IGZ CAPITAL PARTNERS
A Division of IGZ Holdings Co.

EXECUTIVE PARTNERSHIP FRAMEWORK

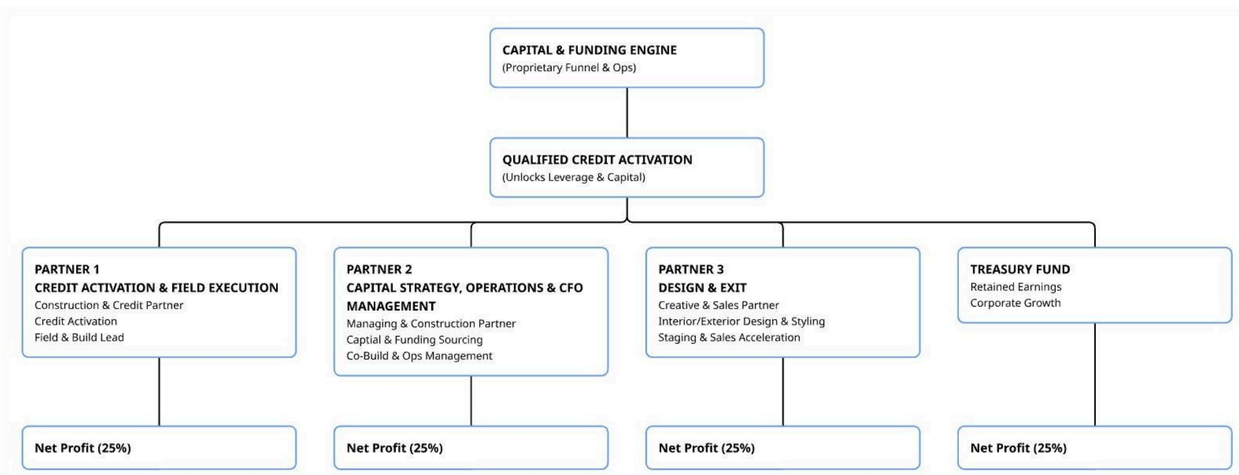
IGZ CAPITAL PARTNERS

Residential Rehab, Real Estate Development & Corporate Treasury Engine

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. Core Pillars, Ownership Breakdown & Treasury Allocation

Net Profits from every completed project will be distributed equally four ways (25% / 25% / 25% / 25%). This structure ensures immediate financial return for each partner while systematically building a perpetual corporate treasury to fund long term growth and high yield opportunities.

Pillar 1: Credit Activation & Field Execution

Lead: Construction Partner | Equity Distribution: 25.00%

- 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.

Pillar 2: Capital Strategy, Operations & CFO Management
Lead: Managing Partner | Equity Distribution: 25.00%

- 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.

Pillar 3: Interior Design, Staging & Sales Acceleration
Lead: Creative & Sales Partner | Equity Distribution: 25.00%

- 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).

Pillar 4: Company Treasury & Strategic Growth Fund
Allocation: Corporate Reserve | Equity Distribution: 25.00%

