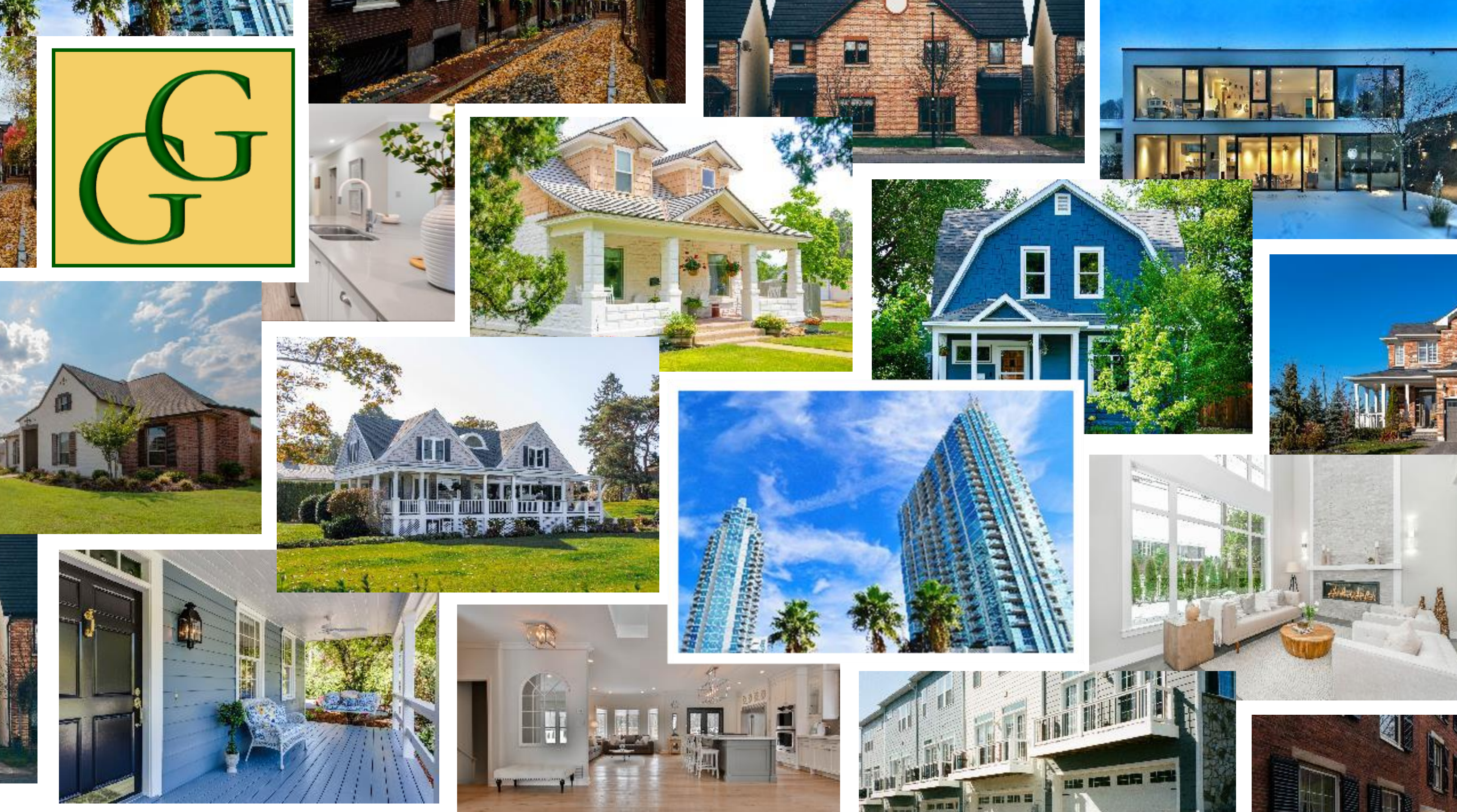


GreenGold Acquisitions LLC

5th Avenue Capital
Private Funding from $10M to $2B

Vision

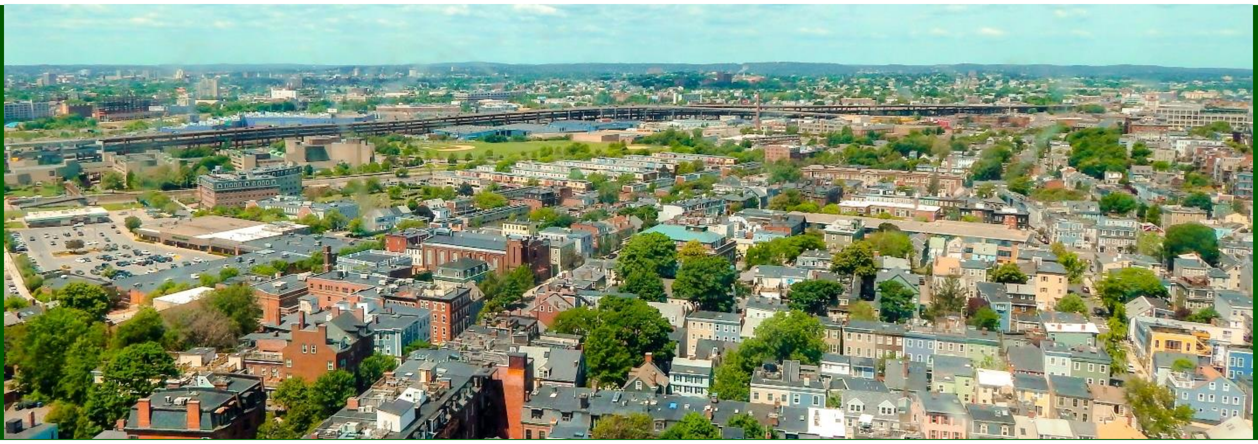
GreenGold Acquisitions LLC is creating an opportunity for a select group of investors to drive significant property acquisition, development, and divesting focusing on $10 million to $100+ million residential and commercial projects.

The company will have a distinct advantage over other players in the industry based on the unique experience and exclusive network the leadership team bring to the business. A carefully curated corporate structure will drive strong parallel results, building a substantial investment pool for ongoing projects, while enabling investors to enjoy consistent profit pay-outs. It will be a legacy built from decades of experience and a lifetime of relationships, harnessed for years to come.

GreenGold Acquisitions LLC

GreenGold Acquisitions LLC is an extension of Ken Greenberg's historic business endeavors. Empowered by the capital pool offered through Worthy Crowdfunding, the business will leverage existing frameworks on a whole new level. Currently, there are numerous opportunities available. With the economy poised to change dramatically, a downturn is possible. In this situation, the types of opportunities will change, but the potential for return remains strong and could grow dramatically. Projects from developers that do not hold the same strong position as GreenGold will be more likely to fail and subsequently hit the market in a fire sale. GreenGold Acquisitions is poised and experienced to pick up existing projects, reconfigure, and repurpose them to maximize profitability.

