
**HOMEBUILDING
AND LAND
DEVELOPMENT
OPPORTUNITY**

LIVV HOMES

Summary Narrative

NEO (the “**Project**”) is a luxury homebuilding project encompassing 75 lots in Henderson, adjacent to MacDonald Highlands with sweeping views of the Las Vegas valley.

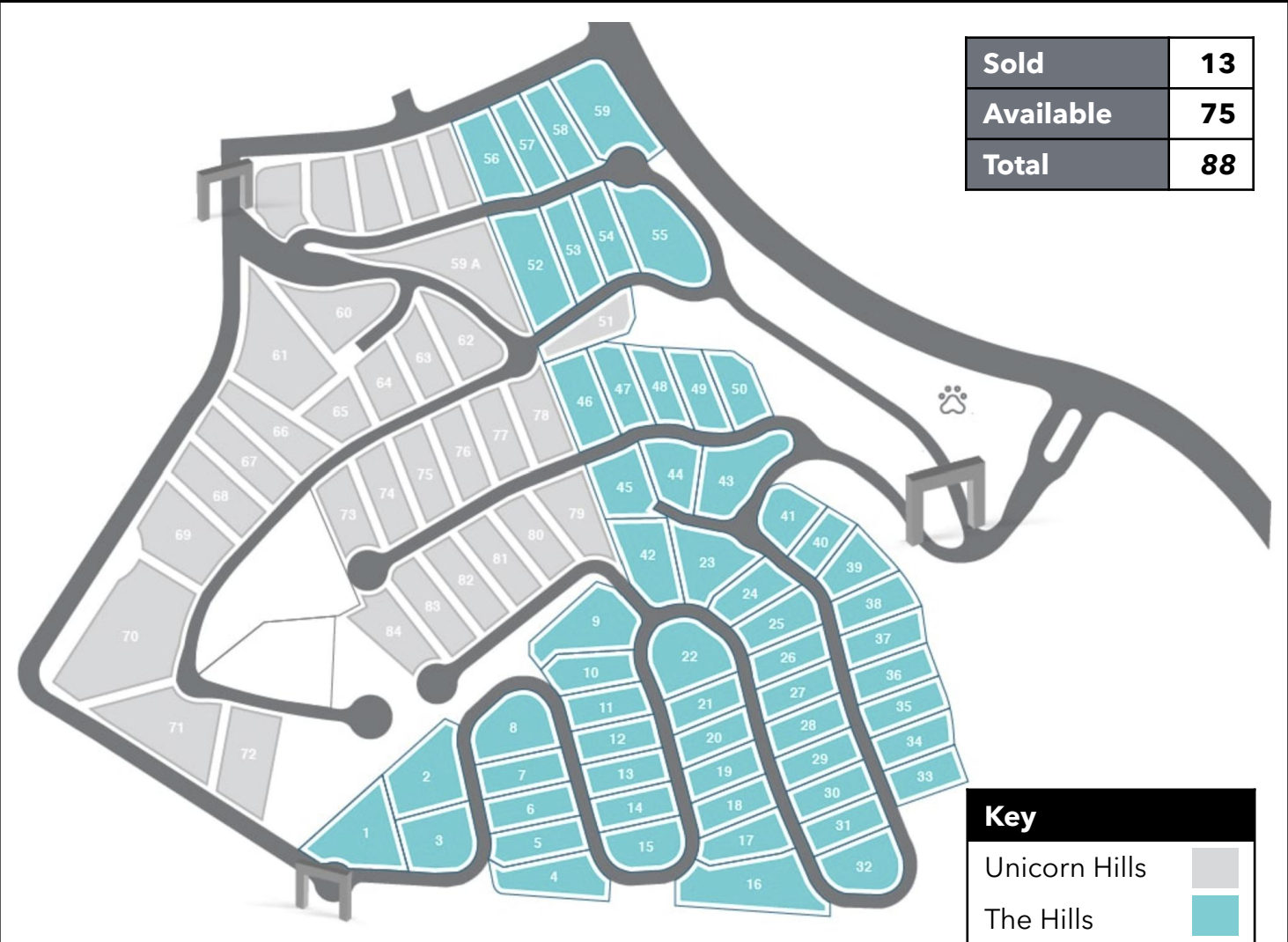
LIVV (the “**Sponsor**”) is seeking approximately \$25M to recapitalize the Project and fund incremental Soft Costs and working capital for the Project.

