

KINGDOM LAND INVESTMENT GROUP, INC

Kingdom Land Investment Group, Inc. (KLIG), is an experienced non-traditional real estate development firm that is dedicated to making a difference in communities by purchasing and renovating distressed residential properties in the Chicagoland area. Through our research process and quality development model, we create beautifully renovated properties that improves the value of the community.

Our focus is on creating SOLUTIONS for our clients and providing VALUE for our investors.

Our Goals

1. To have 10-30 projects in development without any funding delays which would allow us to dramatically increase profit margins and overall performance returns
2. To increase our overall bottom line by:
 - a. targeting property values with higher price points;
 - b. purchasing properties without limits with no bidding wars or overages;
 - c. purchasing and streamlining the development process by buying building materials in bulk, adding more equipment, team members, storage for materials, office space, box and dump trucks, etc. in order to increase efficiency of the current development model

Business Partnership Advantages

- KLIG, Inc has direct access to unlimited properties with no realtor involvement; low acquisition cost
- KLIG, Inc has access to approved FHA & VA buyers ready to purchase our developments while under construction
- KLIG, Inc is an experienced investment & development firm adding value through our quality development model
- Guaranteed 15% ROI
- No management costs

Overall Projected Cost

Number of proposed development projects:	30
The average purchase and development cost, per property:	\$150,000
Total estimated cost:	\$4,500,000
Estimated appraisal value after completion:	\$9,500,000
Infrastructure, equipment and operational cost:	\$1,000,000

Examples of Completed Projects

317 N. Pine Ave., Chicago, IL 60644

5 bed, 3 bath, hardwood/carpet floors and laundry room.



Profit Breakdown	
After Repair Value (ARV)	\$170,000.00
Purchase Price	\$40,000.00
Repairs	\$55,000.00
Profit	\$75,000.00
ROI	78.95%

422 N. Ridgeway Ave., Chicago, IL 60624

Multifamily property with 2 apartments and a basement apartment, each 2 beds and 1 bath. The property also has an enclosed back porch and detached garage.



Profit Breakdown	
After Repair Value (ARV)	\$165,000.00
Purchase Price	\$55,000.00
Repairs	\$55,000.00
Profit	\$55,000.00
ROI	50.00%

Examples of Completed Projects

355 E. 90th Street, Chicago, IL 60619

6 beds, 4 baths, laundry room and detached garage.

Profit Breakdown	
After Repair Value (ARV)	\$320,000.00
Purchase Price	\$89,000.00
Repairs	\$70,000.00
Profit	\$161,000.00
ROI	101.26%



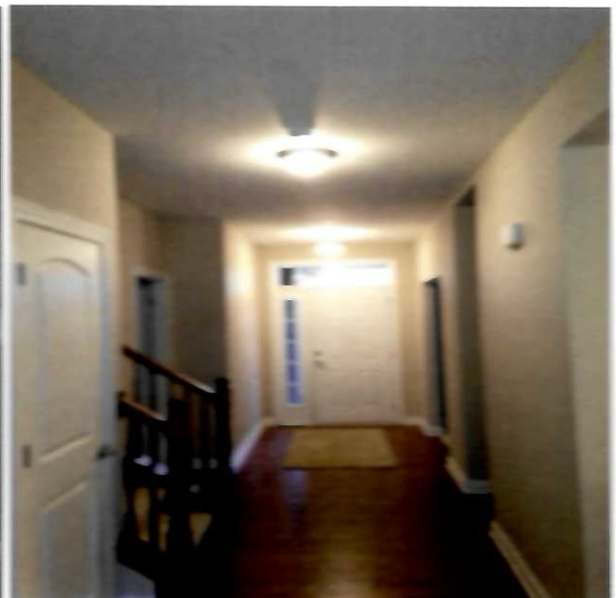
Examples of Completed Projects

5417 W. Congress Pkwy, Chicago, IL 60644

4 bed, 2.5 bath, fireplace, hardwood/carpet floors and detached garage.

