Green Globe Impex Real Estate

INVESTOR PITCH – WRITE-UP - 1st October 2026

To Raise Equity for a Single-Family Home in the United States.

For one house, the fastest practical route is a property-specific joint venture with one lead investor or two to four private investors, supported by a clearly documented LLC, operating agreement, property underwriting, title report and exit plan.

A real-estate equity interest is generally treated as a security when investors contribute capital and expect profits primarily from the sponsor's management. Therefore, investor solicitation must be structured through a valid federal and state exemption. Every state also has its own "Blue Sky" securities requirements.

Recommended Fast-Closing Structure

Property purchase price	$3,50,000	Input from document example
Renovation and closing costs	$50,000	Input from document example
Total project cost	$4,00,000	Formula check
Mortgage or hard-money loan	$2,80,000	Input from document example
Equity required	$1,20,000	Formula check

Participant	Contribution	Ownership	Notes
Sponsor / manager	$20,000	20%	Sponsor capital at risk
Lead investor	$60,000	50%	Target anchor investor
Second investor	$40,000	30%	Balance equity
Total equity	$1,20,000	100%	Should equal 100%

Investor-Friendly Term	Recommended Position	Remarks
Preferred annual return	8%	Paid to investors before profit share where applicable
Remaining profit split	60% investors / 40% sponsor	Investor-friendly structure
Sponsor fee	Limited acquisition or project-management fee	Clearly disclose before closing
Target exit	Sale or refinance within 48-60 months	Depends on strategy and market
Decision rights	Major decisions and fees disclosed	Avoid misunderstandings

Fastest Legal Fundraising Routes			
Route	**Name**	**Best For / Use**	**Investor Target**
Route A	One-investor joint venture	$50,000-$500,000 for one identified home	Local business owners; doctors/professionals; existing landlords; HNW contacts; family offices; real-estate operators; diaspora investors
Route B	Rule 506(b) private placement	Approaching investors with genuine pre-existing relationship	Accredited investors plus up to 35 sophisticated non-accredited investors subject to requirements
Route C	Rule 506(c) private placement	Public promotion through social media, websites, events, advertising	All purchasers must be accredited investors; issuer must take reasonable verification steps
Route D	Regulation Crowdfunding	Up to $5 million within 12 months via SEC registered broker-dealer or funding portal	Can include non-accredited investors

Legal / Process Features	Speed	Recommendation
Usually fastest: one negotiation, one suitability review, one subscription process	High	Recommended first route
No general public advertising permitted	High	Good for private relationship-based outreach
Useful when sponsor has strong digital network	Medium	Useful for larger accredited investor outreach
Portal onboarding, Form C, disclosures, marketing, annual reporting, and platform costs	Lower	Use mainly for repeat-investor community, not fastest for one home

Priority Group	State / Market	Target Cities / Markets	Suitable Strategy
A	Texas	Dallas-Fort Worth; Houston; San Antonio; selected Austin suburbs	Rental property with renovation; workforce housing; BRRRR; new suburban SFR; medium-term corporate rental
A	Florida	Tampa; Orlando; Jacksonville; selected South Florida suburbs; Southwest Florida	Long-term rental; seasonal/medium-term rental where permitted; renovation and resale; relocation-market housing
A	Arizona	Phoenix; Mesa; Chandler; Gilbert; Tempe; Tucson	Long-term suburban rental; furnished medium-term rental; renovation and resale; housing near employment/university corridors
A	North Carolina	Charlotte; Raleigh-Durham; Greensboro; selected secondary markets	Long-term rental; workforce housing; renovation and resale; housing near tech, banking, medical and university centres
A	Georgia	Atlanta suburbs; Savannah; selected secondary cities	Workforce rental; entry-level renovation; long-term rental; selected short-term rental subject to local regulation
A	Tennessee	Nashville; Knoxville; Chattanooga; selected Memphis suburbs	Rental renovation; medium-term housing; workforce housing; selected value-add resale
B	Ohio	Columbus; Cincinnati; Cleveland suburbs; Dayton	Cash-flow-oriented rental rather than aggressive appreciation
B	Indiana	Indianapolis; Fort Wayne; selected university/logistics markets	Affordable long-term rental; value-add renovation
B	Michigan	Grand Rapids; Detroit suburbs; Ann Arbor outskirts; Lansing	Workforce rental; university rental; carefully selected renovation
B	Pennsylvania	Philadelphia suburbs; Pittsburgh; Harrisburg; Lancaster; Lehigh Valley	Rental or moderate value-add
B	South Carolina	Charleston outskirts; Greenville; Columbia; Myrtle Beach area where legally suitable	Migration-driven rental; corporate rental; selected vacation-market property
B	Alabama	Huntsville; Birmingham suburbs; Mobile	Affordable rental; defence/aerospace-related workforce housing