Construction and development of the project is fully capitalized. New Investor will be an ongoing participant in the sale of the 75 lots and homes throughout NEO.

The Sponsor is under contract with a 3rd party buyer of 27 lots which will result in an early return of capital to investors.

We are offering a preferential Return of Capital then 20% split to investor which results in an approximately 18% Levered IRR over a 4 to 5 year hold period.

Site Plan



Note: LIVV is going through a remapping process to expand the lot out within Unicorn Hills.

Models



LOTS				
	Existing Capitalization	Recapitalization Transaction	Future Loan Fundings	Pro-Forma Capitalization
SOURCES				
Sponsor Common Equity	\$ 9,730,000		\$ -	\$ 9,730,000
Investor Common Equity	-	25,000,000	-	25,000,000
Total Common Equity	9,730,000	25,000,000	-	34,730,000
Existing Preferred Equity	20,000,000	(20,000,000)	-	-
Total Common and Preferred Equity	29,730,000	5,000,000	-	34,730,000
Land Debt Financing	26,474,000	-	27,489,760	53,963,760
Total Sources	\$ 56,204,000	\$ 5,000,000	\$ 27,489,760	\$ 88,693,760
USES				
Land Basis at Close	\$ 56,204,000	\$ -	\$ -	\$ 56,204,000
Soft Costs and Operational Reserves	-	5,000,000	-	5,000,000
Future Milestone Fundings	-	-	3,100,000	3,100,000
Land Development Completion	-	-	17,340,000	17,340,000
Interest and Other Financing Cost	-	-	7,049,760	7,049,760
Total Uses	\$ 56,204,000	\$ 5,000,000	\$ 27,489,760	\$ 88,693,760
PROFIT SUMMARY				
Land Value + Cash	48 Lots		\$ 1,375,000	\$ 66,000,000
Land Value to 3rd Party Builder	27 Lots		\$ 1,150,000	\$ 31,050,000
Less: Brokerage and Closing Cost			8%	(5,280,000)
Net Land Value				91,770,000
Land Profit				\$ 3,076,240

HOMES			
		Per Unit	Total
Home Value		\$ 4,200,000	\$ 201,600,000
Less: Land Value		(1,375,000)	(66,000,000)
Total Revenue for Vertical Home		2,825,000	135,600,000
Less: Vertical Construction Costs	65%	(1,836,250)	(88,140,000)
Less: Interest and Other Financing Cost on Vertical Construction		(107,115)	(5,141,500)
Less: Brokerage Costs		(226,000)	(10,848,000)
Vertical Home Profit		\$ 655,635	\$ 31,470,500

PROFIT SUMMARY			
Land Profit			\$ 3,076,240
Vertical Home Profit			31,470,500
Total Profit			\$ 34,546,740

