



# TUBEX QUANTUM HOLDINGS, LLC

Livelihood, Lifestyle, Luxury, Legacy

USPES JVA ADMIN,

28<sup>th</sup> February 2025

Dear Sir,

**RE: TUBEX Submission of Business Plan Responding to JESCO Request for Funding Humanitarian Projects (R-USPES-TUBEX-0001)**

Please find herewith attached a business plan by a new real estate development network (partnership structuring in progress). The network will follow published protocols as necessary in each case, particularly 1037: Buying at Net Zero Cost with Equal Value Income, (and enhanced by others for leverage) to supply turnkey integrated real estate-based projects that are structured to require participation of a wide range of participants in a proprietary “DEEP Philanthropy” Model.

Furthermore, a county anchored distribution model in the form of a “National Shelf Corporation Store (NSC) Network, with physical and virtual presence forms the basis of community integration, providing financial literacy education and guaranteed access to business capital (based on partnership with a national program developed by SBA Advisors and SCORE Mentors) particularly aligned with underrepresented communities in economically depressed regions. Real estate components underwritten by seasoned national leaders undergird real estate wealth generation to lift families out of poverty and build a resilient middle class. The following are appended for your information and record:

1. Proposal by New Real Estate Development Network (5 pages)
2. Executive Summary: National Shelf Corporation Store Network (2 pages)
3. Replicable Deal Structuring Template (for use with each qualifying project) (3 pages)
4. Template “Invitation to Vendors” for projects aligned with JESCO Humanitarian Initiatives (2 pages).

We request a letter of confirmation of funding and official proof of funds for USPES-TUBEX JVA (for edification of current and potential partners and vendors), as well as a separate editable Proof of Funds page that we can use in creating price specific attachments to individual project/property offers.

A number of other initiatives are in the pipeline including discussions with a major African bank to establish correspondence relations to facilitate international project finance and management.

Thank you and kind regards,

Peter K Njuguna, Ph.D., TTEE  
Executive Manager

**RESPONDING TO JESCO REQUEST FOR FUNDING HUMANITARIAN PROJECTS  
PROPOSAL BY NEW REAL ESTATE DEVELOPMENT NETWORK**

**Preamble**

A new company, a real estate development network proposes to respond to the call for proposals by JESCO as below. The company is formed as a partnership model termed as DEEP Philanthropy described in this document. This company will follow the advisory as per the JP Morgan white paper with implementation framework and funding model as outlined in this document

**I. JESCO FUNDING REQUEST FOR HUMANITARIAN PROJECTS**

**Feasibility Study and Mobilization Request**

JESCO Construction Corporation ("JESCO") requests \$55 Billion USD to initiate mobilization and feasibility studies for the three substantial humanitarian projects listed below:

**Project A – City of St. Louis, Missouri - Housing for the Homeless and Veterans and Clean Power Generation**

JESCO seeks \$25 Billion to perform a humanitarian project for underserved communities within the City of St. Louis, Missouri. Specifically this Project will include working in conjunction with the City of St. Louis to conduct comprehensive feasibility studies to assess present shortfalls in service delivery to underserved communities for both Veterans and the homeless. The studies will identify and quantify certain improvements required to resolve such shortfalls and provide mobilization resources to begin civil construction projects designed to improve the overall quality of life for these communities.

Under this Project JESCO will also assess and address clean power generation systems within the community with a focus to provide dedicated electricity to the housing it will construct in later phases.

**Project B – City of Jackson, Mississippi - Housing for Homeless and Veterans and Clean Power Generation**

JESCO seeks \$20 Billion to perform a humanitarian project for underserved communities within the City of Jackson, Mississippi. Specifically this Project will include working in conjunction with the City of Jackson to conduct comprehensive feasibility studies to assess present shortfalls in service delivery to underserved communities for both Veterans and the homeless. The studies will identify and quantify certain improvements required to resolve such shortfalls and provide mobilization resources to begin civil construction projects designed to improve the overall quality of life for these communities .

Under this Project JESCO will also assess and address clean power generation systems within the community with a focus to provide dedicated electricity to the housing it will construct in later phases.