B	Missouri	Kansas City; St. Louis suburbs	Cash-flow rental; renovation
B	Oklahoma	Oklahoma City; Tulsa	Affordable rental; energy-sector workforce housing
B	Kentucky	Louisville; Lexington; Northern Kentucky	Workforce rental; university-related rental; value-add property
B	Arkansas	Northwest Arkansas; Little Rock; selected employment centres	Lower-ticket rental investment
C	California	Inland Empire; Sacramento region; Central Valley; selected secondary cities	High-net-worth-led strategy; larger down payment; conservative leverage; legal/property management support
C	New York	Upstate New York; Albany; Buffalo suburbs; Rochester; selected Long Island opportunities	Owner-occupied conversion; renovation; suburban rental
C	New Jersey	Commuter-market housing; renovation; multigenerational demand	Commuter-market investors; professionals in NY/NJ; physicians; business owners; diaspora investors
C	Massachusetts	Boston outskirts; Worcester; selected university markets	Larger equity contribution; lower leverage; long-term investment horizon
C	Washington	Seattle outskirts; Tacoma; Spokane; employment centres	Technology-driven location; quality asset; longer holding period
C	Oregon	Portland outskirts; Salem; Eugene; Bend where economics are supportable	Rental/value strategy where regulations and pricing support returns
C	Colorado	Denver suburbs; Colorado Springs; Fort Collins	Long-term or medium-term rental
C	Nevada	Las Vegas; Henderson; Reno	Rental; corporate housing; value-add resale
C	Utah	Salt Lake City corridor; Provo-Orem; selected northern Utah markets	Family rental; employment-driven housing
C	Idaho	Boise; selected regional employment centres	Selective rental/value property with conservative pricing

State-Wise Priority Plan

Equity Approach / Capital Sources	Investor Presentation Emphasis	Main Caution / Challenge
Texas real-estate investors; energy, medical and tech professionals; local business owners; Indian-American networks; property LLC with one/two accredited investors	Employment base; rental comparables; property-tax assumptions; insurance quotation; school district; exit demand	Substantial property taxes and insurance expenses; underwrite before returns
Florida property investors; Latin American investors; retiree and professional networks; international investors with tax/legal advice	Population inflow; tourism/relocation demand; rent history; flood zone; wind/property insurance; HOA restrictions	Insurance, flood, hurricane, HOA/condo rules and short-term-rental restrictions
Arizona angel investors; local real-estate meetups; Phoenix professionals; tech/healthcare executives; family offices; boutique syndicators; local co-sponsor	Local operator credentials; heat maintenance; AC condition; water/landscaping costs; comparable sales; vacancy assumptions	Requires reliable local inspection and supervision
Banking and technology professionals; local landlords; university alumni networks; regional accredited-investor groups	Employment corridor; tenant profile; school and transport access; renovation budget; resale liquidity	City/submarket selection still essential
Atlanta business networks; logistics professionals; medical professionals; regional property investors; minority/diaspora business organisations	Neighbourhood analysis; submarket demand; tenant profile; local regulation	Performance varies substantially by neighbourhood and submarket
Healthcare/logistics executives; local landlords; business-owner networks; regional accredited investors	Employment and rental demand; conservative appreciation assumptions	Nashville pricing may require conservative appreciation assumptions
$40,000-$150,000 recommended equity raise; lower entry amounts; income-oriented investors	Cash flow; conservative value; rent comparables	Property condition; older housing stock; local taxes; neighbourhood quality
Regional landlords and investors seeking current income	Tenant demand; property age; low entry cost	Do not rely only on low purchase price

