

VINEYARD COURT LLC

A Missouri Limited Liability Company

Property Located in
518 West Commercial Street
Mansfield, MO 65704

PITCH DECK

Real Estate Investor Opportunity

www.vineyard-court.com



OUR BIG IDEA FOR THE VINEYARD COURT

To leverage a unique investment opportunity in the niche market of distressed multi-unit properties located in rural communities along vital highway corridors. Our strategy involves acquiring underutilized properties, transforming them through luxurious renovations into desirable short-stay and nightly rentals.

The Product:

The Vineyard Court is designated as a short-term stay multi-unit complex. The facility has a total of 16 units, 15 two bedrooms and 1 one-bedroom unit. At present the property is undergoing renovations. Upon completion, the location can boast a total of 16 apartments finished with high end amenities.

Other guest facilities available include 2 hot tubs, a fire pit, a barbeque area, and a club house equipped with a full commercial kitchen. Celebrity 5-star Michelin French Chef and author Roland Parny contracted the club house to host his private invitation only dinners.

The Vineyard Court targets a diverse clientele, including tourists and business professionals, by providing high-end amenities and leveraging advanced property management technology for a seamless guest experience.

Unique Opportunity:

The Vineyard Court is a unique investment opportunity in the niche real estate market. Our model focuses on a distressed multi-unit property located in a rural setting. The Vineyard Court is located along a vital stretch of Interstate Highway 60. As such, we positioned ourselves to capture travelers not just seeking, but needing, lodging on a short-term basis.

Strategic Advantage: (Google Map)

To manage vehicle volume between Memphis, TN and Tulsa along Interstate Highway 44, the state of Missouri diverts traffic to Interstate highway 60. This action increased tourist volume through Mansfield, MO by an additional 100,000 and is expected to rise.

Competition Advantage:

Outside a few Airbnb units in the surrounding area, the presence of any hospitality options within a 20-to-35-mile radius of the property is practically nonexistent.

The nearest lodging option east of the Vineyard Court property is the Comfort Inn in Mountain Grove which is 20 miles away. No lodging options are available for about 35 miles west until Springfield, MO.

Market Advantages:

In return for executing a Memorandum of Understanding with the Baker Creek Heirloom Seed Company, Hutchins Industries, the Laura Ingalls Wilder Museum, the City of Mansfield, and Cassell Vineyards, the Vineyard Court LLC provides discounted rates for employees, executives, patrons, and visiting government officials.

The City of Mansfield is the center of 4 popular festivals that occur each year, drawing over 60,000 visitors. The Laura Engles Wilder Museum and Cassell Vineyards enjoy a robust restaurant and wedding venue booking from May to October. To add to the yearly festival events all parties are talks of opening for a European Christmas Market From the 15th of November to December 25th.

Promising Financial Projections:

\$130 x 16 units = 2080/night x 365 nights = 759,200 per year

759,200 x 75% occupancy = \$569,400

Revenue from other operations = \$30,000

Total Revenue = \$599,400

Total operation expenses calculated at 62% = \$348,024

Annual debt service 825,000 = \$142,188

We project \$109,188 in annual profits after operation and debt service.

Funding Request:

The funding requirement is \$825,000, with investors receiving a 14%, 12%, or 10% return respectively on their investment over 10 years.