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

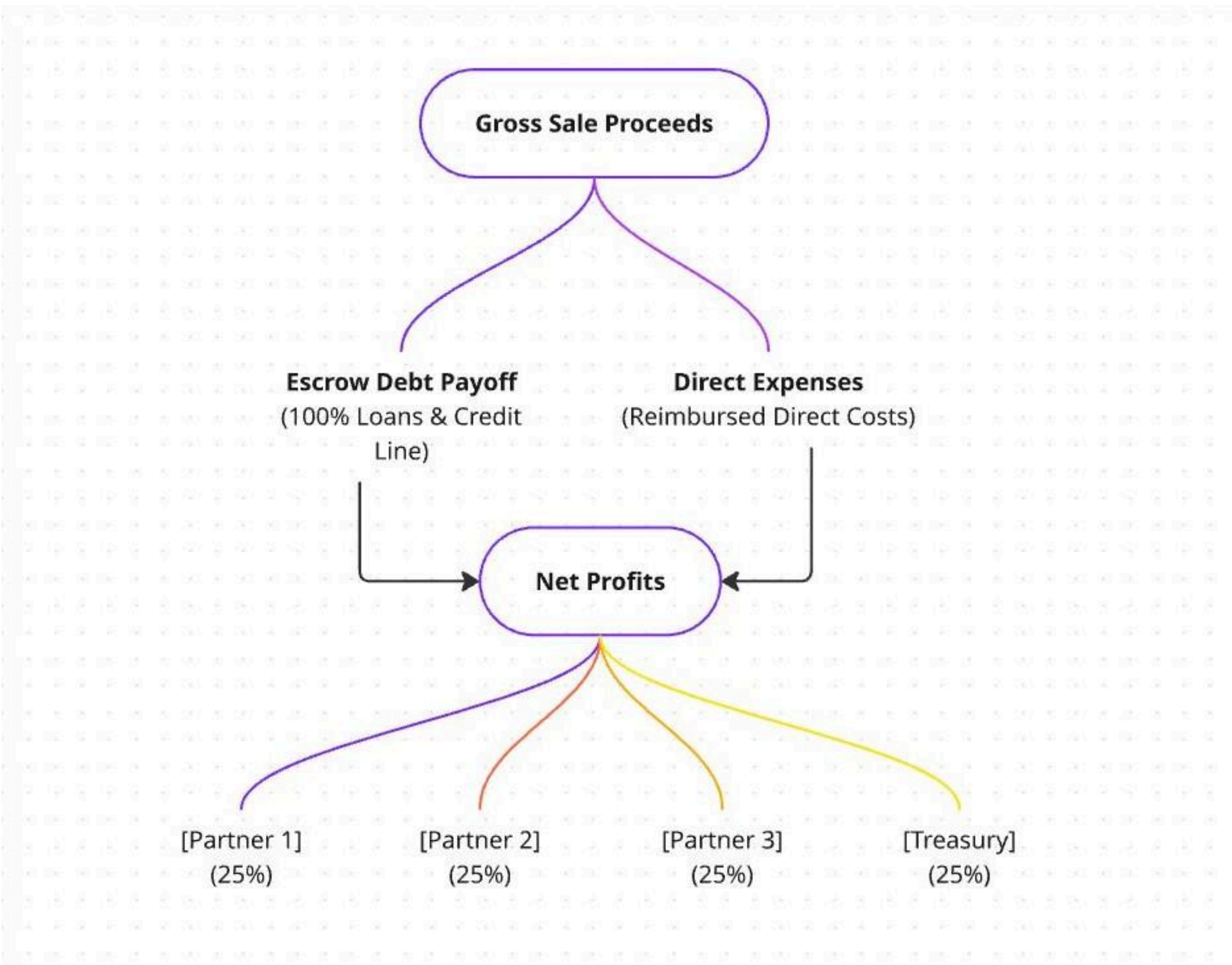
3. Strategic Value & Partnership Alignment

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:



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 Split: Remaining net profits are distributed equally across four accounts:

$$\text{Account Share} = \frac{\text{Net Profit}}{4}$$

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 four accounts.

6. Business Governance & Decision Framework

- LLC Structure: All deals run under a dedicated LLC with an Operating Agreement reflecting this 4-way 25% profit structure.
- Capital & Debt Authority: Capital sourcing, debt servicing, and lender communications are led by the Managing Partner.
- Treasury & CFO Authority: Allocation and management of the 25% Treasury Growth Fund are led exclusively by the Managing Partner (CFO).
- Field & Construction Authority: Build decisions and site management are co-led by the Managing Partner and Construction Partner.
- Design & Presentation Authority: All final aesthetic, finish, and staging choices are led exclusively by the Creative Partner.