

Veterans Victory Housing and Small Business Center Colorado Springs



323,000 Square Feet Class A Real Estate; \$207 sq ft cost; \$5,900,000 annual income forecasted.
Estimated \$341 value per sq ft, if industry cap rate 5.35 continues in first year of occupancy.





Veterans Victory
Mixed Use Multifamily Apartments
and Small Business Office Center in
Qualified Opportunity Zone
240 Apartments and
15 Small Business Offices
0 Bradley Road, East of Fort Carson
(Bradley & S. Powers)
Colorado Springs, CO 80911

This document is not an offer or
solicitation to sell or acquire
securities or any other financial
products and is not a prospectus.

Sustainability, Livability, Innovation and Entrepreneurship for Veterans



What We Are

Veterans Victory Opportunity Fund – Colorado Springs, CO (VVOF) is a private-equity real estate Qualified Opportunity Fund (QOF) designed as a vehicle for investors with capital gains equity. Funds will be used to purchase, construct and renovate a mixed-use property marketed to Veterans, resulting in ADA-accessible, green multifamily apartments, business offices and programs for Veterans that create above-market returns for the investor.

The dual goals are to create stable Veteran communities that serve and enhance the surrounding underserved areas while creating a portfolio of properties attractive to bank equity, private equity and family office investors. For the Colorado Springs fund, VVOF plans to acquire land/build 240 apartments and 15 business offices near Fort Carson.

VVOF seeks to provide investors with 20% projected net IRR, including an average annual tax shielded income yield above market, plus tax benefits of a QOF investment.

Mission

Our mission is to help improve the lives of Veterans through a mixed-use, place-based initiative, designed to provide offices, technical assistance and programs for veterans to create jobs, assist with self-sufficiency and housing to help improve quality of life a supportive community atmosphere.



SITE PLAN

Veterans Victory Housing and Small Business Center*

- ▶ **Impact**
- ▶ **Brings Broadband Speed to a Rural Area through Patented Middle Ware Technology**
- ▶ **New jobs – 315**
- ▶ **Increases # of homes – 240**
- ▶ **Helps Set Up 150 New Veteran Owned businesses, creating 600 jobs**
- ▶ **Green construction (\$67 million)**
- ▶ **Solar (100% Offset and Expected Net Revenue of \$5,000,000)**
- ▶ **Bank financing receives priority in OZs.**
- ▶ ***Undue reliance should not be placed on this flier. Please reference the Private Placement Memorandum for additional information.**

Benefits of VVSBC

Multifamily Cap rate 5 to 6 Average

Office Cap rate 5 to 6 Average

- ▶ **Accessible – Airports, Major Corporations, Military Bases**
- ▶ **Walkability – Trails and with views**
- ▶ **NNN Leases Signed early**
- ▶ **Custom Build Out for Offices**
- ▶ **Waiting List of Renters,**
- ▶ **Significant rent revenue**
- ▶ **Vendors Pay Market Rental Rates**
- ▶ **Green Construction with PACE Financing**



APARTMENT BUILDING

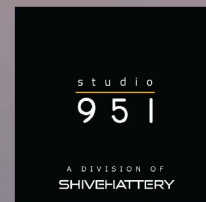


Think Whole Veteran – Creating Clearinghouse Connecting Veteran Communities and Collaborating

- ▶ **High Tech Campus**
- ▶ **Entrepreneurship Catalyst**
- ▶ **Labor Shortage Solution**
- ▶ **Diversity Enabled Construction**
- ▶ **University Partnerships**
- ▶ **On Site Technical Assistance from bankers**
- ▶ **Veterans Priority Government Contracting Set Asides**
- ▶ **Welcoming to Veteran Families**
- ▶ **Quality Live, Work and Play**
- ▶ **State of Art Broadband**
- ▶ **AdvantEdge AI Patented Technology**
- ▶ **Comprehensive Security System**
- ▶ **Computer Managed Utility Usage**
- ▶ **Solar Panels Generate Revenue.**
- ▶ **Inclusive Decision Making**
- ▶ **Active Lifestyle for Differently Abled**
- ▶ **Airport, Highway, School, Parks and Restaurants next door**
- ▶ **Walkable, collaborative and community-centric**