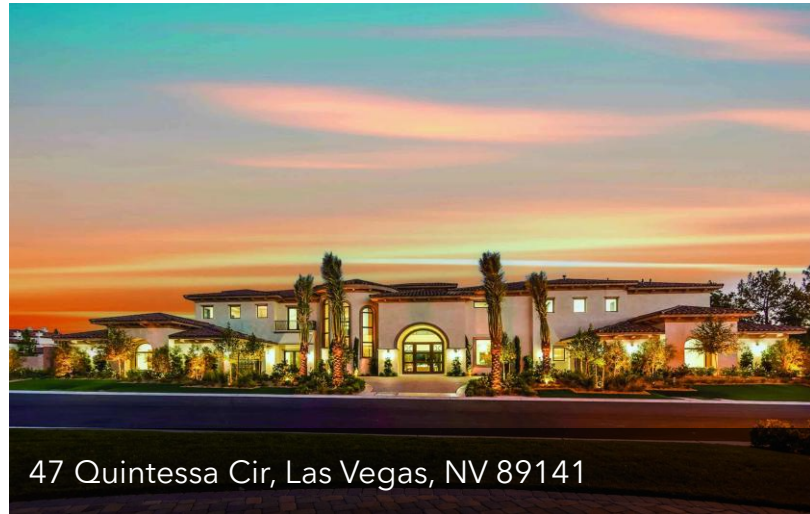
CASH FLOW AND IRR

SEMI-ANNUAL SUMMARY CASH FLOW											
	Total	Closing	Year 1		Year 2		Year 3		Year 4		
		5/1/2026	1H 10/30/2026	2H 4/30/2027	1H 10/29/2027	2H 4/28/2028	1H 10/27/2028	2H 4/27/2029	1H 10/26/2029	2H 4/26/2030	
Lot and Home Sales Schedule											
Lot Sales - 3rd Party	27	-	-	15	12	-	-	-	-	-	
Home Sales - LIVV	48	-	6	7	7	7	7	7	7	-	
Revenue											
Lots - 3rd Party	\$ 1,150,000	\$ 31,050,000	\$ -	\$ -	\$ 17,250,000	\$ 13,800,000	\$ -	\$ -	\$ -	\$ -	
Lots - LIVV	1,375,000	66,000,000	-	8,250,000	9,625,000	9,625,000	9,625,000	9,625,000	9,625,000	-	
Subtotal		97,050,000	-	8,250,000	26,875,000	23,425,000	9,625,000	9,625,000	9,625,000	9,625,000	
Sales Cost	8.0%	(5,280,000)	-	(660,000)	(770,000)	(770,000)	(770,000)	(770,000)	(770,000)	-	
Total Net Revenue		91,770,000	-	7,590,000	26,105,000	22,655,000	8,855,000	8,855,000	8,855,000	-	
Homes - LIVV	655,635	31,470,500	-	3,933,813	4,589,448	4,589,448	4,589,448	4,589,448	4,589,448	4,589,448	
Total Homebuilding Profit		123,240,500	-	7,590,000	30,038,813	27,244,448	13,444,448	13,444,448	13,444,448	4,589,448	
Land And Horizontal Cost											
Total Basis at Close	(56,204,000)	(56,204,000)	-	-	-	-	-	-	-	-	
Soft Costs / Operational Reserves	(5,000,000)	(5,000,000)	-	-	-	-	-	-	-	-	
Land Dev Payables	(3,100,000)	-	(3,100,000)	-	-	-	-	-	-	-	
Land Dev Completion	(17,340,000)	-	(17,340,000)	-	-	-	-	-	-	-	
Total Land and Horizontal	(81,644,000)	(61,204,000)	(20,440,000)	-	-	-	-	-	-	-	
Subtotal	41,596,500	(61,204,000)	(12,850,000)	30,038,813	27,244,448	13,444,448	13,444,448	13,444,448	13,444,448	4,589,448	
Loan Draw	46,914,000	26,474,000	20,440,000	-	-	-	-	-	-	-	
Repayment Including Interest Accrual	(53,963,760)	-	-	(30,038,813)	(23,924,948)	-	-	-	-	-	
Levered Cash Flow	34,546,740	(34,730,000)	7,590,000	-	3,319,500	13,444,448	13,444,448	13,444,448	13,444,448	4,589,448	
Equity Cash Flow											
	IRR										
New Investor	18.0%	8,855,348	(25,000,000)	7,590,000	-	3,319,500	13,444,448	3,205,731	2,688,890	2,688,890	917,890
Sponsor	52.7%	25,691,392	(9,730,000)	-	-	-	-	10,238,717	10,755,558	10,755,558	3,671,558
Total	33.7%	34,546,740	(34,730,000)	7,590,000	-	3,319,500	13,444,448	13,444,448	13,444,448	13,444,448	4,589,448