**First round \$275,000 debentures @ 14%.
Minimum of purchase \$27,500**

**Second round \$275,000 debentures @ 12%.
Minimum of purchase \$27,500**

**Third round \$275,000 debentures @ 10%.
Minimum of purchase \$27,500**

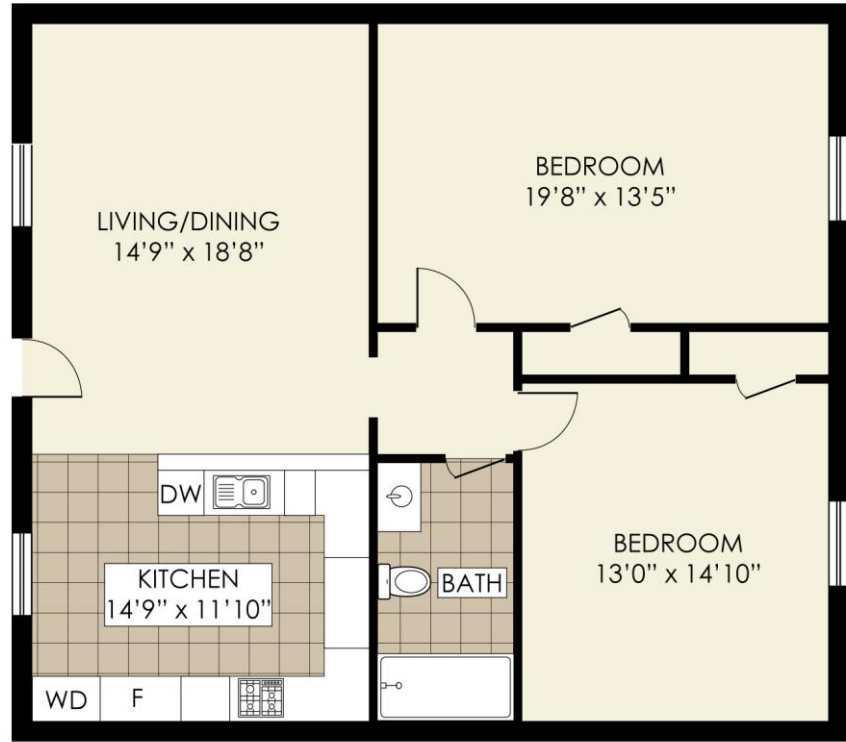
518 Wes Commercial Street, Mansfield, MO 65704 (Google Map as of July 2023)