The following are projects which are available, to serve as examples of the type of developments we can capture, execute, and exit quickly. GreenGold typically seeks projects with a minimum of 25% capitalization (cap) rate and a target revenue of $100+ million. Smaller projects will be considered on a case-by-case basis where the cap rate exceeds 30%.



Challenge

The complex industry of property development exists on multiple levels. Large players often have clear models for the types of projects they want to pursue, with long lead times and a lot of capital investment. Small players are not experienced enough or strong enough to bite off major projects. And in between, there are many different players pursuing niches of all types.

Demand for homes in the U.S. over the past couple of years has exploded. This has resulted in climbing house prices. While increases in interest rates may reign in the growth a bit, prices will continue to rise in line as the need for homes outpaces the inventory.

Solution

Raising $240 million in funding, GreenGold Acquisitions LLC will have the funds and resources to take on significant projects by committing funds in the range of $10 million to $100+ million, and then leveraging our network and resources to undertake projects much larger in scope. Potential acquisitions include **off market assets such as hospitality and multi-family**. Personal connections of the GreenGold team will enable the business to be on the ground floor conceiving and designing projects based on solid market analysis and deep experience. This approach positions GreenGold to pick and choose which pieces of the project take on and which components to farm out, thereby maximizing reward and minimizing exposure.

