Beyond Breakeven Inc
19046 Bruce B Downs Blvd #209
Tampa, Florida 33647

Bond Program Summary

Key Points

- Provides 25% of total project funding through a third-party bond issuance.
- No money is required from local municipalities.
- Repayment of the bond-financed portion occurs through property taxes after project completion, not through loan payments from the project owner.
- Traditional funding for the remaining 75% of project cost can be pursued concurrently on a standard lender basis.
- Target closing is approximately 60 to 90 days after engagement, subject to underwriting and closing conditions.

Program Purpose

The bond program is designed to support qualifying development projects that advance community and economic objectives. Eligible uses include:

- Business acquisitions and expansion projects
- Shovel-ready construction projects
- Acquisition or refinance of existing buildings that include a rehabilitation or improvement component within the project budget

Eligible Project Types and Baseline Criteria

Projects must meet the following baseline criteria to be considered under the program:

- Minimum total project cost of $20,000,000.
- Minimum land requirement of 10 contiguous acres.
- Demonstrated service to the community, such as job creation or economic impact.
- For acquisition or refinance of existing buildings, inclusion of a defined rehabilitation or property improvement budget.

Funding Structure

The program is intended to support up to 100% of total project funding needs through two coordinated capital sources:

- Bond Program (25% of total project cost)
  - Financed by a third party, outside local municipal budgets.
  - Non-recourse to the project owner, creating immediate project equity.
  - Repayment is linked to property tax assessments following completion and revaluation.
- Traditional Funding (up to 75% of total project cost)
  - Optional component provided by conventional lenders.
  - Requires standard due diligence, guarantees, and underwriting consistent with senior funding practices.
  - Typically processed on a parallel track but may close after the bond-financed portion.

Bond-Financed Component – Operational Details

Under the proposed structure for the 25% bond-financed portion:

- Closing is anticipated within approximately 60 to 90 days after engagement, subject to underwriting, documentation, and closing conditions.
- Property value and tax assessments remain unchanged during the construction or development period.
- Upon project completion, local authorities perform a new valuation, and property taxes are adjusted accordingly.

- The adjusted property tax stream supports repayment of the 25% bond component.
- The company is not liable for repayment of this portion, and local budgets are not directly impacted.

Program Fee

A program fee of $150,000 is due only after issuance and acceptance of an Engagement Letter from the Bond Team.

Upon acceptance:

- The borrower signs and returns the required agreement.
- The $150,000 fee is remitted in connection with acceptance.
- The $150,000 plus accrued interest should be included in the overall funding amount so that it can be returned to the company or investor at closing.

Application Process

Phase 1 – Application Preparation

- The company completes the application package and assembles required supporting documentation.
- The package is prepared to address both the bond program (25%) and the optional traditional funding (75%).

Phase 2 – Submission

- The application is submitted to the Bond Team for review of the bond-financed portion.
- The application may also be submitted to a traditional lender for consideration of the balance.

Phase 3 – Initial Review and Response

- The Bond Team issues one of the following responses: request for corrections or additional information, disapproval, or approval subject to terms.
- The traditional lender may issue similar responses based on its underwriting review.

Phase 4 – Acceptance and Commitment

- The company reviews and either declines or accepts the Bond Team's proposed terms; acceptance is documented through signed agreements.
- The company similarly reviews and either declines or accepts the traditional lender's commitment terms.
- Upon acceptance of the Bond Team's offer, the company submits the $150,000 program fee.

Phase 5 – Underwriting and Closing

- The transactions proceed through final underwriting, documentation, and coordinated closing.
- Funding is expected to occur within approximately 60 to 90 days, assuming timely satisfaction of all lender, bond, legal, and closing requirements and local committee approvals.