



BRYSON
DONOVAN

real estate development investment consulting

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BRYSON DONOVAN HOLDINGS, LLC

TO PROSPECTIVE INVESTOR(S)

Team BDH mission is to service the world with a focus on Value-Added/Moderate income producing real estate.

BDH will be located in the United States and will be classified as a limited liability company. It was formed by Reginaldo(Reggie)Carmelia in 2024. Reggie has extensive experience in this area of real estate with a vision of creating and developing communities for the low and moderate income population.

He saw that the need for affordable housing for this population was exploding. Consequently, the investment in this segment of the real estate market is very lucrative and any investment in this sector helps support those that are a little less fortunate.

To implement these objectives the company is seeking an overall equity investment of **Five Million Dollars \$5,000,000.00.**

We anticipate an **Annual 10-15% growth in revenue** do to the increased population in this segment. So, the long term outlook for the organization is bright.

We thank you for reviewing and consideration participating in this investment opportunity.

Sincerely,

TEAM BRYSON DONOVAN HOLDINGS, LLC.

BRYSON DONOVAN HOLDINGS, LLC.

239.399.4771

Reginaldo@brysondonovan.com

www.brysondonovan.com

GENERAL INFORMATION

Bryson Donovan Holdings, LLC.

Florida 239.399.4771

Reginaldo@brysondonovan.com

www.brysondonovan.com

Managing Partners: Reginaldo Carmelia

(Complete Management team listed: Executive Team)

Objective

Bryson Donovan Holdings, LLC. is a real estate investment, consulting and development company, established in 2024. It was established to develop and purchase single family and specialized projects across the country. The properties we are purchasing are generally at a large discount.

Opportunity Summary

The initial project is the purchase of an apartment complexes in varies states of condition nationwide to renovate and updated condition for rental in the low and moderate market. The properties will be in areas of accelerating appreciating values.

Market Timing (Our general competitors are financial institutions, trust, and private investors.) The market around the country is great for the purchase of these types of properties. There are countless properties for sale or available in some capacity. Consequently, with research we have discovered that southeast and southwest are areas having a large proportion in all the above situations.

Customer/Market Consumption

Our customer base is varied with most of the populations being placed in the following categories:

1. The family who did not purchase a single family home during the real estate collapse.
2. The families who has lost their home to foreclosure during the collapse.
3. The senior who is downsizing do to empty nest.
4. The families who are in the median income bracket who have never purchase a home or/are rebuilding their credit history, which can take 3 to 7 years.
5. As well as the large underserved Retired and Homeless Veteran.

SITUATION ANALYSIS-Industry Analysis/Market Characteristics

The overall market is in a rebuilding position so with thousands of multi-family units available for purchase in many positions timing cannot be any better.

- The Primary consumer of the units are the following:

Renter(s)

- Senior Citizens
- Young Professional
- Middle income
- Retired and Homeless Veteran

ACQUISITION

We will be acquiring apartment that are in value add positions, foreclosure, management issues, or in negative positions (dis-stressed). We will be obtaining properties though several sources. Our source bases are as follows: Off-market, Trustees, Privately-brokered (owner) and publicly broker but not truly reviewed by banks (REO departments). We will be taking the properties through our analysis procedure then a decision will be made on whether we should acquire it or not. Our basic view is that any property can be turned around and sold with the right Renovation, Marketing and Modeling strategy.

INITIAL PROJECT SUMMARY

Our initial project is the purchase of Apartments anywhere in the nation, which are in need of some renovation and/or complete turn-around/Value-add position.

- 1,2 and 3 bedroom units
- Average Rent of \$850+
- Average Square Footage 800+

INVESTMENT REQUIREMENTS

Our financing requirements are the initial budget and purchase/building/rehab funding.

Requirements

We are requesting \$5,000,000.00 dollars.

- Acquisition of the complex(s).
- Implementing of our marketing program marketing.
- The complete rehabilitation of the complex(es).

Investor Repayment/Amortization and Dividend:

Interest (Nego.)

