

BAHIA VILLAGE JOINT VENTURE OPPORTUNITY

BV1—Lake Elsinore, CA

BAHIA VILLAGE JV OVERVIEW

Bahia Village Communities Inc (BVC Inc.) was formed in early 2021 to deliver state-of-the-art sustainable energy homes in Lake Elsinore, California. The luxury community for ages 55+ features 71 custom modular homes that will be energy net positive using graphene solar panel technology.

The Bahia Village concept is a single-story home with 2 bedrooms and 2 baths over approximately 1K square feet of space and 2 car garage. . Community amenities include: a clubhouse, pool, spa, gardens, and a dog park. It is a highly affordable lifestyle with **no electricity bill** for people 55+.

The BV1—Lake Elsinore community is the first Bahia Village to be developed with additional villages to be built near 35 S2A Modular plants in the US. The result will be more than 35K homes serving the explosive demand for affordable, clean, and energy efficient 55+ communities.

BVC, Inc. is currently seeking strategic and/or financial joint venture partners to capitalize the parent company and complete the BV1—Lake Elsinore project. The total investment capital required is \$1M for corporate expenses and \$19M over three phases for BV1 development expenses. The company is accepting accredited investors for a JV partner investment of \$20M, which may be a combination of capital and like-kind contributions of land.

PHASE 1 BUDGET: \$4,393,500

PHASE 2 BUDGET: \$1,948,750

PHASE 3 BUDGET: \$12,657,750



MEET THE BAHIA EXEC TEAM



SHARON AMEZCUA | CEO

35+ years as global serial entrepreneur and investor.



DEAN DELISLE | President

35+ years marketing, real estate, capital markets, and finance.



JOHN ROWLAND | COO

30+ years construction and energy. Real Estate Broker.



LARRY BRADEN | CFO

30+ years financial impact and Designated RE Broker.



INCOME STREAMS

10 acres of land has been secured in escrow in Lake Elsinore, CA for the first Bahia Village community. BVC Inc. estimates that this project will generate **more than \$14M** in profitability. Below is an overview of the three income streams generating profitability: Home Sales, Residual Income through maintenance and amenity fees, and the eventual sale of the entire BV1–Lake Elsinore community.

HOME SALES	Initial sale of 71 homes returns 100% of \$20M investment plus more than \$5M in profitability to be split proportionally with the JV partner
RESIDUAL	\$45.5K per month in perpetuity from maintenance/amenity fees plus the sale of excess electricity totaling ~\$86k per year generates an estimated \$570K NOI per year for the JV partner.
SALE OF BV1	The sale of the Lake Elsinore community will result in an estimated \$8.25M (depending on market conditions at sale) to be split with JV partner.

ESTIMATED ROI

The BV1–Lake Elsinore community is ready for development and completion in calendar year 2021. BVC Inc. is offering a 50% ownership stake in The BV1–Lake Elsinore community for \$20M.

BVC Inc. has a long-term contract with S2A Modular to build Bahia Village communities at cost plus 22.5%. Construction costs will be driven down further to increase profitability as BVC Inc. builds more communities.

BVC Inc. plans to build and exit the BV1–Lake Elsinore community within a year of breaking ground to minimize risk and ensure returns to JV partners. Assuming this exit timing, estimated profits and returns are:

2021	JV Partner invests \$20M
2022	JV Partner receives entire return on initial investment
2022	JV Partner receives 50% of realized profits from 2021 JV Partner can cash out or reinvest in next BVC Inc. project

THE SECURITIES MAY BE SOLD ONLY TO “ACCREDITED INVESTORS,” WHICH FOR NATURAL PERSONS ARE INVESTORS WHO MEET CERTAIN MINIMUM ANNUAL INCOME OR NET WORTH THRESHOLDS; THE SECURITIES ARE BEING OFFERED IN RELIANCE ON AN EXEMPTION FROM THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT AND ARE NOT REQUIRED TO COMPLY WITH SPECIFIC DISCLOSURE REQUIREMENTS THAT APPLY TO REGISTRATION UNDER THE SECURITIES ACT; THE COMMISSION HAS NOT PASSED UPON THE MERITS OF OR GIVEN ITS APPROVAL TO THE SECURITIES, THE TERMS OF THE OFFERING, OR THE ACCURACY OR COMPLETENESS OF ANY OFFERING MATERIALS; THE SECURITIES ARE SUBJECT TO LEGAL RESTRICTIONS ON TRANSFER AND RESALE AND INVESTORS SHOULD NOT ASSUME THEY WILL BE ABLE TO RESELL THEIR SECURITIES; INVESTING IN SECURITIES INVOLVES RISK, AND INVESTORS SHOULD BE ABLE TO BEAR THE LOSS OF THEIR INVESTMENT.