SMALL BUSINESS CENTER





UNIT 1 :

688 SF
1 BED, 1 BATH



UNIT 2 :

959 SF
2 BED, 2 BATH



UNIT 3 :

1,306 SF
3 BED, 2 BATH

UNIT PLANS



Vision: Overview of the Prioritized Investment Focus

The profit margin will be above market because the place-based, scalable model incorporates elements of five well developed programs into a new system of revenue production. These are:

Digital Connection Program using of state-of-the-art technology designed and delivered through GTSG. The construction of the apartments and offices will involve the fastest broadband services available (www.gtsgglobal.com).

Veteran-Owned Small Business Development Program focuses on providing intensive services to help veterans develop, own and finance SBA-certified Veteran-Owned Small Businesses, Certified Women-Owned Disadvantaged Small Businesses, Certified Disabled Veteran-Owned and Certified HUB Zone Businesses.

Holistic Healthy Housing Program will be a community-centric affordable real estate development aimed at veterans. The cost of renting the apartment rentals will be reduced through use of GTSG's technology.

Innovative Business Investment and Risk Reduction Program – Project financing of the holistic Veterans Victory Project will employ state and federal QOF deductions and Technology Investment Incentives. Banks will have an incentive to lend to and invest to meet CRA requirements.

Carbon Footprint Reduction Program will reduce harm to the environment through the use of Property Assessed Clean Energy (“PACE”) financing, which pays for the use of energy efficient materials in the construction of the apartments and offices. The holistic design of the Veterans' campus helps reduce energy consumption for the renters and the business owners.



Self-Funded Renewable Energy Efficiency & State-of-the-Art Technology with 20 Patents www.gtsgglobal.com



Benefits for Investors

Founder Buys Shares or Facilitates Buy Out

20% estimated IRR based on appreciated value in 10 years.

A. Financing includes \$3,000,000 Enterprise Zone Incentives, \$13,333,000 PACE Financing and \$32,000,000 in loans.

B. Estimated financial benefits, include expected appreciation in 10 years to \$140,000,000, \$50,000,000 tax and depreciation deductions.

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Benefits for Veterans

GTSG Global network software connecting Veteran business supplier and buyers across USA.

Enhanced Veteran Victory community efficiencies and cost savings through GTSG Global's Internet of Things (IOT) software network analytics.

Financing options provided by banks. Technical assistance for business operations from bankers.

Qualified Opportunity Zone Investments in Veteran Owned Businesses.

Health, culture and recreation programs offered on site.

Access to a psychologist and physical therapy programs.

Lower transportation costs for entrepreneurship and personal travel

Government Contracting Assistance from PTAC and SBDC.



Four Developers For Holistic Campus

VV Opportunity Zone Fund

Impact Fund & VV 501c3

Fund Developer	Smart City, IT Solar Developers	Small Business Office Developers	Apartment Developers And Managers
Kim Kuhle	Mike Wofford	Steve Hammers	Roy Perry
Vandenack Weaver	Dawn Pegg	Lestor Colodny	Chuck Lesnick RMA Management
Jim Pieper	Doug Lee	Paul A. Kowcielski	Marina Sanchez
Kelly Davis	GTSG Global, Valor, Paradigm	Charles Cothorn	Danica Taylor
Penny Bartholamew	Cheryl Cordova	Jason Mellhop	Hammers Danielle Hernandez
Board Members	Mark Brown	Dakota Springs	Director, Hammers Lawn Care TBA

- ▶ TBK Bank
- ▶ Vincent Prins
- ▶ PACE
- ▶ Chris Peterson
- ▶ Colorado
Enterprise
Fund
- ▶ Eva Padilla

