

VETERAN HOUSING

Re-Investing in American Veterans

AFFORDABLE - SAFE HOUSING

Across America

HomeMax Team

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Content

Part 01 First Site Location

Part 02 Offering, Staff & Benefits

Part 03 Funding Needed

Part 04 Use of Funds Proceed

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Development Layout - Greenville SC

01



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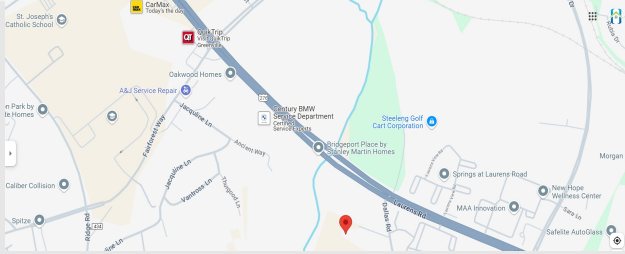
Greenville
Prime Location



Located in Greenville's prime development zone, near the Millennium Campus, which is a community within a community. Home to Clemson University's International Center for Automotive Research (I-CAR), BMW Group's Information Technology Research Center and near Encompass Health Rehabilitation Hospital, Harness Health Pharmacy, schools and I-85.



Local Partners
Joint Developer

> Partnering with top local developers for fast approvals and construction
> 25 year experienced property management ensures stable operations and minimizes risk.
> 30-year land lease @ $5000 per month
> Local management converses with local businesses and their employees to maximize occupancy and rental returns.

Veteran Housing
Affordable - Safe Housing

Our veteran housing program is currently a non-medical housing plan. We provide structurally safe and stable, smoke-free and drug-free housing. includes a furnished shared bedroom with two people per room in a co-living home. The home features a kitchenette (refrigerator, microwave, air fryer, sink and dishwasher), a furnished living room, and a dining area



4-Bedroom Co-Living Housing



Example design rendering

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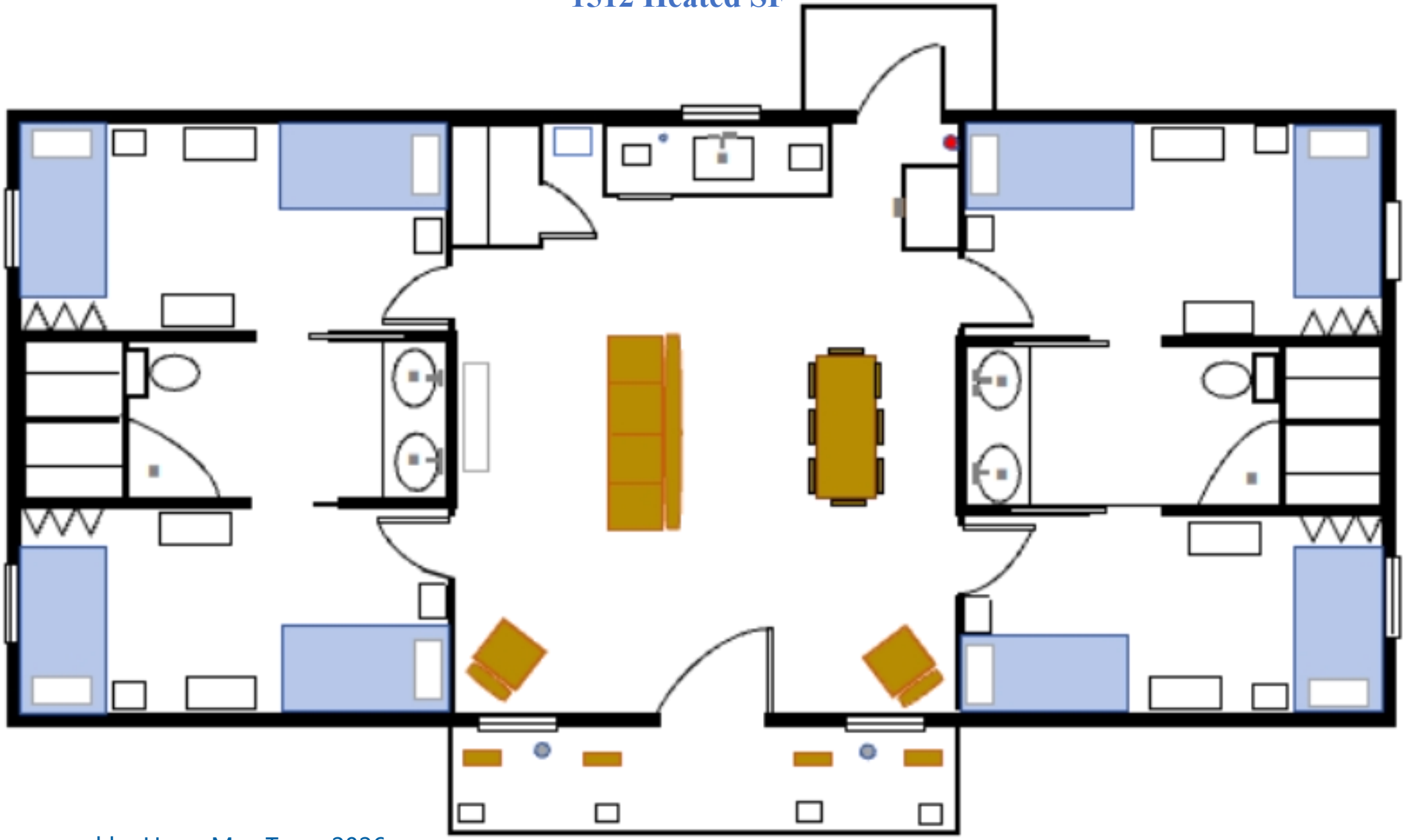
4-Bedroom Co-Living Housing

