

IGZ CAPITAL PARTNERS
A Division of IGZ Holdings Co.



EXECUTIVE PARTNERSHIP FRAMEWORK

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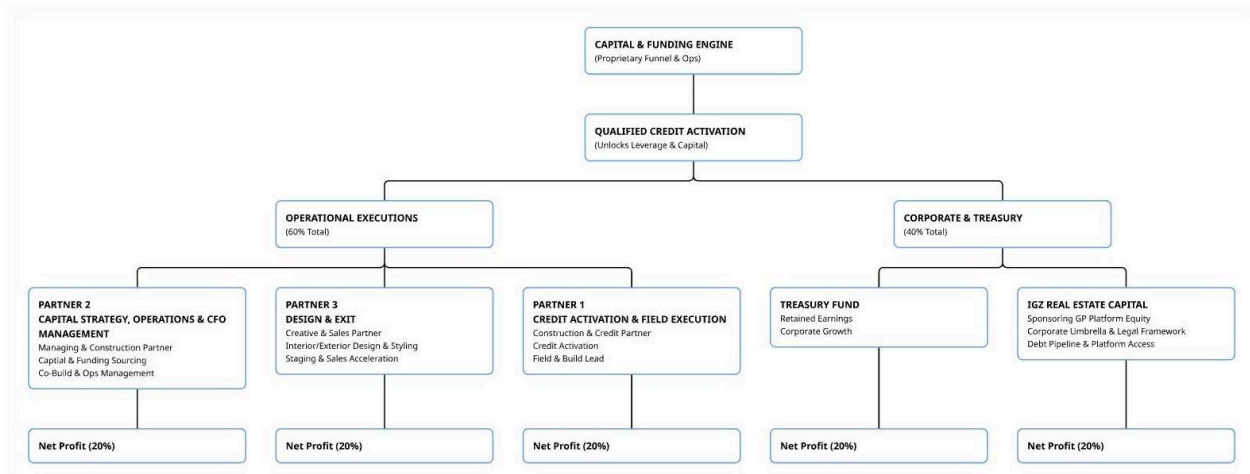
Residential Rehab, Real Estate Development & Corporate Treasury Engine

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1. Executive Summary & Core Value

This proposal outlines a strategic partnership designed to source, acquire, renovate, and rapidly liquidate high margin residential real estate.

The partnership combines a proprietary funding framework, tier-one credit leverage, expert field execution, and high-end interior design and staging to create a scalable, end to end real estate engine.



2. 5-Way Profit Distribution & Corporate Sponsorship

Net profits from every completed project will be distributed equally across five distinct allocation accounts (20% / 20% / 20% / 20% / 20%). This structure delivers immediate profit distributions for each active partner while systematically building both a perpetual corporate treasury and a General Partner reserve to fund long-term platform growth and high-yield real estate opportunities.

- **Project Partners (60% Total):** 20% each to Partner 1 (Field/Credit), Partner 2 (CFO/Capital), and Partner 3 (Design/Exit) for direct operational execution.
- **Partnership Treasury Fund (20%):** Dedicated retained reserves to self-fund future deal deposits, buy down leverage costs, and maintain working capital. Operating reserves adhere to a Tiered Treasury Floor (\$0–\$50k: 100% reserved for debt/project protection; \$50k–\$100k: 50/50 split between reserve and growth; \$100k+: 100% unlocked for growth).
- **IGZ Real Estate Capital Reserve (20%):** Sponsoring General Partner allocation paid directly to IGZ Real Estate Capital. Compensates the parent entity for providing access to proprietary funding systems, corporate backend, and institutional debt networks. These proceeds represent earned compensation and are not Partnership Treasury assets.

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Operational Executions & Duties:

Field Operations & Credit Partner

Lead: Construction Partner | Equity Distribution: 20.00%

- Credit Qualification: Applies personal/business credit profile to activate funding lines leveraged by the Managing Partner.
- On-Site Execution: Directs drywall, structural repairs, framing, and general construction workflow.
- Trade Supervision: Manages subcontractor schedules, quality control, and strict deadline enforcement.

Capital Strategy, Operations & CFO Management

Lead: Managing Partner | Equity Distribution: 20.00%

- Business Origination: Sources and leverages capital avenues, funding mechanisms, and deal pipelines.
- Financial Logistics: Oversees lender relationships, draw schedules, interest servicing, and project accounting.
- Co-Project Management: Works directly alongside the build lead to enforce milestones and budget limits.