The Project



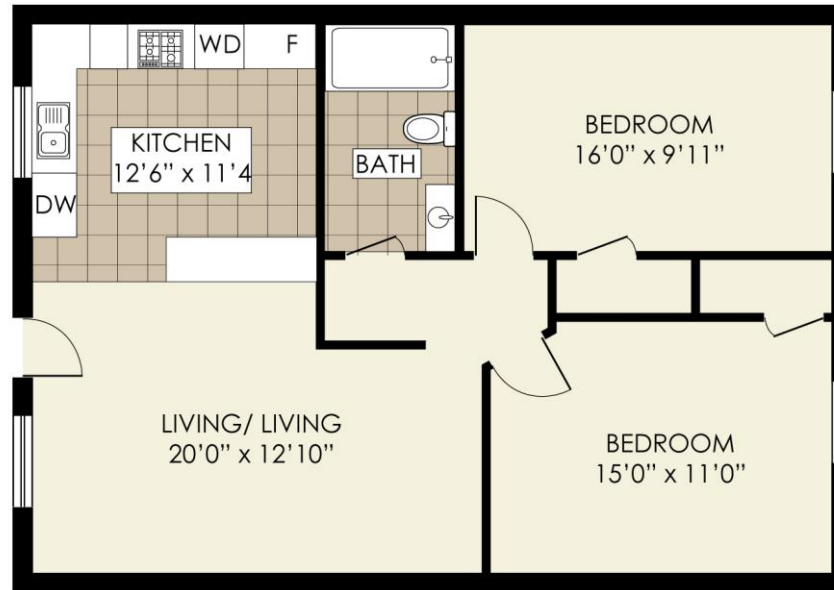
The Project



Floor Plan 2



The Project



GLOBAL SHORT-TERM INDUSTRY OUTLOOK

\$ 32.4 B

*US Short-Term
Market Revenue
for 2023**

37%

*North American
Global Short-Term
Market Share*

10.3%

*US Market
Compound Annual
Growth Rate
(CAGR) Till 2023**

265 mm

*Number Of
Domestic Users In
The Short-Term
Stay Market***

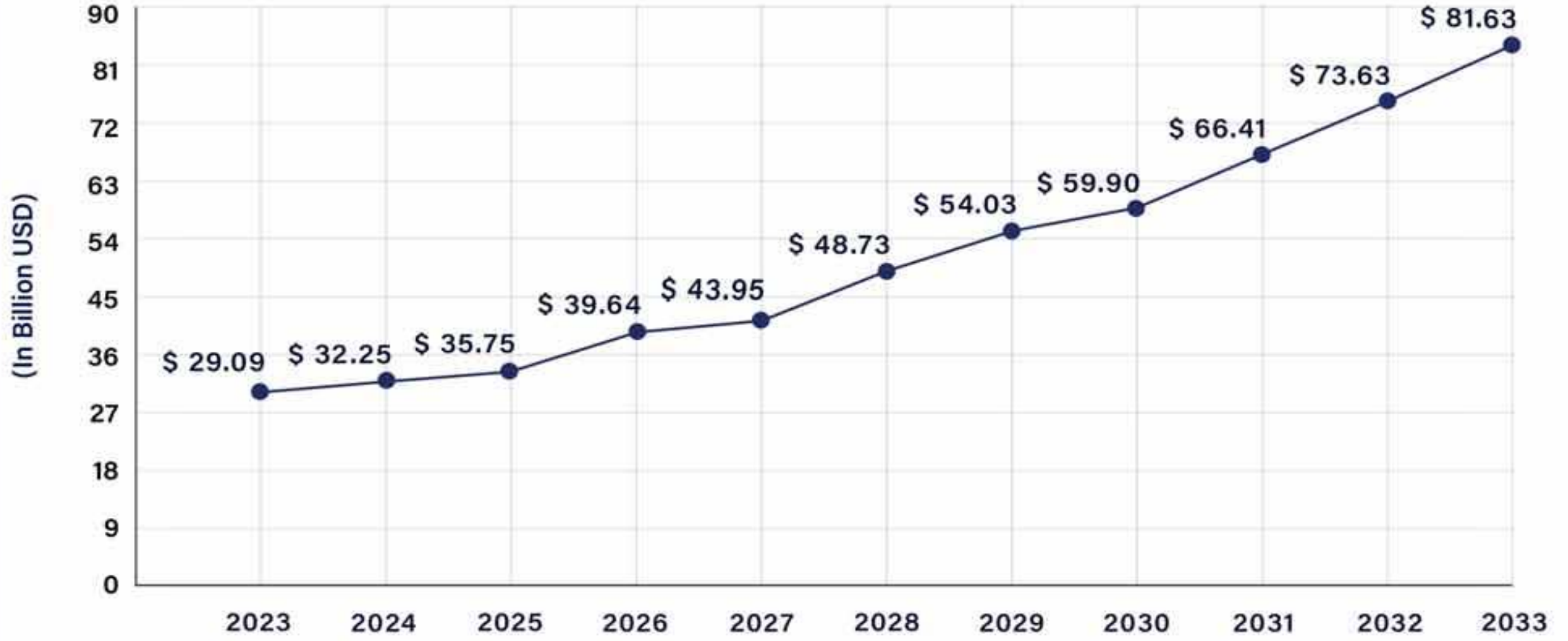
\$1.129 T

*US Travel Forecast
Spending For Both
Liesure and
Business****

SUCCESS

- [Precedenceresearch.com](https://precedenceresearch.com)
- ** [Businessofapps.com](https://businessofapps.com)
- *** US Travel Association

U.S. Short-term Rental Market Size 2023 to 2033



Source: <https://www.precedenceresearch.com/short-term-rental-market>

Our Team

- *True Craft Construction: Remodeling Contractor*
- *Darlene Sorenson: Architect*
- *Miller engineering: Structural Engineer*
- *Rhonda Kelly: Property Manager*
- *Faron Adamson: CPA*
- *Kim woods: Interior Designer*
- *Ryan Morris: Corporate Counsel*
- *Arvest bank: Banking*

THE QAULIFIYING/INVESTING PROCESS



North Capital
Qualify as an Investor
Know Your Customer and
Anti Money Laundering
(KYC and AML)



North Capital
Direct Accreditation
Button
(DAB)



North Capital
Direct Invest Button
(DIB)

