

Navigant Group LLC.
Executive summary.
This Document is confidential.

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EXECUTIVE SUMMARY

The company seeks to develop and build urban infrastructure and real estate projects on the seaside of Montevideo, Uruguay’s capital city.

There is no record of a development of this size in the country, nor it’s region.

Estimated total investment 2.300.000.000 USD in a 15 year period.



MASTER PLAN PERSPECTIVE

PROBLEM & SOLUTION

The Problem

- Montevideo suffers lack of sea front infrastructure for construction sites and nautic sports.
- Due to the demographic expansion through it’s costline the city has been segmented making sea front residence expensive and limited.
- Since 1950 there has been no major investment in public spaces in the city.

The Solution

- Build the needed terrain for residential - corporate developments and nautical infrastructure.



MASTER PLAN PERSPECTIVE

FINANCIAL

- Phase 1 - 1:USD. (Completed)
- Phase 2 & 3 - 3:USD.
- Construction: 250:USD
- Real Estate development: 2.000:USD

INVESTMENT OPPORTUNITY

- Participate in the development of a unique project from an early stage.
- Estimate profit for this stage investment:
 - x10 when the development is approved.
 - x18 in the total life time of the project.
- Total funding opportunity: 3.000.000 USD

INVESTMENT VS. PROFIT



COMPLETED

APPROVEMENT TIMELINE

The legal vehicle to achieve this project is through law 17.555 and it evolves in 3 phases.

Phase 1: Government interes.

- The company prepares specific documentation, studies and data analysis of every angle of the project to present a valid picture of the development.
- Such studies and analysis where entrust to very well esteemed professionals.
- Main Government, City Hall and Ministries receive this information and expedites positive or negative interest.

APPROVED.

Phase 2: Executive project.

- All studies and analysis done before, need to expand in order to create a detailed project ready to start building.
- This stage implies working hand in hand with the Government, and coordinating deadlines with the professionals already hired.

Phase 3: Public call for interest.

- Uruguayan legal system obliges the Government to make a public offering to give any other interest party the possibility to participate and make their own proposal.
- Even though this could seem as a risk for the company, Navigant Group LLC runs with upto 20% of benefit for being the first sponsor of the project.
- After the public offer is finished the company could loose or be awarded. In case the first occurs, the Sponsor can call a second offering. If the company loses again, all costs are reimbursed by the winner.

AWARDED: Starts construction.



MANAGEMENT TEAM



Investors

- Valorem
 - <https://www.linkedin.com/company/valoremuy>
- Two Endeavor Entrepreneurs

BUSINESS KEY DATA

- DEVELOPMENT STAGE:
 - Development.
- FOUNDED:
 - 2020
- EMPLOYEES:
 - 20.
- CURRENT FUNDING OPP:
 - 3.000.000 USD
- ESTIMATE START:
 - End of 2023
- AREA TO BUILD:
 - 36 Hectares
- REAL ESTATE DEV:
 - Roughly 700.000m2
 - 5500 unit (aparts/corporate)
- USE OF FUNDS:
 - 60% Product dev.
 - 40% Legal.
- EXISTING DEBTS:
 - 0USD
- CONSTRUCTION:
 - 4 years (Infrastructure)
 - 11 years (RE dev.)
- PUBLIC MONEY:
 - 0 USD