Interior Design, Staging & Sales Acceleration

Lead: Creative & Sales Partner | Equity Distribution: 20.00%

- Design & Styling: Controls finish selections, paint schemes, fixtures, and interior layouts to match top buyer trends.
- Home Staging: Directs staging strategy to minimize Days on Market (DOM) and drive competitive buyer offers.
- Sales Execution: Coordinates market presentation (and transitions to In-House Listing Agent in Phase 2).

Company Treasury & Strategic Growth Fund

Allocation: Corporate Reserve | Equity Distribution: 20.00%

- Purpose: Retained corporate earnings used to build an institutional balance sheet and expand company holdings.
- CFO Oversight: Executive management and capital deployment led exclusively by the Managing Partner (CFO).
- Strategic Deployment Scope:
 - Deal Reserves: Funding earnest money deposits, down payments, and reserves for larger acquisitions and reducing future credit dependency.
 - Treasury Yield: Deploying liquid corporate funds into active market yield strategies (options trading, strategic market positions).

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- Venture Acquisition: Reinvesting in cash flowing micro businesses or complementary trade operations to build a diversified corporate portfolio.

Sponsoring General Partner Platform

Allocation: IGZ Real Estate Capital Reserve | Equity Distribution: 20.00%

- Platform Origination: Compensates the parent entity for providing access to corporate infrastructure, proprietary deal engines, and institutional debt pipelines.
- Legal & Liability Umbrella: Extends corporate legal setup, custom operating frameworks, and umbrella liability protection to the project.

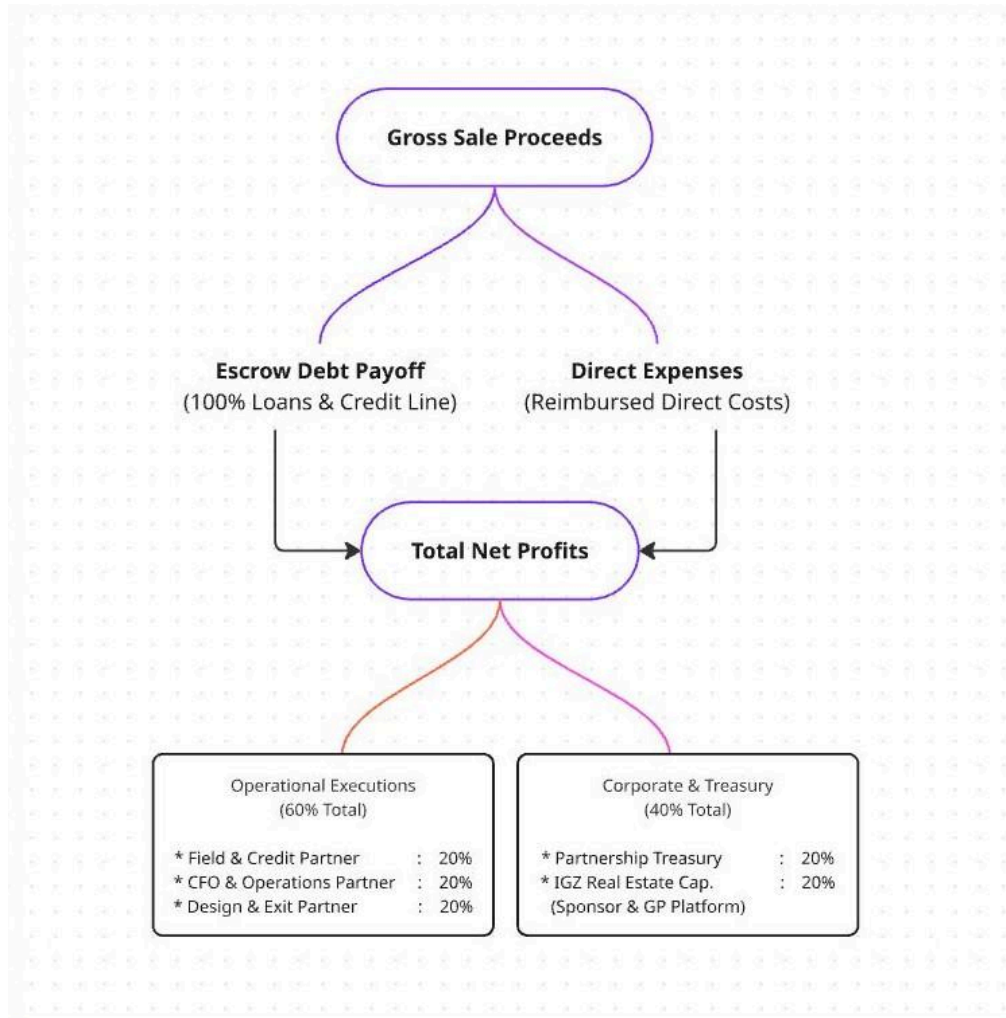
3. Strategic Value & Partnership Alignment