5 Year Cash Flow Forecast

The Vineyard Court Cash Flow Forecast 2025

Room Rate/Night \$130

Occupancy Rate 75%

Month	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
Sales	\$15,817	\$18,980	\$22,143	\$25,307	\$28,470	\$31,633	\$34,797	\$37,960	\$41,123	\$44,287	\$47,450	\$47,450	\$395,417
Cash Inflow													
Short-Term Rental	\$15,817	\$18,980	\$22,143	\$25,307	\$28,470	\$31,633	\$34,797	\$37,960	\$41,123	\$44,287	\$47,450	\$47,450	\$395,417
Kitchen Rental	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Event Rental	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Total Cash Inflow	\$18,317	\$21,480	\$24,643	\$27,807	\$30,970	\$34,133	\$37,297	\$40,460	\$43,623	\$46,787	\$49,950	\$49,950	\$425,417
Cash Outflow													
Utilities	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Internet/Cable	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Maintenance and Repairs	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Furnishing and Amenities	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Insurance	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Taxes	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$10,200
Fees	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
Housekeeping	\$2,373	\$2,847	\$3,322	\$3,796	\$4,271	\$4,745	\$5,220	\$5,694	\$6,169	\$6,643	\$7,118	\$7,118	\$59,313
Marketing/Adverstising	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Staffing	\$3,163	\$3,796	\$4,429	\$5,061	\$5,694	\$6,327	\$6,959	\$7,592	\$8,225	\$8,857	\$9,490	\$9,490	\$79,083
Interest Expense	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$142,188
Total Cash Outflow	\$24,560	\$25,667	\$26,774	\$27,881	\$28,989	\$30,096	\$31,203	\$32,310	\$33,417	\$34,524	\$35,632	\$35,632	\$366,684
Cash Flow Surplus / Deficit	-\$6,243	-\$4,187	-\$2,131	-\$75	\$1,982	\$4,038	\$6,094	\$8,150	\$10,206	\$12,262	\$14,319	\$14,319	\$58,733
Opening Bank Balance	\$125,000	\$118,757	\$114,570	\$112,439	\$112,364	\$114,346	\$118,384	\$124,477	\$132,627	\$142,834	\$155,096	\$169,414	
Closing Bank Balance	\$118,757	\$114,570	\$112,439	\$112,364	\$114,346	\$118,384	\$124,477	\$132,627	\$142,834	\$155,096	\$169,414	\$183,733	

5 Year Cash Flow Forecast

The Vineyard Court Cash Flow Forecast 2026

Room Rate/Night \$130

Occupancy Rate 75%

Month	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
Sales	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$569,400
Cash Inflow													
Short-Term Rental	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$569,400
Kitchen Rental	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Event Rental	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Total Cash Inflow	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$599,400
Cash Outflow													
Utilities	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Internet/Cable	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Maintenance and Repairs	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Furnishing and Amenities	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Insurance	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Taxes	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$10,200
Fees	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
Housekeeping	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$85,410
Marketing/Adverstising	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Staffing	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$113,880
Interest Expense	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$142,188
Total Cash Outflow	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$427,578
Cash Flow Surplus / Deficit	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$171,822
Opening Bank Balance	\$183,733	\$198,051	\$212,370	\$226,688	\$241,007	\$255,325	\$269,644	\$283,962	\$298,281	\$312,599	\$326,918	\$341,236	
Closing Bank Balance	\$198,051	\$212,370	\$226,688	\$241,007	\$255,325	\$269,644	\$283,962	\$298,281	\$312,599	\$326,918	\$341,236	\$355,555	

5 Year Cash Flow Forecast

The Vineyard Court Cash Flow Forecast 2027

Room Rate/Night \$130

Occupancy Rate 75%

Month	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
Sales	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$569,400
Cash Inflow													
Short-Term Rental	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$569,400
Kitchen Rental	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Event Rental	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Total Cash Inflow	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$599,400
Cash Outflow													
Utilities	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Internet/Cable	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Maintenance and Repairs	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Furnishing and Amenities	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Insurance	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Taxes	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$10,200
Fees	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
Housekeeping	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$85,410
Marketing/Advertising	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Staffing	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$113,880
Interest Expense	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$142,188
Total Cash Outflow	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$427,578
Cash Flow Surplus / Deficit	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$171,822
Opening Bank Balance	\$355,555	\$369,873	\$384,192	\$398,510	\$412,829	\$427,147	\$441,466	\$455,784	\$470,103	\$484,421	\$498,740	\$513,058	
Closing Bank Balance	\$369,873	\$384,192	\$398,510	\$412,829	\$427,147	\$441,466	\$455,784	\$470,103	\$484,421	\$498,740	\$513,058	\$527,377	

5 Year Cash Flow Forecast

The Vineyard Court Cash Flow Forecast 2028

Room Rate/Night \$130

Occupancy Rate 75%

Month	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
Sales	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$569,400
Cash Inflow													
Short-Term Rental	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$569,400
Kitchen Rental	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Event Rental	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Total Cash Inflow	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$599,400
Cash Outflow													
Utilities	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Internet/Cable	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Maintenance and Repairs	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Furnishing and Amenities	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Insurance	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Taxes	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$10,200
Fees	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
Housekeeping	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$85,410
Marketing/Advertising	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Staffing	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$113,880
Interest Expense	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$142,188
Total Cash Outflow	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$427,578
Cash Flow Surplus / Deficit	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$171,822
Opening Bank Balance	\$527,377	\$541,695	\$556,014	\$570,332	\$584,651	\$598,969	\$613,288	\$627,606	\$641,925	\$656,243	\$670,562	\$684,880	
Closing Bank Balance	\$541,695	\$556,014	\$570,332	\$584,651	\$598,969	\$613,288	\$627,606	\$641,925	\$656,243	\$670,562	\$684,880	\$699,199	

