

PJA Venture Properties – Project 5 - Howard

Project 5 Subject:

PJA Venture Properties (PJA), a JVA Partner, has an agreement with D. Howard to renovate home and to provide a home to live in during the renovation. PJA, as Independent Contractor, will follow all applicable Change2100 protocols to obtain funds using PJA resources from our APEXI account, to provide D. Howard a new home to live in an to renovate the current home.

Project 5 Summary Detail:

The current home is in need of extensive repair. The current home needs a top to bottom remodel & repair that needs almost a complete gut job as this home is almost 40 years old and has not been updated or properly maintained. It needs new air conditioning (including duct work) and flooring throughout. The downstairs bathroom and kitchen need a total remodel with all new appliances. The fireplace does not work and needs to be repaired and refaced. The windows and exterior doors all need to be replaced as most will not open due to settling. Some interior walls will need to be moved. The spiral staircase is broken and dangerous to use. These need to be moved to a better location and replaced. An addition to needs to be added to make a 4th bedroom downstairs (this will change the roofline). The 2nd story has 2 sides – one that is partially finished the other side is completely unfinished. There is a spot also for a bathroom. The upstairs needs flooring & electrical work, insulation, ventilation, drywall, air conditioning & other view items. The house needs the entire septic system replaced as well as the outside staircase. The house also needs, but not limited to: water softener, pump & well maintenance check and possible repair, plumbing needs to be checked and repaired as it has very little water pressure. This is in the country and they lose power often, so a whole house generator & tank is very much needed. The front yard has overgrown in the past few years and needs an extensive yard cleanup & tree removal. D. Howard would like to add a screened inground pool with hot tub. The driveway is a ½ mile dirt driveway that is very narrow. It needs to be widened, leveled and have gravel added to make easier maintenance. D. Howard also needs some new furniture.

While the current house is getting repaired, D. Howard will get a new house (up to \$750,000) to live in temporarily. After the renovations are completed, the new house purchase will be used as a rental house to earn extra income.

PJA will be working with D. Howard on funding for this project using protocols from GTD #3070. Howard has agreed to provide referrals for future business, to do buy/sells with BSE INTL on the new home and host special air water equipment with a special server that will provide funds that will be used to cover costs and expenses.

The cost breakdown is listed below.

\$1,000,000.00	Total renovation of current home, pool, driveway, etc
\$ 80,000.00	New furniture and furnishings
\$ 750,000.00	New house / rental house purchase, including closing costs and realtor fees