



Get ready to
reimagine your world

Silver Swann
Enterprises, Inc.



Vision

What if we could create a world that had a full range of affordable, eco-friendly homes? What if that same world had infrastructure constructed to be energy-efficient and environmentally sympathetic? What if there were jobs at nearby companies which were all part of the collaborative biosphere? Is it possible that this shared initiative could also include amazing recreational facilities and entertainment venues?

It sounds too good to be true.

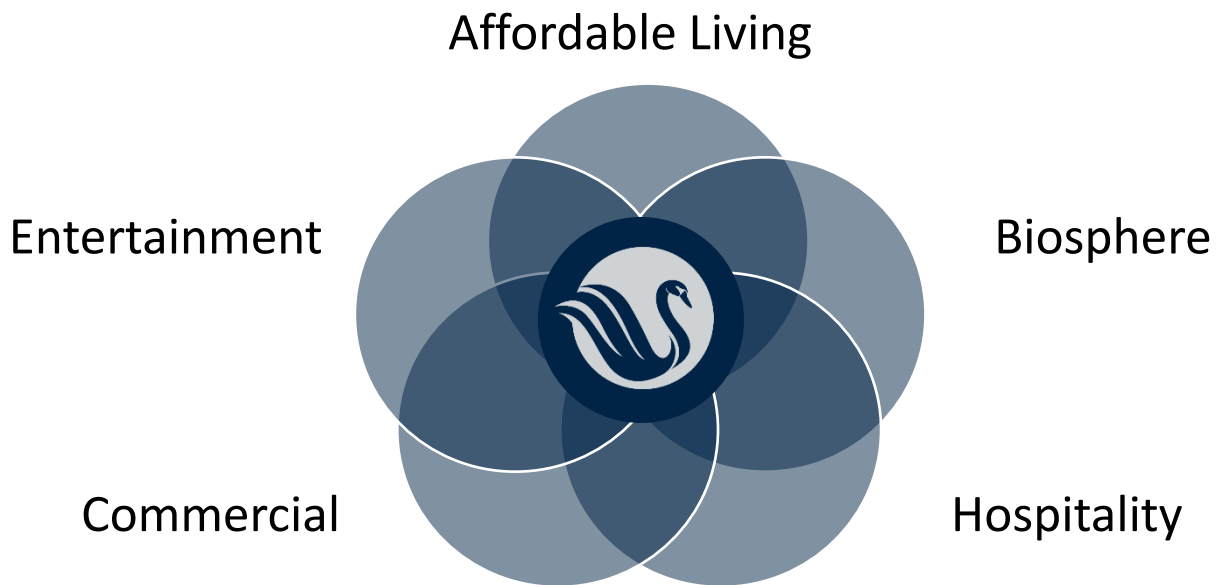
Silver Swann Enterprises, Inc. is ready to make this world a reality.

Spanning 2,000 acres in the hills less than two hours from Los Angeles, a world will be created with a thousand new homes incorporating clean energy. Neighborhoods and well-considered landscaping will create the foundation for the community. Commercial interest will be cultivated with meticulously selected partners. Recreational and entertainment facilities will be designed for both residents and tourists, ensuring a world class experience while maintaining efficiency.

Silver Swann has the expertise to design and develop the biosphere with the utmost respect for the balance between humans and nature.

Silver Swann Enterprises develops custom sustainable communities for local, regional, and countrywide markets. Land is carefully selected and guided through the stages of development, from concept to final sales, in collaboration with trusted partners.

They have recently set sights on the greater Los Angeles area with a grand vision for the Capital Hills community. It will be deliberately designed to live in harmony with the environment across 2,000 beautiful acres of land less than two hours from Los Angeles, California. A carefully planned roadmap embracing five core elements will be progressed in a sequential approach to build up starting with eco-friendly infrastructure.



Challenge

According to research, the cost of living in Los Angeles, California is 49% higher than the national average.⁽¹⁾ The average cost of a home is \$650,000, which makes homeownership unattainable for so many people.⁽²⁾ People are moving out of the city, not because they want to leave California, but because they can't afford the life they want.

Traffic density in and around Los Angeles contribute to poor air quality. While commuting in cars is part of the problem, it's not just about cars. Trucks, trains, and shipping all contribute to poor air quality.