5 Year Cash Flow Forecast

The Vineyard Court Cash Flow Forecast 2029

Room Rate/Night \$130

Occupancy Rate 75%

Month	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
Sales	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$569,400
Cash Inflow													
Short-Term Rental	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$47,450	\$569,400
Kitchen Rental	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Event Rental	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Total Cash Inflow	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$49,950	\$599,400
Cash Outflow													
Utilities	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Internet/Cable	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Maintenance and Repairs	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Furnishing and Amenities	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Insurance	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Taxes	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$10,200
Fees	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
Housekeeping	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$7,118	\$85,410
Marketing/Advertising	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Staffing	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$9,490	\$113,880
Interest Expense	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$11,849	\$142,188
Total Cash Outflow	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$35,632	\$427,578
Cash Flow Surplus / Deficit	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$14,319	\$171,822
Opening Bank Balance	\$699,199	\$713,517	\$727,836	\$742,154	\$756,473	\$770,791	\$785,110	\$799,428	\$813,747	\$828,065	\$842,384	\$856,702	
Closing Bank Balance	\$713,517	\$727,836	\$742,154	\$756,473	\$770,791	\$785,110	\$799,428	\$813,747	\$828,065	\$842,384	\$856,702	\$871,021	

Construction Budget

The Vineyard Construction Budget

Budget \$700,000

Category	Item	Estimated Cost
Planning	Architect Fees	\$14,000
Planning	Engineer Fees	\$7,000
Planning	Permits	\$7,000
Demolition	Demolition Contractor	\$14,000
Demolition	Waste Disposal	\$7,000
Structural	Foundation Repair	\$49,000
Structural	Framing	\$56,000
Structural	Roof Repair/Replacement	\$49,000
Interior	Insulation	\$21,000
Interior	Drywall	\$35,000
Interior	Flooring	\$56,000
Interior	Paint	\$14,000
Interior	Plumbing	\$49,000
Interior	Electrical	\$35,000
Interior	HVAC	\$35,000
Fixtures	Kitchen Cabinets	\$35,000
Fixtures	Kitchen Countertops	\$35,000
Fixtures	Bathroom Fixtures	\$35,000
Fixtures	Lighting Fixtures	\$21,000
Appliances	Refrigerator	\$28,000
Appliances	Oven/Stove	\$21,000
Appliances	Dishwasher	\$14,000
Appliances	Washer/Dryer	\$14,000
Miscellaneous	Contingency Fund	\$49,000
Total cost		\$700,000

REQUIRED FUNDING \$825,000

DEBENTURE
AMOUNT
\$825,000



DEBT RESERVE
\$125,000

TOTAL ACQUISITION AND
CONSTRUCTION
COST
\$785,000

OWNER
CONTRIBUTION
\$85,000

Any investment inquiries or to receive a Private Placement Memorandum Contact Bill Cassell

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Regulation D 506(c) Offering Disclaimer

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This offering is being conducted under Rule 506(c) of Regulation D of the Securities Act of 1933, as amended, and is available only to accredited investors as defined by Rule 501 of Regulation D. An accredited investor includes individuals with a net worth exceeding \$1 million, excluding their primary residence, or annual income exceeding \$200,000 (or \$300,000 together with a spouse) for the last two years, with an expectation of the same income level in the current year.

Investing in this offering involves a high degree of risk, including the potential loss of your entire investment. Past performance is not indicative of future results. Prospective investors should carefully consider all the risks and uncertainties before making an investment decision. Any financial projections, market outlooks, or estimates provided are forward-looking statements and involve numerous assumptions, risks, and uncertainties that could cause actual outcomes to differ materially from those anticipated.

No assurance can be given that the investment objectives of the offering will be achieved or that investors will receive a return of their capital. The securities offered herein have not been registered under the Securities Act of 1933 or the securities laws of any state and are being offered and sold in reliance on exemptions from the registration requirements of said act and laws.

Prospective investors should consult their own financial, legal, and tax advisors to determine whether an investment in this offering is appropriate for them, given their individual financial circumstances and risk tolerance.

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