APPLICATION OF FUNDS

Purchase Property(ies)(line)	\$ 2,500,000.00
Construction/Renovations(units)	\$ 1,500,000.00
Working Capital/Other	\$ 1,000,000.00
A. Office	
B. Monthly Working budget	
C. Marketing/Advertising	
D. Interest Payments	
Total Application	\$ 5,000,000.00

*Line Item breakdown from General Contractor/Construction Supervisor once DD is started

BDHoldings

Property Information Forecast

Number of Units	90	
Lot Size (sf)	350,000	
Building Size (sf)	250,000	
Price per sq. ft	\$6.20	(current-actual) Development
Price per unit	\$17,222.22	Cost/Rehab
Net Operating Income	\$723,968.00	(current-actual)
Annual Debt Service	(\$709,431.48)	
Going-In Cap Rate	9.05%	
Pro Forma Cap Rate	9.60%	
Current Vacancy*	7.00%	

[illegible]

Operating Statement Forecast

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Gross Income											
Current Gross Income--Rents	\$ 1,185,000.00	\$ 1,244,250.00	\$ 1,306,462.50	\$ 1,371,785.63	\$ 1,440,374.91	\$1,512,393.65	\$1,588,013.33	\$1,667,414.00	\$ 1,750,784.70	\$ 1,838,323.94	\$ 1,930,240.13
Reimbursements - HOA/\$100/mo	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Scheduled Gross Income	\$ 1,185,000.00	\$1,244,250.00	\$1,306,462.50	\$1,371,785.63	\$1,440,374.91	\$1,512,393.65	\$1,588,013.33	\$1,667,414.00	\$ 1,750,784.70	\$1,838,323.94	\$ 1,930,240.13
Less Vacancy	(\$82,950)	(\$87,098)	(\$91,452)	(\$96,025)	(\$100,826)	(\$105,868)	(\$111,161)	(\$116,719)	(\$122,555)	(\$128,683)	(\$135,117)
7.00%											
Gross Operating Income	\$ 1,102,050.00	\$1,157,152.50	\$1,215,010.13	\$ 1,275,760.63	\$1,339,548.66	\$1,406,526.10	\$1,476,852.40	\$1,550,695.02	\$ 1,628,229.77	\$1,709,641.26	\$ 1,795,123.32
Expenses											
Property Taxes	\$ 125,000.00	\$ 128,750.00	\$ 132,612.50	\$ 136,590.88	\$ 140,688.60	\$ 144,909.26	\$ 149,256.54	\$ 153,734.23	\$ 158,346.26	\$ 163,096.65	\$ 167,989.55
Insurance	\$ 55,000.00	\$ 56,650.00	\$ 58,349.50	\$ 60,099.99	\$ 61,902.98	\$ 63,760.07	\$ 65,672.88	\$ 67,643.06	\$ 69,672.35	\$ 71,762.53	\$ 73,915.40
Utilities	\$ 12,500.00	\$ 12,875.00	\$ 13,261.25	\$ 13,659.09	\$ 14,068.86	\$ 14,490.93	\$ 14,925.65	\$ 15,373.42	\$ 15,834.63	\$ 16,309.66	\$ 16,798.95
Water/Sewer	\$ 17,500.00	\$ 18,025.00	\$ 18,565.75	\$ 19,122.72	\$ 19,696.40	\$ 20,287.30	\$ 20,895.92	\$ 21,522.79	\$ 22,168.48	\$ 22,833.53	\$ 23,518.54
Trash	\$ 10,000.00	\$ 10,300.00	\$ 10,609.00	\$ 10,927.27	\$ 11,255.09	\$ 11,592.74	\$ 11,940.52	\$ 12,298.74	\$ 12,667.70	\$ 13,047.73	\$ 13,439.16
Management @ %10	\$ 44,082.00	\$ 45,404.46	\$ 46,766.59	\$ 48,169.59	\$ 49,614.68	\$ 51,103.12	\$ 52,636.21	\$ 54,215.30	\$ 55,841.76	\$ 57,517.01	\$ 59,242.52
Repair & Maintenance	\$ 8,250.00	\$ 8,497.50	\$ 8,752.43	\$ 9,015.00	\$ 9,285.45	\$ 9,564.01	\$ 9,850.93	\$ 10,146.46	\$ 10,450.85	\$ 10,764.38	\$ 11,087.31
Security	\$ 7,500.00	\$ 7,725.00	\$ 7,956.75	\$ 8,195.45	\$ 8,441.32	\$ 8,694.56	\$ 8,955.39	\$ 9,224.05	\$ 9,500.78	\$ 9,785.80	\$ 10,079.37
Payroll	\$ 85,000.00	\$ 87,550.00	\$ 90,176.50	\$ 92,881.80	\$ 95,668.25	\$ 98,538.30	\$ 101,494.45	\$ 104,539.28	\$ 107,675.46	\$ 110,905.72	\$ 114,232.89
Marketing/Advertising	\$ 2,500.00	\$ 2,575.00	\$ 2,652.25	\$ 2,731.82	\$ 2,813.77	\$ 2,898.19	\$ 2,985.13	\$ 3,074.68	\$ 3,166.93	\$ 3,261.93	\$ 3,359.79
Office/Adm/Legal	\$ 5,750.00	\$ 5,922.50	\$ 6,100.18	\$ 6,283.18	\$ 6,471.68	\$ 6,665.83	\$ 6,865.80	\$ 7,071.77	\$ 7,283.93	\$ 7,502.45	\$ 7,727.52
Staff expense	\$ 2,500.00	\$ 2,575.00	\$ 2,652.25	\$ 2,731.82	\$ 2,813.77	\$ 2,898.19	\$ 2,985.13	\$ 3,074.68	\$ 3,166.93	\$ 3,261.93	\$ 3,359.79
Ground Lease Expense (If any)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc expenses	\$ 2,500.00	\$ 2,575.00	\$ 2,652.25	\$ 2,731.82	\$ 2,813.77	\$ 2,898.19	\$ 2,985.13	\$ 3,074.68	\$ 3,166.93	\$ 3,261.93	\$ 3,359.79
CapEx reserves (\$25/unit/month)	\$ 3,600.00	\$ 3,708.00	\$ 3,819.24	\$ 3,933.82	\$ 4,051.83	\$ 4,173.39	\$ 4,298.59	\$ 4,427.55	\$ 4,560.37	\$ 4,697.18	\$ 4,838.10
Total Expenses	\$ 378,082.00	\$ 389,424.46	\$ 401,107.19	\$ 413,140.41	\$ 425,534.62	\$438,300.66	\$ 451,449.68	\$ 464,993.17	\$ 478,942.97	\$ 493,311.25	\$ 508,110.59
Net Operating Income	\$ 723,968.00	\$ 767,728.04	\$ 813,902.93	\$ 862,620.22	\$ 914,014.04	\$968,225.44	\$1,025,402.72	\$1,085,701.85	\$ 1,149,286.81	\$1,216,330.01	\$ 1,287,012.73
Capitalization Rate	9.05%	9.60%	10.17%	10.78%	11.43%	12.10%	12.82%	13.57%	14.37%	15.20%	16.09%