Profit Breakdown

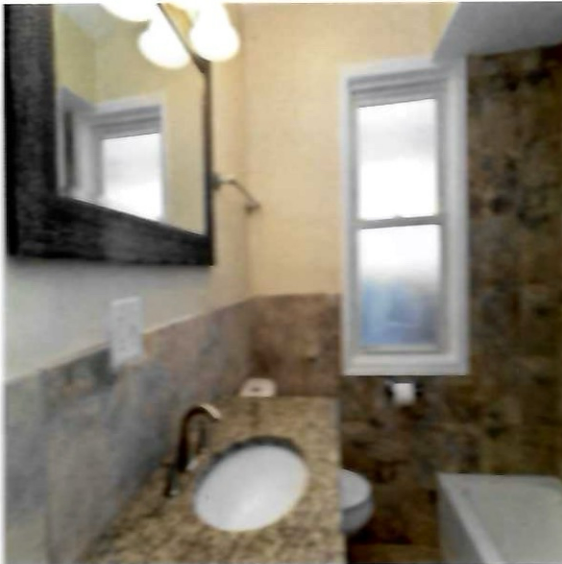
After Repair Value (ARV)	\$266,000.00
Purchase Price	\$60,000.00
Repairs	\$65,000.00
Profit	\$141,000.00
ROI	112.8%



1642 N. Latrobe, Chicago, IL 60639

4 bed, 2 bath, hardwood/carpet floors and detached garage.

Profit Breakdown	
After Repair Value (ARV)	\$168,000.00
Purchase Price	\$62,000.00
Repairs	\$40,000.00
Profit	\$66,000.00
ROI	64.71%



Kingdom Land Investment Group, Inc.

January - March

Contact Name	Deal Address	Sales stage	Deal size	Estimated Renovation Cost	After Repair Value (ARV)	Profitability	Expected Close Date	Our Contact	Next Steps
Allyson Meggs		Initial	\$ 140,000	\$ 60,000	\$ 375,000	\$ 175,000	2/2/2016	Alex	Get in touch
Darren Gade		Contacted	\$ 100,000	\$ 60,000	\$ 250,000	\$ 90,000	2/16/2016	Tim	Follow-up
Allan Heist		Terms negotiated	\$ 30,000	\$ 60,000	\$ 190,000	\$ 100,000	3/3/2016	Anna	Discuss proposal
Jami Slowik		Verbal yes	\$ 65,000	\$ 60,000	\$ 215,000	\$ 90,000	3/22/2016	Steve	Send contract, sign
			\$ 335,000	\$ 240,000	\$ 1,030,000	\$ 455,000			

April - June

Contact Name	Deal Address	Sales stage	Deal size	Estimated Renovation Cost	After Repair Value (ARV)	Profitability	Expected Close Date	Our Contact	Next Steps
Anthony Panzeca	5051 W. Wabansia	SSA	\$ 65,000	\$ 110,000	\$ 290,000	\$ 125,000	1/6/2020	Anthony Panzeca	Closing 1/6/2020
Lamar Johnson	5406 W. Adams	Closed	\$ 50,000	\$ 125,000	\$ 289,000	\$ 114,000	9/4/2020	Lamar Johnson	Closed 9/4/2020
Anthony Panzeca	5418 6Flournoy	Attorney Review Period	\$ 86,250	\$ 75,000	\$ 255,000	\$ 93,750	1/30/2020	Anthony Panzeca	Attorney Review
Anthony Panzeca	5425 W. Harrison	Attorney Review Period	\$ 86,250	\$ 50,000	\$ 215,000	\$ 78,750	1/30/2020	Anthony Panzeca	Attorney Review
Anthony Panzeca	5426 W. Flournoy	Attorney Review Period	\$ 199,000	\$ 35,000	\$ 305,000	\$ 71,000	1/30/2020	Anthony Panzeca	Attorney Review
Anthony Panzeca	1426 N. Long	Awaiting SSA	\$ 75,000	\$ 110,000	\$ 345,000	\$ 120,000	3/15/2020	Anthony Panzeca	Awaiting SSA
Anthony Panzeca	5440 W. Quincy	Awaiting SSA	\$ 100,000	\$ 125,000	\$ 360,000	\$ 135,000	2/30/2020	Anthony Panzeca	Awaiting SSA
Anthony Panzeca	5516 W. Monroe	Awaiting SSA	\$ 75,000	\$ 125,000	\$ 360,000	\$ 160,000	2/30/2020	Anthony Panzeca	Awaiting SSA
Sylvia Pittman	5414 W. Walton	Awaiting Funding/Deed	\$ 50,000	\$ 100,000	\$ 285,000	\$ 95,000	1/15/2020	Sylvia Pittman	Awaiting Funding
Vareck Wilkes	837 W. 54th	Awaiting Funding/Deed	\$ 45,000	\$ 90,000	\$ 245,000	\$ 110,000	1/15/2020	Vareck Wilkes	Awaiting Funding
			\$ 831,500	\$ 945,000	\$ 2,949,000	\$ 1,102,500			

