,000	\$16,100	\$187,000	\$18,830	\$8,070
3490 Holly Dr	\$168,000	\$137,000	\$170,000	\$11,900	\$137,000	\$14,770	\$6,330
TOTAL	\$974,300	\$753,000	\$1,030,000	\$71,200	\$753,000	\$144,060	\$61,740

FMV (+) Broker (-) Sold for = Capital Profit

Capital Profit (x) .7 = Asset Cycle

Capital Profit (x) .3 = Operations

No Buy- In Example: Residential

Broker	Annette Smith
Property Listings	3
Combined Property Value	\$357,000
No Buy In – Round 1	\$0
Combined Selling Price	\$383,000
Broker Profit after Sale	\$11,490
Broker Profit - Overall	\$11,490

Property Address	Appraised	FMV	Sold For	Broker	LLC(FMV)	501c3(70%)	Operations (30%)
204 Maple Dr	\$80,700	\$53,000	\$85,000	\$2,550	\$53,000	\$18,060	\$7,740
9227 MLK Blvd	\$127,300	\$100,000	\$133,000	\$3,990	\$100,000	\$20,307	\$8,703
3730 Mainline Dr	\$149,000	\$107,000	\$165,000	\$4,950	\$107,000	\$37,135	\$15,915
TOTAL	\$357,000	\$260,000	\$383,000	\$11,490	\$260,000	\$75,502	\$32,358

- o Broker Fee if Bought In: \$10,710
- o Broker Profit if Bought In: \$26,810
- o Broker Buy In Overall Profit: \$16,100
- o Profit Buy In Differential = \$4,610

Buy- In Example: Commercial

Broker	Sherry Holland
Property Listings	3
Combined Property Value	\$1,700,000
Buy In Price	\$51,000
Combined Selling Price	\$1,820,000
Broker Profit after Sale	\$127,400
Broker Profit - Overall	\$76,400 (- Buy In)

Property Address	Appraised	FMV	Sold For	Broker	LLC(FMV)	501c3(70%)	Operations (30%)
204 Rowdy Dr	\$754,000	\$570,000	\$800,000	\$56,000	\$570,000	\$121,800	\$52,200
9227 Apex Blvd	\$633,450	\$600,000	\$700,000	\$49,000	\$600,000	\$37,700	\$15,300
3730 Acorn Dr	\$312,550	\$276,000	\$320,000	\$22,400	\$276,000	\$15,120	\$6,480
TOTAL	\$1,700,000	\$1,446,000	\$1,820,000	\$127,400	\$1,446,000	\$174,620	\$21,780

No Buy- In Example: Commercial

Broker	Annette Smith
Property Listings	3
Combined Property Value	\$500,000
No Buy In – Round 1	\$0
Combined Selling Price	\$552,000
Broker Profit after Sale	\$22,080
Broker Profit - Overall	\$22,080

Property Address	Appraised	FMV	Sold For	Broker	LLC(FMV)	501c3(70%)	Operations (30%)
1785 Grayson St	\$132,000	\$98,000	\$152,000	\$6,080	\$98,000	\$33,544	\$14,376
9143Mason Blvd	\$258,000	\$184,000	\$270,000	\$10,800	\$184,000	\$52,640	\$22,560
3957 Windway Dr	\$110,000	\$73,000	\$130,000	\$5,200	\$73,000	\$36,260	\$15,540
TOTAL	\$500,000	\$355,000	\$552,000	\$22,080	\$355,000	\$122,444	\$52,476

Direct Realtor Agents receive 1% on All Properties when not accompanied by Brokerage.

New Leasing Process

Rent is now 10% of Appraisal Value

Ex: \$250,000 Residence = \$25,000 Annual Rent / Monthly Rent \$2,083.33

Requirements:

- 2.5x rent amount
- Must provide a copy of Background Check
- Must provide a copy of Credit Report
- Must sign a Community Guidelines Addendum (Notarized) – Clear and concise community rules, violations, and processes.
- Must sign an Eviction Addendum (Notarized) – provides detailed terms of the eviction process and the voiding of certain tenant rights. Including a mandatory fee of 12% of current balance if an eviction proceeding must be filed.
- Must sign a Wage Garnishment Addendum (Notarized) – establishes mutual agreement that if tenant fails to pay rent and eviction proceeding must be filed. Wage garnishments will be in effect after proceeding(s) have commenced.
- Existing Tenants must sign all Addendums, or their current leases will not be renewed.

We will provide an Operational WorkApp in we will be able to communicate effectively and manage the daily operations effectively. The link to your Work App is:

Name: Haus of R3alty - _____

Taxation

501c3 – Our Tax exemption status provides you with various perks, including. . .

- Exemption from Federal income tax.
- Tax-deductible contributions (Money spent on our services can be written off)
- Exemption from state income, sales, and employment taxes
- No Tax on **Materials!!**
- Reduced postal rates
- Exemption from Federal unemployment tax; and.
- Tax-exempt financing.

Contractor Payment

\$1500 (pp)- Residence
\$3000 (pp)- Commercial
\$300 (pp)- Make Ready
\$150 (pp)- Media
\$700 (pp) - Craftsman

Tax Write Off- These are properties that will be eligible for a tax deduction due to your partnership with a 501c3 corporation.

Why create a Living Trust?

- A Living Trust Avoids Probate. Probate is the court-supervised process of distributing a deceased person's estate
- A Living Trust Saves Money
- A Living Trust Protects Your Privacy
- A Living Trust Assists in the Event of Incapacitation
- A Living Trust Provides Certainty and Peace of Mind
- **NO ASSETT DEPRECIATION**

Profit Receivers

Clients Trust
Clients Residual
Clients Asset Cycle

In Conclusion

The partnership established through our companies will provide a projected profit margin of 12-20% annually. Once a property has been renovated our contracted photography company will provide arial drone footage, Virtual Home Tours with Instructor to ensure all around marketability. Our Media Liaison will then run adds tailored to the listing of that particular property. Ensuring we appeal to the correct buyers' market.

This is only a synopsis of what we can provide. We hope that after carefully reviewing our Partnership Proposal as well as this Profit Structure Breakdown you can see the benefits this will have for yourself and your companies for many generations to come.

We would love the opportunity to truly earn your business!

B13ssingz,



President

Ebony M Jones

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