Small Business Center Proposed List of Offices

▶ The Small Business Center would ideally have the following offices:

- ▶ **1. Law Firm, Architect, Engineer, Construction**
- ▶ **2. Psychologist, Physical Therapy, Mental Health Counseling**
- ▶ **3. Medical Doctor or Eye Doctor or Dentist etc.**
- ▶ **4. Human Resources Placement Company**
- ▶ **5. Co-Working, CFO Services,**
- ▶ **6. Coffee shop or caterer and/or convenience store**
- ▶ **7. Software company, AdvantEdge Office**
- ▶ **8. Small Business Finance Co. (CDFI or SBIC)**
- ▶ **9. Insurance, Travel Agency, Construct Specialist**
- ▶ **10. Photo-technical Solar Training and/or Veteran Re-training**
- ▶ **11. Gym**
- ▶ **12. Bank**
- ▶ **13. Day Care, Retirement Care, Home Healthcare**
- ▶ **14. Nonprofit specializing in Veteran Services**
- ▶ **15. University Outreach Office**
- ▶ **16. Military Transition Office**

Clubhouse Benefits for Residents and Veteran Home-Based Businesses

Nondenominational Church Space

Commons Room

Art Center

Physical Therapy Area

On-site property manager

Security and Camera Monitoring System

Self controlled utility usage

State of the Art solar and utility cost management

Gym and exercise classes offered on site.

Swimming Pool

Recreational activities with ADA Accessibility Considerations

Access to a psychologist and physical therapy programs.

Low-cost transportation

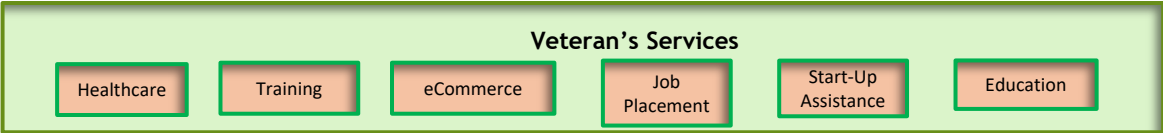
On site brain trust for solving problems