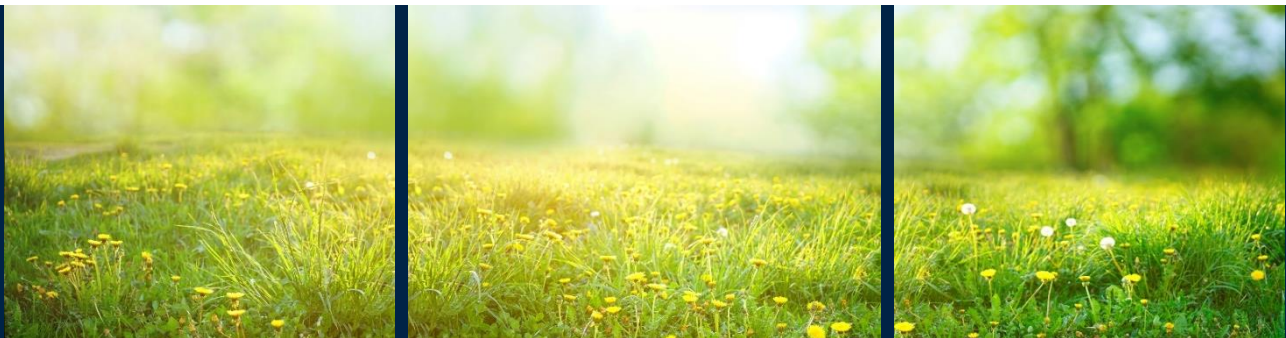
Air pollution is not just about enjoying the air we breathe. "Numerous scientific studies have shown that ozone and particle pollution can cause premature death and lead to adverse health effects, including asthma, cardiovascular disease and development and reproductive harm. Particle pollution is known to cause lung cancer."⁽³⁾

And for the privilege of overpriced, polluted living? There is the joy of getting stuck in traffic, having to travel ages to get to decent hiking trails, and a lack of built-in amenities unless you are among the uber wealthy. The search is on. There must be better options. It's time to level up.

Solution

The answer is in Capital Hills. A mere 90 minutes from Los Angeles, the land is nestled beside the beautiful hills with 2,000 acres. Silver Swann is partnering with key organizations to design a range of residential developments which offer different sizes and styles of homes.

Imagine driving into a community where most of the people are driving electric golf carts to the grocery store. Trees are plentiful and the landscaping lush, with nearby hills creating inspirational views. Residents gather at the local swim park, strolling through the clubhouse to pick up drinks before heading to one of the lovely pools. Children run and play at the park nestled among the quiet neighborhoods.



This very same community – beautiful, natural, tranquil – has infrastructure built in to harness organic energy minimizing the environmental footprint of all the residents and businesses. Commercial organizations have established large corporate facilities on site, offering a range of job opportunities. Local residents who are employed here can actually drive their golf carts to work.

And the best part? The homes are affordable. Prices will start around \$150,000 for a multi-family units and A-frame homes, progressing to around \$500,000 for traditional family homes. Upgrades will be available to ensure prospective buyers are able to customize their homes to suit their taste.

Competition

There are plenty of existing competitors in the real estate market who offer housing options. However, the options in Los Angeles will fall short of being affordable. In a search of real estate listings in nearby Bakersfield, CA, there were approximately 250 homes that could offer 1,000-1,750 sq ft, but less than 10% offer a pool.

While there are some homes in the Capital Hills area that might be competitive on affordability, those homes will not be able to offer the amenities or the cost efficiency long-term based on a holistic biosphere that Silver Swann will deliver.

Development of the residential neighborhoods in Capital Hills will lay the foundation for the longer-term strategy of a sustainable community with complementary commercial and residential aspects.



A sustainable community with complementary commercial and residential developments

Approximately 550 residential units will be built. Subdivisions will include an over 50’s area, multi-family homes, and traditional family homes. Structural options will include WORTHYdomes designs which are manufactured using recycled materials and incorporate efficiencies which will be beneficial to the residents in terms of lowering cost of utilities. Several types of homes will be developed representing a range of architectural concepts, sizes, and price points.

Type of Housing	# of Units	Average Sq Ft Per Unit	Retail Price Per Unit
Traditional Family Homes	250	1,500	\$ 502,500
Affordable A-Frame Homes	50	1,000	\$ 150,000
Senior Bungalow Homes	100	800	\$ 172,000
WORTHYDomes Homes	100	1,500	\$ 322,500
Multi-family Homes w/ pkg	25	1,000	\$ 200,000
Multi-family Homes	25	800	\$ 140,000
Total Targets	550		

Team

The leadership team at Silver Swann Enterprises demonstrates decades of experience in real estate development and environmental endeavors.



Melissa Swann

Founder & President

Over a decade of experience working at a private real-estate development banking institution.