**Project C - Native American Clean Power Generation**

JESCO seeks \$10 Billion to acquire a strategic ~14,000-acre parcel of real estate upon which it will implement clean power generation projects (solar array farms) in partnership with numerous Native American tribes which will significantly raise the overall quality of life for tribal communities across the country. High-voltage utility grid access is already installed on the subject parcel, so this Project is ready to commence immediately upon funding. Through these projects JESCO will create thousands of skilled high-wage jobs – especially in the economically depressed regions where these projects will be constructed.

**JESCO Background**

**JESCO Construction Corporation ("JESCO") is a 50-year-old private company with over 2,700 employees, annual revenues of ~\$1.2 Billion, and \$1.2 Billion bonding capacity to stand behind its work.**

**Importantly to this funding request, JESCO is wholly owned Native American diversity qualified company and a service-disabled veteran-owned company. JESCO has a total Diversity Scorecard = 33.**

**JESCO specializes in Department of Defense contracting (including work that requires security clearance for all personnel), Heavy Civil, Industrial Services (including O&G), Marine, and Utilities.**

## II. PROPOSED PARTNERSHIP MODEL FOR MULTI-SECTOR COLLABORATION

DEEP Philanthropy Initiative: Doing More Good Better™

### Statement of Purpose

Despite the critical role of nonprofits in community and economic development, whether local, national or international, they are often plagued with uncertainty, insufficiency and instability in funding, which challenges are sure precursors for poor performance, staff revolving door, donor dependence, eventual donor fatigue, ultimately resulting in dismal gain, and often negative impact. Thus, well intentioned generosity and much work often ends in all-round disappointment, even frustration among donors, nonprofits and beneficiaries.

All over the world, decades of nonprofit work amounting to hundreds of billions of dollars poured into philanthropy, have generally ended with mixed results, insufficient and often negative outcomes. A quick review points to a systemic failure of the current model where the donor is almost always the decision maker establishing the goals of funding but not fully responsible or accountable for results. The nonprofit as an implementing intermediary is answerable to the donor and taxing authorities more than to the beneficiaries and achievement of lasting positive change on the ground. As if these misalignments are not enough already, many repeat beneficiaries have come to learn and expect “donor funded projects” as perpetual handouts, only good “while stocks last”! Their “make hay while the sun shines” attitude rivals a piranha feeding frenzy. Not even bone remains, and there is nothing to show a few years down the road. In many cases, the metrics reported as measures of success are inappropriate, inaccurate and often untrue. Furthermore, the handout model of donor funding creates fertile grounds for corruption, nepotism, inter- and intra-community conflict.

The inevitable result is false charity. Well intentioned handouts that often result in more harm than good. This pervasive handout model is fatally flawed and must be discarded, replaced with a true generosity “hand up” model.

DEEP Philanthropy: Doing More Good Better. A Billion Dollar Partnership for Nonprofit Funding Sustainability  
“True generosity consists precisely in fighting to destroy the causes which nourish false charity. False charity constrains the fearful and subdued, the “rejects of life,” to extend their trembling hands. True generosity lies in striving so that these hands--whether of individuals or entire peoples--need be extended less and less in supplication, so that more and more they become human hands which work and, working, transform the world.”  
— Paulo Freire, Pedagogy of the Oppressed

“DEEP Philanthropy” is an integrated approach tripartite partnership that transforms philanthropy from the pervasive “Hand Out” to a participatory “Hand Up” model yielding sustainable results with responsibility, accountability and benefit for donors, intermediary nonprofit implementors and program beneficiaries, thereby delivering self-perpetuating sustainable change.

Conceptually, a design that ensures goal alignment for all players, undergirded by a framework of integrative technical fundamentals and policy, allows participants with diverse levels of knowledge, geographies and technological capacity to collaborate in a progressive exchange. This can be facilitated by advancements in data gathering, storage and analytic technologies as well as fintech, cloud computing and artificial intelligence.

A consortium of associated entities through the Institute for Integrated Human Awareness Research and Practice (IHARP), the substantive research arm of Humanity ACT Foundation has developed this initiative, bringing together “conscious” for profit business, “impact” nonprofits and member community beneficial trusts to design and implement this DEEP Philanthropy initiative demonstrating viability for hand up economic empowerment and community development while making use of modern technologies.