Partnership Foundation: This venture operates on leverage and mutual necessity. The capital framework provides the business engine; credit access unlocks the capital; construction and design convert distressed properties into rapid liquidity; and the treasury fund compounds profits. Each partner's contribution is vital to building a repeatable, long-term enterprise.

4. Financial Hierarchy & Capital Protection

To ensure absolute safety the credit leveraged, project cash flows will adhere to a strict settlement sequence upon property sale.

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1. **100% Debt Clearance:** Primary mortgage debt, hard money loans, and leveraged credit lines are paid off first directly through escrow at closing.
2. **Reimbursement of Direct Costs:** Documented out-of-pocket project expenses incurred by partners are reimbursed in full.
3. **Net Profit Allocation:** Remaining net profits are distributed equally (20% each) across two core categories: **Operational Executions** (60% divided equally among the 3 active partners) and **Corporate & Treasury Allocations** (40% split equally between the Partnership Treasury and IGZ Real Estate Capital).

$$\text{Account Share} = \frac{\text{Net Profit}}{5}$$

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Credit Partner Protection Covenant: The Partnership acknowledges that the Credit Partner contributes a unique asset by providing personal credit support. The Partnership shall use commercially reasonable efforts to minimize personal guarantee exposure, maintain Treasury reserves sufficient to reduce reliance on personal credit over time, and prioritize the protection and reimbursement of any partner whose personal credit is leveraged for project debt.

5. Scalable Sales & Margin Expansion Roadmap

To maximize speed out of the gate while building long-term cost advantages, property sales will follow a Two-Phase Strategy:

Deals 1 - 3: LAUNCH PHASE	Deals 4+: SCALED PHASE
Top producing external Realtor	In-House Licensed Listing Agent
Immediate market clout & speed	Discounted internal commission rate
Standard market listing fee	Direct MLS access & lower overhead

- Phase 1 (Deals 1–3): Utilize top producing local realtors to establish immediate market traction while the Creative Partner completes her real estate licensing.
- Phase 2 (Deals 4+): The Creative Partner assumes the role of Licensed In-House Listing Agent.
 - The Business Advantage: The company transitions from paying full market listing fees to a discounted internal rate.
 - Compensation Structure: As listing a home carries independent legal liability and state licensure, the discounted fee is paid as a standard project expense at closing. All commission savings remain in the deal, directly increasing net profit payouts across all five accounts.

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6. Business Governance & Decision Framework

- **LLC Structure:** All deals run under a dedicated Special Purpose Vehicle (SPV) LLC with an Operating Agreement reflecting this 5-way profit allocation framework (20% / 20% / 20% / 20% / 20%).
- **Capital & Debt Authority:** Capital sourcing, debt servicing, and institutional lender communications are led by the Managing Partner (CFO).
- **Financial & Treasury Management:** The Managing Partner (CFO) maintains executive management and banking authority over project accounts and the Partnership Treasury Fund (20%). Treasury allocations are deployed strictly in accordance with company operating reserves, project requirements, and growth targets.
- **GP Sponsor Fee:** Distributions to IGZ Real Estate Capital (20%) represent earned General Partner compensation for platform origination, legal structure, and debt access, paid directly upon property disposition.
- **Field & Construction Authority:** Day-to-day site execution, trade scheduling, and build management are led by the Field Operations & Credit Partner. Structural scope adjustments, major vendor contracts, and budget variations exceeding pre-approved limits are co-managed and require joint approval with the Managing Partner (CFO).
- **Design & Presentation Authority:** All final aesthetic, finish, and staging choices are led exclusively by the Creative Partner.

Decision Authority Table:

Decision Type	Approval Threshold
Property Acquisition & Loan Acceptance	Managing Partner + Field Partner
Budget Variations exceeding pre-approved limits	Unanimous Approval
Treasury Drawdowns below \$50,000 Reserve Floor	Unanimous Approval
Treasury Allocation, Yield Strategies & Investment Decisions (Above \$50k Floor)	Sole Discretion of Managing Partner (CFO)