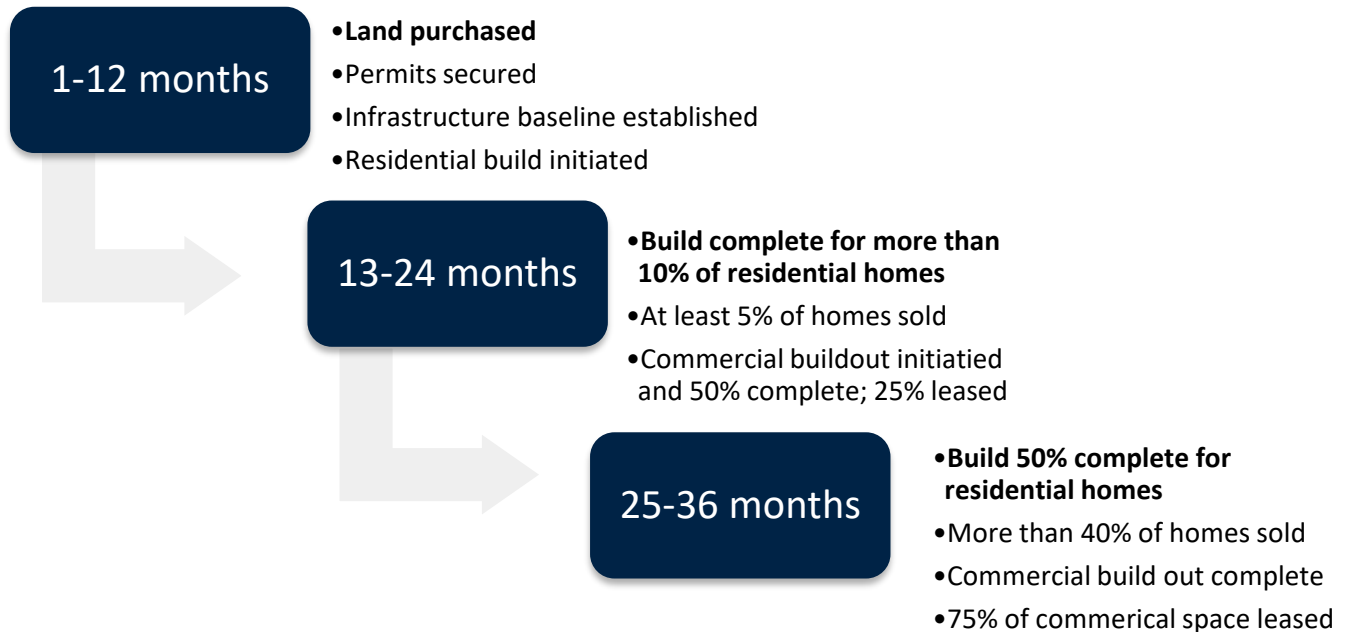


Glenn Callahan

CEO & Treasurer

Served as an officer with Wells Fargo Bank for 10 years financing commercial and residential projects.

Silver Swann has already established conversations and agreement in principle with local authorities to ensure the project can progress as quickly as possible following funding.



Financials

An investment of \$25,000,000 is required to commence the plan for the biosphere community. Real estate development will be the first area of focus, with a strategy to use some of the profits towards the subsequent phases.

Operating Statements	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue					
Real Estate	0	9,076,063	65,331,188	59,940,125	61,826,375
Biosphere	0	0	100,000	500,000	750,000
Hospitality	0	0	0	1,900,000	1,900,000
Commercial	0	0	0	0	1,425,000
Sports & Entertainment	0	0	0	0	0
Net Income	0	9,076,063	65,431,188	62,340,125	65,901,375
Operating Expenses					
Staff	2,500,000	4,000,000	5,000,000	5,000,000	5,000,000
Operations (systems, travel, legal, etc)	1,000,000	1,000,000	1,500,000	2,000,000	2,000,000
Landscaping & Maintenance	0	0	1,000,000	1,000,000	1,000,000
Sales and Marketing	0	500,000	500,000	500,000	500,000
Total Operating Expenses	3,500,000	5,500,000	8,000,000	8,500,000	8,500,000
Pre-Tax Income	-3,500,000	3,576,063	57,431,188	53,840,125	57,401,375

Conclusions

Principals Melissa Swann and Glenn Callahan require \$25,000,000 to fund development of the Silver Swann biosphere community in Capital Hills. This will serve as a flagship project to demonstrate how we can live better and more affordably when we optimize community design to harmonize with the environment.

Be part of the future. Reach out for more information today and help us show the world, we can build a better way to live.



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5th Avenue Capital

Private Funding from \$10M to \$2B