NB: “DEEP” stands for Direct Economic Empowerment Partnership, delivers tangible economic growth to grassroots players and recognizes the diverse needs of participant groups, allowing recipients to customize their individual benefit priorities.

### III. IMPLEMENTATION FRAMEWORK AND FUNDING MODELS

Projects developed in response to the call by JESCO may be presented for funding process. Priorities are as follows and the detailed framework is also presented thereafter.

Our focus is on **developing transformative projects**, including:

- **Commercial Developments**
- **Affordable Housing Projects**
- **Mixed-Use Real Estate**
- **Community Revitalization Initiatives**

All projects presented must be valued at a **minimum of \$100 million** and should integrate sustainable development practices that foster economic empowerment in underprivileged regions.

This invitation builds upon prior communication in which you received a **pre-proposal and letter of intent** detailing JESCO’s call for funding of humanitarian projects and the upcoming opportunities for real estate project vendors. The funding

model for these projects follows innovative mechanisms, including:

1. **Commercial exchange, leverage, and real bills trading**
2. **Balance sheet enhancement with asset backing**
3. **Private banking and secondary market financial trading**
4. **Crowdfunding, pre-purchase orders, and accounts receivable factoring**
5. **Commercial credit recourse structuring and loss recovery mechanisms**

### IV. TRANSACTION STRUCTURING GUIDE

#### **Role 1: Originator (Sourcing & Initial Structuring)**

- Sources real estate deals and conducts preliminary evaluations.
- Places properties under contract.
- Assigns the contracted property to Role 2: Buyer for further stabilization and execution.

## **Role 2: Buyer (Acquisition, Stabilization & Infrastructure Development)**

The Buyer is responsible for purchasing, stabilizing, and enhancing the property to integrate it into a scalable, national development framework. The following step-by-step process is used:

### **Step-by-Step Process for the Buyer**

#### **Phase 1: Property Acquisition**

- **Collaborate with Role 1: (Originator)** in property evaluation and due diligence.
- Secure funding through the **Buying at Net Zero Cost with Equal Value Income protocol**:
  - **Step 1: Establishing the Transaction**
    - a) The BUYER receives recommendation of a property to be acquired from the originator.
    - b) The BUYER and Originator jointly engage with JVA to facilitate the transaction.
    - c) The JVA, the BUYER, and originator all jointly agree to use the CONTRACTORS, CENTERS, SUPPLIERS, and BUYERS framework to structure the purchase.
  - **Step 2: Securing a Depositor for Funding.**

The BUYER may either:

    - a) Be a DEPOSITOR themselves, or
    - b) Arrange for a DEPOSITOR (a trusted third party with funds in an acceptable bank).

The DEPOSITOR contracts through an INSTITUTION designated by JVA to use a TRADING GROUP provided by the INSTITUTION.
  - **Step 3: Leveraging Non-Depletion Trading for Profit**

The DEPOSITOR'S funds are used in non-depletion trading transactions, ensuring the original capital remains intact while generating profits. 7. To provide security, JVA issues a PROMISSORY NOTE, which guarantees against loss.
  - **Step 4: Profit Allocation and Purchase Execution**

The profits from trading are distributed as follows:

    1. 50% to the DEPOSITOR, ensuring they benefit from the process.
    2. 50% to the JVA, which will be used to facilitate the purchase for the BUYER.

The JVA then pays itself for the requested real estate property on behalf of the BUYER.
  - **Step 5: Delivery of Property and Additional Income**

The JVA completes the transaction by:

    - Transferring ownership of the property to the BUYER.
    - Providing the BUYER with additional income equal to the price of the property acquired.
  - **End Result**
    - ✓ The BUYER receives the property at no cost.
    - ✓ The BUYER also receives an equal value income, making the transaction profitable.
    - ✓ The DEPOSITOR retains full control of their original funds, benefiting from profits generated through non-depletion trading.
    - ✓ The JVA facilitates the entire process and ensures the transaction is executed smoothly.