July - September

Contact Name	Deal Address	Sales stage	Deal size	Estimated Renovation Cost	After Repair Value (ARV)	Profitability	Expected Close Date	Our Contact	Next Steps
Anthony Panzeca	5051 W. Wabansia	SSA	\$ 65,000	\$ 110,000	\$ 290,000	\$ 125,000	1/6/2020	Anthony Panzeca	Closing 1/6/2020
Lamar Johnson	5406 W. Adams	Closed	\$ 50,000	\$ 125,000	\$ 289,000	\$ 114,000	9/4/2020	Lamar Johnson	Closed 9/4/2020
Anthony Panzeca	5418 6Flournoy	Attorney Review Period	\$ 86,250	\$ 75,000	\$ 255,000	\$ 93,750	1/30/2020	Anthony Panzeca	Attorney Review
Anthony Panzeca	5425 W. Harrison	Attorney Review Period	\$ 86,250	\$ 50,000	\$ 215,000	\$ 78,750	1/30/2020	Anthony Panzeca	Attorney Review
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Sylvia Pittman	5414 W. Walton	Awaiting Funding/Deed	\$ 50,000	\$ 100,000	\$ 285,000	\$ 95,000	1/15/2020	Sylvia Pittman	Awaiting Funding/Deed
Vareck Wilkes	837 W. 54th	Awaiting Funding/Deed	\$ 45,000	\$ 90,000	\$ 245,000	\$ 110,000	1/15/2020	Vareck Wilkes	Awaiting Funding/Deed
			\$ 561,500	\$ 505,000	\$ 1,699,000	\$ 482,500			

October - December

Contact Name	Deal Address	Sales stage	Deal size	Estimated Renovation Cost	After Repair Value (ARV)	Profitability	Expected Close Date	Our Contact	Next Steps
	1858 Central Park	Awaiting acquisition							
	523 Lockwood	Awaiting acquisition							
	5430 W. Fulton #2	Awaiting acquisition							
	5430 W. Fulton #3	Awaiting acquisition							
	1519 W. 74th Place	Awaiting acquisition							
	1849 E. 79th	Awaiting acquisition							
	3110 W. Polk	Awaiting acquisition							
	3540 W. Polk	Awaiting acquisition							
	3835 W. Polk	Awaiting acquisition							
	4040 W. Polk	Awaiting acquisition							
	3840 Van Buren	Awaiting acquisition							
	5254 W. Madison	Awaiting acquisition							
	5753 Hamilton	Awaiting acquisition							
	6420 S. Loomis	Awaiting acquisition							
	6431 S. Morgan	Awaiting acquisition							
	6716 S. Bishop	Awaiting acquisition							
	7941 S. Maryland	Awaiting acquisition							
	8026 S. Dobson	Awaiting acquisition							
	8036 S. Emerald	Awaiting acquisition							
	8121 S. Loomis	Awaiting acquisition							
	8132 S. Exchange	Awaiting acquisition							
	1426 E. 66th Place	Awaiting acquisition							
	1827 Karlov	Awaiting acquisition							
	3318 Congress	Awaiting acquisition							
	501 W. 65th	Awaiting acquisition							
			\$	\$	\$	\$			

TOTAL \$ 1,728,000 \$ 1,690,000 \$ 5,678,000 \$ 2,040,000