Bankers on site weekly to provide technical assistance

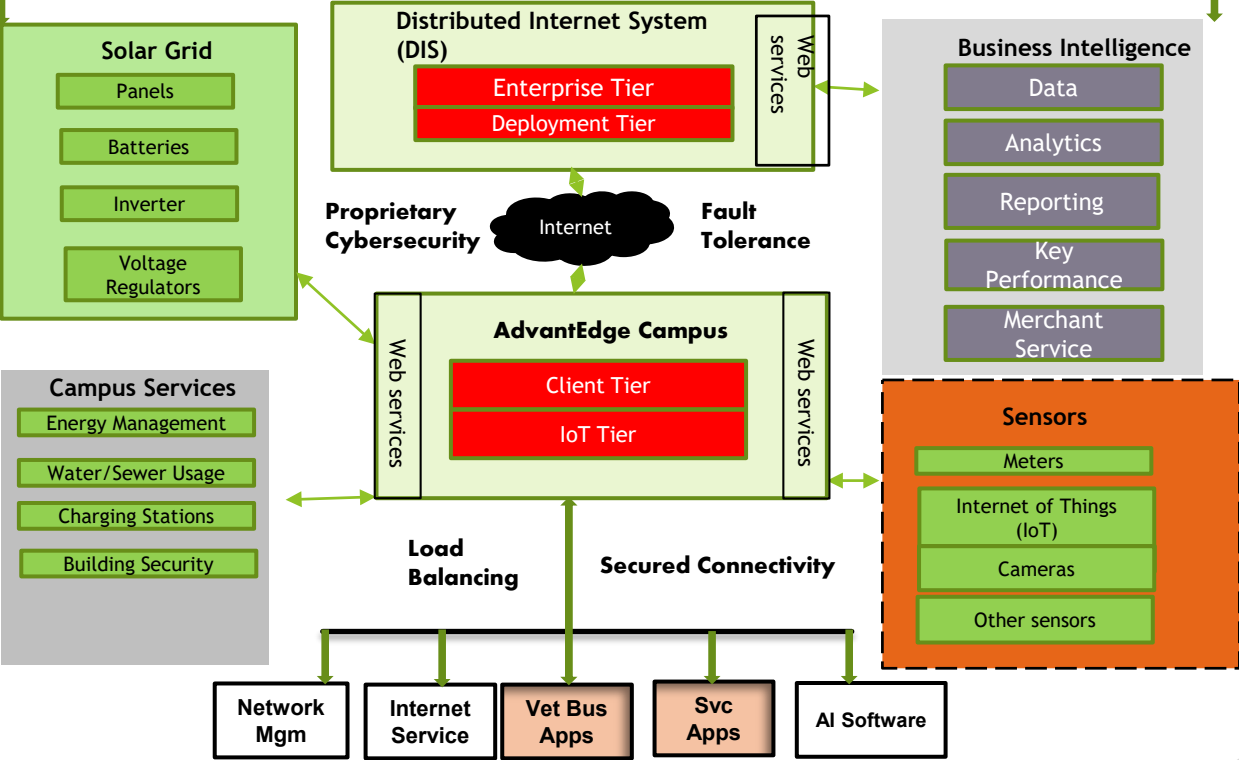


Integrated Veteran's Services within Entire Community
www.GTSGGlobal.com

One
Network



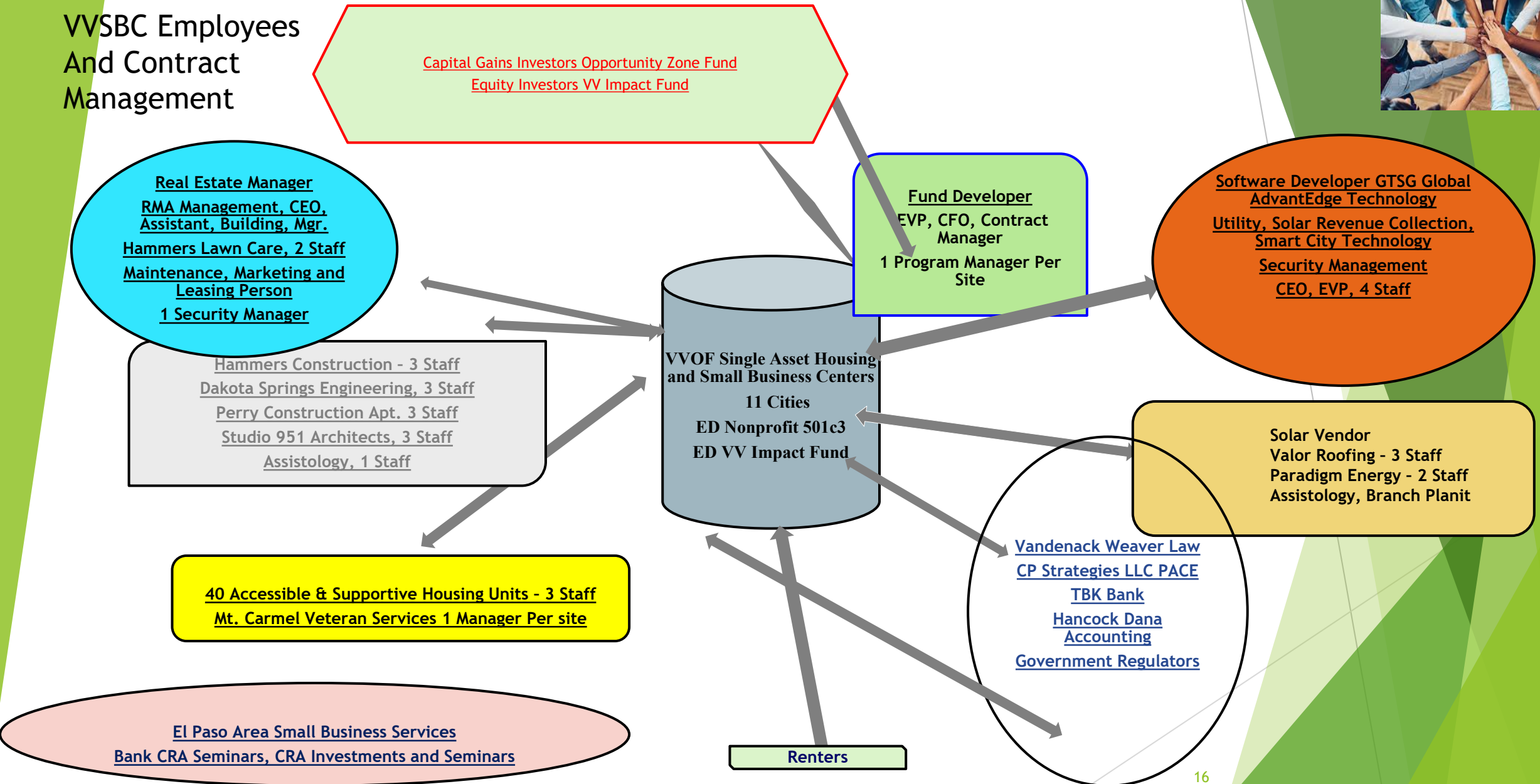
One 7/24
Network
Ops Center



Campus
Management

Veteran
Services

VVSBC Employees And Contract Management



City Colorado Springs Pueblo Grand Junction	Specialization PTSD, PT	Metrics 15 acres, 240 apartments, 15 offices	Need Community needs 25,000 homes
San Benito, TX	Veterans, First Responders, Border Patrol PTSD, PT, WTC, RVG Epicenter	25 acres, 240 apartments, 15 small business offices, condos TBD	Bilingual business and healthcare delivery
South Sioux City	Nonprofit Partnerships, Offices and Services	15 acres, 30 nonprofit offices, 120 apartments	88% Majority Minority; 50% underage of 15
Omaha	Anti-Bioterrorism UNMC Spinoff Bus	15 acres, 240 apartments, 15 business offices	Large SAC Veteran Population
Sioux Falls	Serving cancer patients Rural populations	15 offices, 1,200 Homes	25% growth of population in last decade