#### **Phase 2: Stabilization Phase (2-3 Years)**

- Implement a strategic plan to enhance property value, improve infrastructure, and align with the DEEP Philanthropy Model.

- Integrate key development elements, including:
  - Affordable Housing Solutions
  - Renewable Energy Infrastructure
  - Commercial & Community Spaces
  - Economic Empowerment Programs
- Ensure regulatory compliance and zoning adjustments to maximize project viability.

**Role 3: JESCO (National Development & Strategic Expansion)**

- Purchases the stabilized property from Role 2: Buyer.
- Integrates the property into national-level development strategies.
- Negotiates exit strategies, including sales or co-ownership agreements with vetted end buyers aligned with DEEP Philanthropy goals.

**Role 4: DEEP Philanthropy Model Qualified End Buyer (Long-Term Community Impact)**

- Acquires or co-owns the property from JESCO.
- Implements a long-term economic and social development strategy.
- Ensures community wealth-building and income-generating projects within the acquired properties.

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**Outcome & Financial Benefits**

Stage	Action Taken	Financial & Social Impact
Originator (Role 1)	Sources, evaluates, and assigns property	Creates pipeline for high-impact real estate deals
Buyer (Role 2)	Purchases, stabilizes, and scales infrastructure	Enhances property value, ensures sustainability
JESCO (Role 3)	Acquires stabilized project and mainstreams into national development	Expands infrastructure, drives large-scale impact
End Buyer (Role 4)	Acquires/co-owns project for long-term development	Delivers sustained economic and community growth

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**V. Conclusion**

Through **strategic** roles, **structured financing**, and **long-term economic planning**, this model ensures:

- ◆ full vendor compensation,
- ◆ leveraged financial sustainability, and
- ◆ community-driven development.

The **JVA Real Estate Program** provides an innovative, risk-mitigated pathway for real estate vendors to scale national projects while driving economic transformation.



# **SHELF CORP STORE NETWORK**

## **BUSINESS CAPITAL GUARANTEED!**

### **National Shelf Corporation Store Network Financial Model and Business Implementation Plan**

#### **Executive Summary: National Shelf Corporation Store Network Financial Model and Business Implementation Plan**

##### **Project Overview**

The "National Shelf Corporation Store Network" is a strategic initiative aimed at establishing a nationwide network of shelf corporation stores, integrating real estate development, financial literacy, and economic empowerment to uplift economically depressed communities. The project will be executed in multiple phases, leveraging lessons learned at each stage to ensure a sustainable and scalable rollout. The business plan aligns with the "Real Estate Wealth & Sustainable Income for Economically Depressed Communities" project, which seeks to generate wealth through real estate investment and entrepreneurial development.

**Implementation Phases** The execution strategy consists of four staggered phases:

- **Phase 1a (2025):** Initial launch in three counties within Arkansas, with a one-year implementation plan.
- **Phase 1b (2026-2027):** Expansion within the state over three years.
- **Phase 2 (2027-2029):** Rollout to five counties in ten states over a three-year period.
- **Phase 3 (2029-2031):** Expansion to five counties in every U.S. state over three years.
- **Phase 4 (2031-2034):** Full-scale national rollout to all counties, with a four-year timeline.

Each phase will adhere to predefined sales targets, with a focus on achieving 2,500 sales in the first year per county, scaling up to 10,000 sales within three years. Adjustments in targets will be made progressively, with caps at 10,000 sales per county to ensure market stability.

##### **Project Objectives**

- 1. Economic Empowerment through Real Estate:**
  - Provide financial literacy education and access to capital to support small businesses and individuals in building generational wealth.
  - Utilize a network of physical and online reseller stores to distribute fundable shelf corporations and promote investment opportunities.
- 2. Pre-Funded Entrepreneurial Model:**
  - Support 10,000 participants in achieving accredited investor status, accumulating \$250,000 in liquid capital, and acquiring \$5 million in real estate or other asset investments within three years.
  - Establish a dedicated company to manage operations, with potential for turn-key sale to investors and/or associated buyers such as Jesco Construction Company (JESCO).
- 3. Strategic Partnerships and Distribution Channel Development:**
  - Collaborate with financial literacy and capital access programs such as the "Access to Capital" national program in Mineola, Texas.