Local/regional property investors; income investors	Municipality; property condition; heating systems; resale demand	Neighbourhood-level resale demand and property condition
Medical, university, financial and local business networks	Stable tenants; local demand; moderate value-add	Local transfer taxes; municipal requirements; older properties
Migration and corporate rental investors	Migration demand; legal short-term rules; rent comparables	Insurance and coastal exposure
Cash-yield investors; low initial equity cheque investors	Cash yield; employment drivers; low equity cheque	Market-specific demand must be verified

Investor Return Structures				
Model	**Structure**	**Pointwise Terms**	**Suitability**	**Caution / Remarks**
Model 1	Preferred return plus profit share	8% preferred return; return investor capital first; remaining profit 60% investor / 10% sponsor	Simple and commonly understandable	Good starting model for a single home
Model 2	Fixed ownership	Investor owns 80%; sponsor owns 30%; income and sale proceeds distributed by ownership	Simple ownership clarity	May not reward sponsor enough for exceeding targets
Model 3	Waterfall structure	Operating expenses/debt first; 8% preferred return; return capital; remaining profit split 60/4 0; sponsor participation after hurdle	Sophisticated investors	More complex; needs careful legal/accounting documentation
Model 4	Convertible secured bridge	Short-term acquisition capital converts into LLC equity after title closing	Speed where immediate acquisition capital is needed	Loan and conversion feature require counsel due to securities/lending implications

Fast Investor Acquisition Plan			
Stage	**Action**	**Pointwise Details**	**Output / Deliverable**
Stage 1	Secure the opportunity	Use a specific property, not a vague plan. Example: $325,000 property, $385,000 after-renovation comparable sales, $105,000 equity, preliminary loan proposal.	**Identified property with verified numbers**
Stage 2	Build a 50-investor target list	10 close personal/business relationships; 10 US property investors; 10 doctors/professionals/business owners; 10 diaspora/cross-border investors; 5 local family offices; 5 operators/boutique groups.	Ranked target investor list
Stage 3	Approach lead investors first	Seek one investor willing to contribute 50%-70% of the equity requirement; balance becomes easier after lead commitment.	Lead commitment or lead investor term sheet
Stage 4	Conduct private presentations	Answer: why property, why location, price protection, construction/leasing management, risks, investor repayment, sponsor capital at risk, weak-market exit.	Investor Q&A log and updated package
Stage 5	Create urgency honestly	Use real deadlines only: purchase-contract expiry, inspection period, financing deadline, seller's closing date. Do not use artificial pressure or promise risk-free returns.	Ethical closing schedule

Suggested 30-Day Execution Programme					
Timeline	**Pointwise Actions**	**Deliverable**	**Owner**	**Status**	**Notes**
Days 1-3	Identify one property; obtain broker price opinion; obtain rent comparables; prepare basic budget; confirm financing; decide hold/refinance/resale strategy	Verified property and base numbers		Not Started	
Days 4-7	Form property LLC; appoint securities and real-estate counsel; draft investment terms; obtain inspection/title information; prepare teaser and financial model	Legal and investor package draft		Not Started	
Days 8-12	Contact 10 strongest investors privately; conduct individual presentations; seek lead commitment; record questions and improve package	Lead investor feedback and commitment target		Not Started	
Days 13-18	Obtain written indications of interest; finalise operating agreement; issue subscription documents; complete investor verification; establish escrow/attorney-controlled closing	Subscription and escrow process		Not Started	
Days 19-25	Collect signed documents; receive investor funds; complete lender conditions; finalise insurance and property-management arrangements	Funds and lender conditions completed		Not Started	
Days 26-30	Close property purchase; begin renovation or leasing; send investor closing report; establish monthly/quarterly reporting	Closed purchase and reporting system		Not Started	