Tucson, Rapid City Jacksonville,	Post Traumatic Stress Syndrome	15 acres, 240 apartments, 15 business offices	High growth Area

- ▶ Scalable Human, Financial and Physical Capital Model
- ▶ Winning Digital Arms Race
- ▶ Joint Applications for Veteran Preference Bids
- ▶ Catalyzing and creating clearinghouse of public private partnerships.
- ▶ Collaborating to build on current skills and adding new.

Income Per Site10x Cities = \$60 Million Year

Apartments: Furnished Unit, Plus Services	Ave Square Ft*	Exp Units	% of Total	Pro Forma Rent*	Monthly Effective Rent*	Units times Mo Rent	Total Annual
1 bedroom apartments	950	80	41.67%	\$1,665	\$1,665	\$149,850	\$1,798,200
2 bedroom apartments	1,100	80	41.67%	\$1,925	\$1,925	\$173,250	\$2,079,000
3 bedroom apartments	1,800	80	16.67%	\$3,150	\$3,150	\$113,400	\$1,360,800
Total		240	100.00%	\$6,740	\$6,740	\$436,500	\$5,238,000

Small Business Center/Programs	Square Ft	Exp Units	% of Total	Pro Forma Payment*	Monthly Effective Payment*	Units * Electrical/Broadband	Total Annual
Offices & Co-Working	15,000	40		\$3,100	\$3,100	\$45,000	540,000
Payments - Electricity from Renters						\$34,950	419,400
							959,400