# SHELF CORP STORE NETWORK

BUSINESS CAPITAL GUARANTEED!

- Engage national industry leaders and specialized real estate networks, to mentor and guide participants.
- Develop a robust reseller network with both physical locations and online platforms to maximize accessibility and outreach.

## Execution Strategy & Key Components

- **Foundation and Community Engagement:**
  - Establish a strong presence in economically challenged regions, progressively expanding to national coverage.
  - Create a seamless integration of financial literacy education, investment opportunities, and business development support.
- **Shelf Corp Store Network:**
  - Each county will host a physical reseller store offering fundable shelf corporations to local businesses.
  - The network will provide ongoing financial education and access to capital solutions, ensuring sustainable economic growth.
- **Collaboration and Scalability:**
  - Engage with veteran- and minority-owned businesses such as JESCO, which brings government contracting expertise and commercial funding support.
  - Leverage proven real estate investment systems to create a standardized, scalable, and impactful national initiative.

**Conclusion** The "National Shelf Corporation Store Network" represents a transformative approach to economic development, combining real estate investment, financial education, and entrepreneurship. By leveraging strategic partnerships and a structured, phased expansion model, this initiative will create lasting financial empowerment for communities across the United States, ultimately fostering generational wealth and sustainable economic independence.

# REPLICABLE DEAL STRUCTURING TEMPLATE

(For NSC & REDN County Startup Business Model | Real Estate Development & Investment Structuring)

## 1. GENERAL PROJECT OVERVIEW

### 📌 Project Scope & Asset Components

- ✅ Anchor Property (e.g., Golf Facility, Commercial Center, Medical Facility, etc.)
- ✅ Adjacent Land for Future Mixed-Use Development
- ✅ Luxury Resort, Multi-Family Housing, and Conference/Event Spaces
- ✅ Office & Retail Spaces, Including NSC Office Acquisition & Construction

### 📌 Key Financial Targets:

- **Structured Finance Mechanism:** 70-80% non-depletion funding & institutional investment.
- **Cap Rate & IRR Targets:** 7-12% cap rate; 15-22% IRR.
- **Stabilization Timeline:** 3-5 years for optimal valuation & investor exit.

📌 **Total Project Cost:** \$XX Million *(To be determined per project.)*

📌 **Total Projected Revenue (3 Years):** \$XX Million *(Based on rental, hospitality, and commercial operations.)*

📌 **Total Projected Profit (3 Years):** \$XX Million *(After expenses, financing, and taxes.)*

## 2. ROLE-BASED STRUCTURING MODEL




Role	Entity	Shareholding (if applicable)	Role Description	Compensation Model
<b>1. NSC Reseller/Grant Coordinator (R/GC)</b>	Certified Private Money Broker (CPMB) & REDN Partner	N/A	Identifies off-market deals, negotiates pricing, coordinates funding & site development.	<b>10% of the difference between assessed market value &amp; purchase price.</b>
<b>2. REDN Originator</b>	Real Estate Development Network (REDN)	TBX (51%) & Partner "OP" (49%)	Sources & evaluates real estate deals, contracts, assigns deals to Buyer.	<b>7.5% of property cost.</b>
<b>3. REDN Buyer</b>	Special Purpose Buying Entity	TBX (25%), 8 Partners (5% each, Total 40%), Nonprofit (10%), Community Trust (25%)	Acquires, stabilizes, & integrates property into the local real estate portfolio.	<b>Equity ownership &amp; rental/lease revenue.</b>
<b>4. REDN National Mainstreaming Facilitator</b>	JESCO or Equivalent	100% or Co-Ownership	Purchases stabilized property from Buyer, integrates into national expansion.	<b>Institutional exit via REIT, IPO, or large-scale refinancing.</b>
<b>5. REDN Final Qualified Buyer (FQB)</b>	Special Purpose Mastermind Entity (SPME)	TBX (65%), Nonprofit (10%), Community Trust (25%)	Acquires property for long-term development & economic integration.	<b>Long-term revenue from asset ownership &amp; leases.</b>