Competition

The property development market has been quite crowded in the past. Recent bankruptcies include some notable companies such as National Realty Investment Advisors, DuPont Street Developers LLC, Evergreen Garden Mezz LLC, and David Tepper. Common themes involve substantial credit exposures made worse by stagnation during the pandemic, and further exacerbated by lack of the necessary political support to ensure key approvals in line with critical project deadlines.

It's not about high-profile projects or splashy media coverage.
The goal is sustainable profit.

GreenGold Acquisitions LLC is not about high-profile projects or splashy media coverage. The goal is ensuring profit and sustainability of the project roadmap, while managing risk and financial liability. Ahead of fiscal engagement, the leadership team carefully review project information, have conversations with key people to understand the likelihood of obtaining permits and approvals, and organize the partners who would participate in the project. This careful planning drives a high level of success and subsequently profit.

Plan

GreenGold will invest in real estate assets covering a full range of sizes, specializing in opportunistic acquisitions and market-driven, ground-up development of multifamily, hospitality, industrial, retail, and mixed-use projects throughout the United States. There will be phenomenal opportunities to pick up off market existing assets that can be repositioned, as well as broken projects that will be very lucrative.

Initially, the emphasis will be in the growth market of Florida. Beyond the many off-market transactions we have access to especially in the multi-family and single-family sectors, there are also some very interesting opportunities in hospitality and in converting older hospitality assets into lucrative work-force housing which is in very short supply. GreenGold's bottom line is to operate as a ground up and land developer, with clear focus on the profit margin and shareholder value.

Team

GreenGold Acquisitions LLC is designed to leverage the significant expertise and extensive network of its President, Ken Greenberg, and the strong leadership team.

Kenneth Greenberg is President of GreenGold Acquisitions LLC. Recently retired from his role as CEO of US Hospitality Group, LLC, a major hotel developer, he also serves as the President and CEO of GreenGold Consulting Corp, a professional business consulting firm and as President and Broker of Dream It Realty, Inc, a commercial Real Estate Firm based in Orlando, Florida.

Kenneth C. Greenberg

Daniel Greenberg

Roosevelt Standifer Jr.

Laurence Baer

Melissa Swann

Milestones

2022

- GreenGold Acquisitions created
- Launch first project

2024

- Engage 3 projects
- Develop project pipeline

2026

- Launch at least $300m inprojects with 25% cap rate

Financials

GreenGold financial projections are based on an estimated infusion of $240 million from investors. Shareholders will enjoy profit sharing from Year 3, with 30% of the pre-tax income allocated for distribution.

Operating Statements	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue					
Revenue	0	107,730,000	232,730,000	270,000,000	300,000,000
Cost of Goods Sold	-62,130,000	-183,750,000	-202,500,000	-225,000,000	-262,500,000
Net Income	-62,130,000	-76,020,000	30,230,000	45,000,000	37,500,000
Operating Expenses					
Staff	2,550,000	3,060,000	3,672,000	4,406,400	5,287,680
Operations (systems, travel, legal, etc)	1,092,000	1,310,400	1,572,480	1,886,976	2,264,371
Sales and Marketing	50,000	60,000	72,000	86,400	103,680
Total Operating Expenses	3,692,000	4,430,400	5,316,480	6,379,776	7,655,731
Pre-Tax Income	-65,822,000	-80,450,400	24,913,520	38,620,224	29,844,269

Conclusions

GreenGold Acquisitions LLC is well-positioned to be a heavy hitting competitor within property development. The combination of experience, deep expertise, and network spanning both private and government contacts provide a truly unique advantage.

An investment pool of $240 million will not only serve to launch the business, but also to drive significant growth in a sustainable structure. We are looking to partner with a select number of investors whose desire for profit sharing is balanced with the strategic goal of creating a legacy company by reinvesting.

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