

# PJA Venture Properties – Project 1 - Slone

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## **Project 1 Subject:**

PJA Venture Properties (PJA), a JVA Partner, has an agreement with D. and S. Slone to help them renew and rebuild their property that has been damaged from adverse effects from weather and storms. PJA, as Independent Contractor, will follow all applicable Change2100 protocols to obtain funds using PJA resources from our APEXI account, to provide the Slones a New Home and Teardown & Rebuild their current home. The Slones have agreed to do buy/sells with BSE INTL on the new and their rebuilt current properties when finished. As per protocol the properties will be host to special air water equipment with a special server placed in the homes that will provide funds that will be used to cover costs and expenses.

## **Project 1 Summary:**

Their current off grade Jim Walter home built in the 1980's, as well as a single wide mobile home built in the 1970's to add living space to their home. The house has multiple problems caused by weather and storms that includes water gathering underneath their home which has created a host of issues. The principal one being that mold has spread throughout the home & causing the floor throughout the house to shift, which has made the floor so uneven that all windows & front door will not open. Additionally, the Slone's current home has electrical and plumbing issues and no central heat & air.

The mobile home is only being used as "work from home" office space as it also has a host of issues including mold throughout the structure, leaking roof, spongy flooring and no working plumbing, no heat, no air and very limited electric.

## **Project 1 Summary Detail:**

Both the home and mobile home needs to be demolished and since it will take some time to rebuild and to purchase a new home for them using the protocols. PJA, can provide moving expenses and living expenses by the Slone's using the "GTD 3048 INFLATION SOLUTIONS". They will also need Furniture and Appliances for the both home as the old furniture is non serviceable considering it has been damaged by the mold issue.

The project includes will tear down both the old house & mobile home, grade the land properly, upgrade utilities, replace the septic tank and drain fill. Using JVA Partner Contractor, The Slones will have a new home approx 1400 to 1800 sf (3-bed, 2-bath) constructed on the location of their current home.

The cost breakdown is listed below.

\$900,000.00	Purchase of new home, closing costs & realtor fees
\$100,000.00	Furniture and Appliances for both houses
\$600,000.00	Tear down of current home, complete prep of the property including build up & grading of the foundational ground, upgrade utilities replace septic tank & drain fill and build a new complete approx 1400 to 1800 sf 3 bedroom 2 baths home.