### 3. FINANCIAL MODEL TEMPLATE

#### 3.1 Capital Structure & Financing Sources

Component	Cost (\$M)	Financing Model
Anchor Property Acquisition	\$XXM	Investor Syndication & REIT Fund
Adjacent Land Purchase	\$XXM	Structured Finance & Equity Partners
Luxury Resort & Hospitality Development	\$XXM	Hotel Investment Syndication
Multi-Family Housing (Apartments & Condos)	\$XXM	Construction Loan & Real Estate Fund
Conference & Event Center	\$XXM	Pre-Leased Commercial Investment
NSC Office (Existing & New Construction)	\$XXM	Lease-Back & REIT Funding

 **Key Financial Considerations:**

-  70-80% LTV leverage through structured finance mechanisms.
-  20-30% equity contribution from partners & institutional investors.
-  Debt service structured for a 3-5 year refinance & exit strategy.

#### 3.2 Revenue Projections Template (Yearly Breakdown)

Year	Anchor Property Revenue	Resort Revenue	Multi-Family Housing Revenue	Conference/Event Revenue	Office & Retail Leases	Total Revenue (\$M)
1	\$XXM	\$XXM	\$XXM	\$XXM	\$XXM	\$XXM
2	\$XXM	\$XXM	\$XXM	\$XXM	\$XXM	\$XXM
3	\$XXM	\$XXM	\$XXM	\$XXM	\$XXM	\$XXM

 **3-Year Total Revenue: \$XXM**

#### 3.3 Profit & Loss (P&L) Template

Category	Year 1 (\$M)	Year 2 (\$M)	Year 3 (\$M)	Total (\$M)
Total Revenue	\$XXM	\$XXM	\$XXM	\$XXM
Operating Expenses (35%)	\$XXM	\$XXM	\$XXM	\$XXM
Debt Service & Financing (15%)	\$XXM	\$XXM	\$XXM	\$XXM
Net Operating Income (NOI)	\$XXM	\$XXM	\$XXM	\$XXM
Net Profit (40% of NOI)	\$XXM	\$XXM	\$XXM	\$XXM




 **3-Year Net Profit: \$XXM**

### 4. EXECUTION TIMELINE TEMPLATE (36 MONTHS)

 **Key Milestones:**

Phase	Milestone	Timeline
Phase 1	Property Identified, Purchase Contracts Signed	Month 3
Phase 2	Acquisition Completed, Lease Stabilization Begins	Month 6
Phase 3	Resort & Multi-Family Construction Begins	Month 18
Phase 4	Full Lease-Up & Institutional Exit	Month 36

 **Execution Priorities:**

-  Confirm NSC R/GC Appointment (Must be CPMB Certified).
-  Identify & Negotiate Property Acquisitions.
-  Launch Structured Finance Mechanisms & Investment Syndication.




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## 5. DEAL EXIT STRATEGY & ASSET MONETIZATION

### Exit Strategies for Investors & Capital Partners:

Exit Strategy	Investor Type	Projected Exit Timeline	Expected Returns
Institutional Buyout (REIT, Hotel Chain, Corporate Buyer)	Sovereign Wealth Funds, REITs	3-5 Years	20-25% ROI
Public Listing (IPO of Real Estate Assets)	All Investors	5-7 Years	30-40% ROI
Private Market Sale (REIT Merger, Hospitality Fund Acquisition)	HNWI, Family Offices	5-7 Years	25-35% ROI

### Key Considerations:

-  Exit options must align with investor goals (short-term vs. long-term wealth retention).
-  Structured financing ensures flexibility for multiple exit pathways.
-  REIT conversion & hospitality asset securitization offer long-term cash flow potential.

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## 6. TEMPLATE ADAPTABILITY

### This Deal Structuring Template Can Be Used For:

-  County-Level NSC & REDN Real Estate Developments.
-  Urban Mixed-Use Developments, Resorts, & Economic Hubs.
-  National-Level Expansion Projects Through Institutional REITs.