CURRENT PHOTOS OF NEO LAND DEVELOPMENT



HOMEBUILDING SAMPLE OF COMPLETED HOMES



47 Quintessa Cir, Las Vegas, NV 89141



45 Painted Feather Way, Las Vegas, NV 89135



19 Pebble Hills Ct, Las Vegas, NV 89141



584 Saint Croix St, Henderson, NV 89012



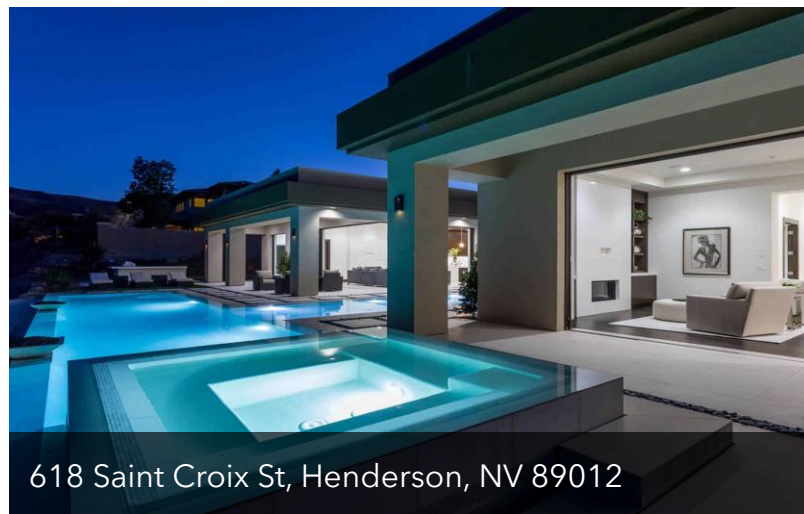
11091 Stardust Dr, Las Vegas, NV 89135



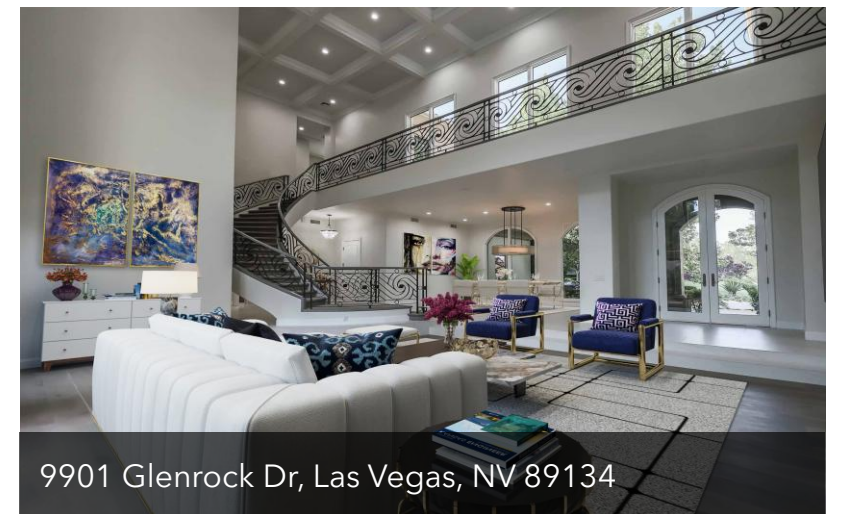
30 Pebble Dunes Ct, Las Vegas, NV 89141



5151 Spanish Heights Dr, Las Vegas, NV 89148



618 Saint Croix St, Henderson, NV 89012



9901 Glenrock Dr, Las Vegas, NV 89134