1512 Heated SF



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OFFERING, STAFFING & BENEFITS

02

Affordable Housing

Our non-medical structure and service level, the monthly housing fee is $1500 per person. If a veteran does not earn enough monthly to cover this cost, we will be working closely with numerous other organizations that assist veterans with funding.

Safe Housing

We provide structurally safe and stable, smoke-free and drug-free housing. This includes a furnished shared bedroom (bed, nightstand and lockable wardrobe) with two people per room a living room, with TV, dining room and internet in a co-living home.



Plus Benefits

Included in our veteran housing program, we will have the home, their clothes and linens professionally cleaned weekly. And we will provide transportation to their scheduled doctor's appointments and grocery store trips to pick up food and personals.

Administrative Staff

We will have a full-time Site Manager and Security Guard on the property during business hours. And the property will be monitored by security cameras 24 hours a day, seven days a week.

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Funding Needed to Serve Our Veterans
$3,443,448

03

Benefits to helping Veterans find a Home

Better Health
Indoor housing stops exposure to harsh weather, extreme heat, and dangerous cold.

Medical Care
Stable homes make it easier to take daily medicine, keep medical records safe, and treat long-term illnesses



Basic Needs
Sheltered veterans get reliable access to fresh food, clean water, and safe bathrooms instead of searching for and relying on public spaces and services.

Mental Health
Having a permanent address or phone helps veterans stay in touch with family, landlords, veteran services, such as, HUD-VASH provide housing vouchers and personal case management and become self-sufficient.

Re-Investing in American Veterans

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Use of Fund Proceeds

04

$3,443,448

Funding needed for grading, roads, curbing, improve-ments, construction and landscaping....

$ 2,495,000

Staffing, cleaning care, monthly recurring fees (TV, internet, trash pickup, utilities, vehicle maintenance & fuel)...

$219,900

Marketing,advertising, legal fees, taxes, insurance, land lease, miscellaneous and contingencies....

$442,163

Housing and office furnishings, grounds furnishings and needs, security equipment, vehicles....

$286,385

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THANK YOU!

VETERAN HOUSING

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