## Invitation to Become a Real Estate Vendor for Large-Scale Development Projects Aligned with JESCO Humanitarian Initiatives

Dear [Vendor's Name],

We are pleased to extend an exclusive invitation to your company to become an **official real estate vendor** for large-scale **commercial and residential development projects** designed to economically empower low-income communities across the United States.

This initiative is part of the **JESCO Humanitarian Projects**, which aim to mobilize **\$55 billion in funding** to support large-scale developments, including housing for the homeless and veterans, clean power generation, and strategic real estate acquisitions for sustainable infrastructure. These projects are aligned with the **Direct Economic Empowerment Partnership (DEEP) Philanthropy Model**, ensuring long-term financial sustainability and economic upliftment for communities.

Through our **Joint Venture Agreement (JVA) with U.S. PROFESIONALES DE EL SALVADOR, S.A. DE C.V. ("USPES")**, we are structuring real estate transactions following the **Buying at Net Zero Cost with Equal Value Income** protocol (see appended description). This process ensures that participating vendors receive full compensation for their projects while benefiting from an equal value income.

As a **real estate vendor and DEPOSITOR**, you will provide the initial funds to be leveraged in non-depletion transactions for profit. These funds will be coordinated through our **USPES JVA PARTNER**, ensuring structured execution that maximizes value for all stakeholders. Our focus is on **developing transformative projects**, including:

- **Commercial Developments**
- **Affordable Housing Projects**
- **Mixed-Use Real Estate**
- **Community Revitalization Initiatives**

All projects presented must be valued at a **minimum of \$100 million** and should integrate sustainable development practices that foster economic empowerment in underprivileged regions.

This invitation builds upon prior communication in which you received a **pre-proposal and letter of intent** detailing JESCO's call for funding of humanitarian projects and the upcoming opportunities for real estate project vendors. The funding model for these projects follows innovative mechanisms, including:

1. **Commercial exchange, leverage, and real bills trading**
2. **Balance sheet enhancement with asset backing**
3. **Private banking and secondary market financial trading**
4. **Crowdfunding, pre-purchase orders, and accounts receivable factoring**
5. **Commercial credit recourse structuring and loss recovery mechanisms**

We invite you to **complete the attached Vendor Information Form** and return it via email. This will serve as your expression of interest to become a **national vendor within our framework** and engage in a transformative initiative with long-term, sustainable impact.

For more details, please do not hesitate to contact us. We look forward to your participation in this groundbreaking opportunity.

**Best Regards,**

[Your Name]

[Your Position]

[Your Company Name]

[Your Contact Information]

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**Executive Summary: JESCO Humanitarian Projects & Real Estate Vendor Opportunity**

TUBEX-USPES JVA to supply turnkey real estate projects in response to the funding request for JESCO's humanitarian initiatives. Our company is committed to fostering sustainable economic development and empowerment in economically depressed communities through strategic real estate investments, wealth creation, and income generation.

Through a structured partnership, we will develop large-scale commercial and residential projects that integrate affordable housing, mixed-use real estate, and community revitalization initiatives, aligning with JESCO's mission to uplift vulnerable populations, including veterans and the homeless.

JESCO, a major U.S. Government contractor, has launched a **\$55 billion humanitarian initiative** focused on addressing critical infrastructure and housing needs in economically depressed regions. These projects include:

- **Housing for the homeless and veterans**
- **Clean power generation initiatives**
- **Strategic real estate acquisitions for community empowerment**

The real estate sector has been identified as a **top economic empowerment mechanism**, and we are seeking **qualified vendors** to partner in delivering **high-impact commercial and residential developments**.

Through innovative funding mechanisms, including **Buying at Net Zero Cost with Equal Value Income**, vendors can receive full compensation while benefiting from leveraged financial models that ensure sustainability. Participating vendors will **partner with USPES JVA PARTNERS** to structure transactions that maximize returns while delivering community-driven impact.

This is a **once-in-a-generation opportunity** to be part of a **national transformation initiative**—partnering with a U.S. Government contractor to implement **real estate projects that create lasting economic change**.

If you are interested in joining this initiative, please complete the attached Vendor Information Form and submit it at your earliest convenience.

**For additional information, please contact:**

[Your Name]

[Your Position]

[Your Contact Information]