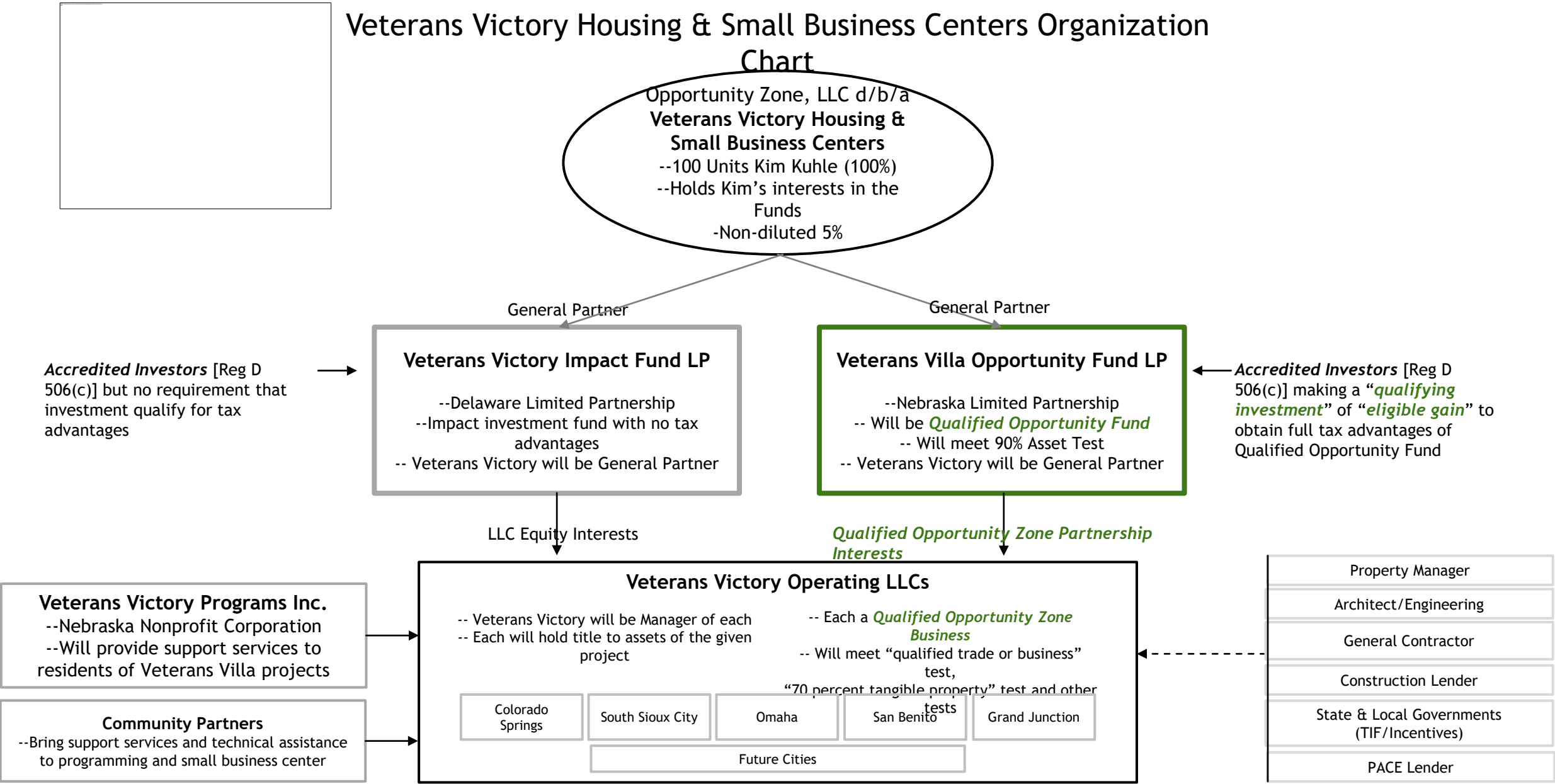
	FEMA Income	15 Offices	Coffee Bar Inc.	\$563 per co- worker	AdvantEdge		
Total Annual Year 1 Gross Revenue	Garage Rentals		Security	\$563 program	Counselor	\$516,450 Monthly Total	\$6,197,400
	Nonprofit Rents	15 Offices 2 fl.	Club rental	\$2,250 per office	Physical Therapy		
	Workforce Trng						
	\$12,000	Programs- st flo	Event Rental	Classes	Vet. Program Income		