BDHoldings											
Rent Roll		Forecast									
Units	Suite No.	Type	Current Rent/Mo	Current Annual Gross Income	Projected Annual Rental Increase	Pro Forma 2025 Annual Gross Rent	2026 AGR	2027 AGR	2028 AGR	2029 AGR	2030 AGR
15	\$ S	Studio/1BR	\$ 900.00	\$ 162,000.00	5.00%	\$ 170,100.00	\$ 178,605.00	\$ 187,535.25	\$ 196,912.01	\$ 206,757.61	\$ 217,095.49
25	F	1 BR	\$ 1,010.00	\$ 303,000.00	5.00%	\$ 318,150.00	\$ 334,057.50	\$ 350,760.38	\$ 368,298.39	\$ 386,713.31	\$ 406,048.98
25		2 BR	\$ 1,150.00	\$ 345,000.00	5.00%	\$ 362,250.00	\$ 380,362.50	\$ 399,380.63	\$ 419,349.66	\$ 440,317.14	\$ 462,333.00
25		3 BR	\$ 1,250.00	\$ 375,000.00	5.00%	\$ 393,750.00	\$ 413,437.50	\$ 434,109.38	\$ 455,814.84	\$ 478,605.59	\$ 502,535.87
				\$ -	5.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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90		16,294	\$ 4,310.00	\$ 1,185,000.00		\$ 1,244,250.00	\$ 1,306,462.50	\$ 1,371,785.63	\$ 1,440,374.91	\$ 1,512,393.65	\$ 1,588,013.33

BDHoldings

Mortgage Amortization

Inputs		Key Figures	
Loan principal amount	\$ 8,000,000.00	Annual loan payments	\$709,431.48
Annual interest rate	7.500%	Monthly payments	\$59,119.29
Loan period in years	25	Interest in first calendar year	\$596,158.80
Base year of loan	2025	Interest over term of loan	\$9,735,787.00
Base month of loan	January	Sum of all payments	\$17,735,787.00

Financial Performance Standards

There are set guidelines with financial performance points, which will be applied by the financial team.