Notes:							
Workforce Trng, Co-working, Program	3,000	30		\$700		\$22,500	\$270,000

Sources and Uses

<u>Sources of Funds</u>	-	
Owner/Investor Equity: Qualified Opportunity Fund		\$20,000,000
CRA-Eligible Bank Construction Loan		\$33,335,928
Property-Assessed Clean Energy Financing (PACE)		<u>\$13,333,982</u>
Total		<u>\$66,669,911</u>
<u>Uses of Funds</u>	-	
Acquisition of Land		\$3,670,000
Construction Costs		
• Apts (\$200,000 per unit; 240 units)	\$48,500,000	
• Small Business Center (\$200 per sq ft; 15,000 sqft)	\$3,000,000	
• Solar AdvantEdge Security (240 Apts.& 15 Offices)	\$3,797,520	
		\$55,297,520
Contingency Fund		\$1,658,926
Horizontal Engineering		\$ 3,300,000
Fees, OZ Fund & Other Expenses Not Included in Construction Budget		<u>\$2,743,465</u>
		<u>\$66,669,911</u>

Veterans Victory Housing & Small Business Centers Organization Chart



What You Can Do to Help

- 1. Identify passionate, life giving, honest team players.**
- 2. Find Veterans to invest capital gains in the VVOF, equity in the \$50 million Impact Fund and donate to the VV Programs Inc. 501c3.**
- 3. Promote the “Profits Interest Early Investor Program.” Sign subscription agreements early.**
- 4. Identify Family Office investors who will invest \$20 million in each of the VVSBC sites and sign loan guarantee.**
- 5. Identify Veteran owned businesses that can provide services at several VVSBC sites. These companies could provide a services such construction management or Day Care or provide a good such as sandwich and coffee shops.**
- 6. Find skilled grant writers, finance packagers and tax incentive experts**
- 7. Identify investors who lead the way in solar energy and green construction.**
- 8. Identify a national bank that will make a CRA Qualified Investment in a VVSBC and receive above market rate of return for the next ten years.**
- 9. Find Veterans who are business owner and can offer quantity discounts for material and equipment and equipment purchases will reduce cost of construction, creating savings for the investor.**
- 10. Find Veterans who will coordinate the VVSBC outreach in the states where we are doing business. www.vvsbc.com**

Kim,Kuhle@VVSBC.Com, CEO
www.VVSBC.com, 402.639.8855
www.capitalconsultingcompany.com
Award Winner International Women
Economic Forum 2020



Experience:

Community Development Finance Banker,
structuring and blending complex finance
packages for \$1 billion in commercial real
estate loans for 20 Years.

**Co-Founder, Working Board Member, Personally Liable and
Treasurer** for a fund that started with \$1,000 and grew to a \$65
million 6,500 multifamily apartments, serving for 20 years.

Treasurer and Personally Liable Working Board Member for two
funds, a \$25 million 100-unit senior apartment fund and a \$17
million 400-unit multifamily fund for a total of 10 years.

Real Estate Property Manager - responsible for development of
100 acres of land, acquisition of 5 institutions, developing an
award- winning healthcare clinic, office buildings and economic
development programs in 3 states for 5 years.

Member Kuhle Family Trust – Don Kuhle holds 89 Commercial
Properties; Next Project: developing 160 Acre business park and single-
family housing suburb on land owned by Kim, Kathy and Ken Kuhle.

Business Plans, year-by-year tax estimates and spreadsheets are available.