Product Quality Standards

Bryson Donovan's control and standard policies will be standardized. So, each metro area where the properties and/or project are located can be governed with the same high standard and quality expected by the residents as well as our management team. This will keep the employees, sub-contractors and general contractors' performances in all area to the utmost integrity.

- Monthly and Quarterly Financial Reporting
- Quarterly Audit
- Performance Analysis (personal)
- Review of Maintenance schedule

INVESTMENT BENEFITS

- The properties are being developed and purchased in markets that are continually growing and our price points are support the masses.
- The investment allows the investor continual updates and reporting each month.
- With the centrally based management team in house the ability to manage cost is realistic and obtainable.
- The market values are estimated to grow at eight to ten (10%-15%) percent each year for the next 5-10 years.

CURRICULUM VITAE
AND
EXECUTIVE TEAM

EXECUTIVE TEAM

- | | |
|-----------------------------|-------------------------------------|
| • Insurance/Bonding | AIG/Various/Williams and Associates |
| • Legal | Various |
| • Accounting/Auditing | Ernest and Young-Audit |
| • PR/Marketing | Various/KLG Marketing Group |
| • Technology | Private Consultant |
| • Executive Assistant | |
| • Architect | Various |
| • General Contractor | Various |
| • Financial Advisement Team | Investor Equity of Atlanta |
| • Engineering | Various |
| • Specialized Applications | N/A |
| • Project Management | Various |
| • Property Management | Various |

Bryson Donovan Construction will be developed

Reginaldo D. Carmelia

401 West Seminole Blvd. #108, Sanford Florida 32771
239.399.4771
rdcarmelia@gmail.com

Keys to Success

Staying focused on creating an environment that fosters team effort among our employees, subcontractors, and owners, which expedited completion of projects with an emphasis on preconstruction, planning and job scheduling.

HANDS of Central Florida | Director of Single and Multifamily Development
January 2024-Present

Responsibilities:

Planning and managing of the development of single family homes and/or multi-family developments. This includes working with architects, engineers, builders, and various funding sources such as local governments, banks, and foundations developing plans and budgets for projects (new construction and rehab) in keeping with the direction of the Executive Director and Board. I identify funding for the projects and prepare the presentation material to support the funding requested. I do presentations for the local government partners, community organizations, and funders to gain approval for the projects. I write construction specifications and manage the bidding process as well as participate in the selection of contractors. I supervise the commencement of projects and manage them to completion within budget and on schedule. I manage compliance with and complete reports for awarded federal, state, local grants or conventional funding for new construction and/or rehab projects.

Bryson Donovan, LLC | President 2019-2022

Responsibility: Directing the management and development of projects for the firm. Reviewed all conceptual proposals for new investment and maintaining the firms overall daily operations.

Millennium Investment Group | Vice President 2017- 2019

Responsibility: Directing the development of new projects from concept to C.O., promoting company culture and vision, keeping established policies and reviewing them for balance and fair practice. As well as overseeing the daily operations of the company and the work of executives.

HPGI Homes, LLC. | Director of Project Management 2016-2017

Responsibility: the development of specific projects and building of a wholesale real estate operation.

Dominion Development Group | Director of Project Development 2000-2016

Responsibilities: I managed the overall development of new/existing properties and development projects. We focused on the development of Assist Living Facilities and Apartment Complexes

German Hill Management | Director of Property Development 1996-1999

Responsibilities: The structuring of commercial financing and design concepts for new project rehabilitation and development.

SN Properties | Director of Property Management 1994-1996

Responsibilities: I was overseeing a staff of twenty or more at some periods. We had the task of managing and rehabilitating over three hundred (300) rental units spread across Baltimore City.

Standard Federal Saving Bank | Financial Analysis Real Estate 1993-1994

Responsibilities: I was initially hired to assist in the redevelopment of the REO department. However, the processing of the disposal of the portfolio became the focus. Once we began it was clear that was the wrong decision. So, we developed an analysis process which allowed us to truly view real performance. Subsequently, the number of assets that were disposed was reduced and became performing assets.

Competencies

Commercial and Residential Mortgage , Creative Financing
Project Management/Property Management
Property ware
Real Estate Development and Rehabilitation

Education

New York University Finance and Real Estate Development, New York
American University Finance and Real Estate Development, Washington, DC
Florida Southwest University Business, Naples, Florida
Florida Gulf Coast University Candidate for Dual Degree MBA in Finance and Real Estate
Academic Highlights-Inroad Scholar

BDH

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