

# PJA Venture Properties – Project 8 – “Young” Sisters

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## **Project 8 Subject:**

PJA Venture Properties (PJA), a JVA Partner, has an agreement with the “Young” sisters: L (Young) Austin, S (Young) Slone, D (Young) Howard, V (Young) Sykes and E (Young) Aly. PJA, as an Independent Contractor, will follow all applicable Change2100 protocols to obtain funds using PJA resources from our APEXI account.

The sisters would like to purchase Short Term Rental Homes in Tennessee, Georgia, North Carolina, South Carolina and Florida.

## **Project 8 Summary:**

Short Term Rental (STR) Homes in the areas of interest that we are purchasing, cost on average \$1,800,000 including closing costs, realtor fees and furniture. Each STR will display a framed UAWS T-shirt. The T-Shirt will be connected to the satellite system and the advertisements on the T-Shirt will randomly change periodically.

Some of the main areas for the STR’s include:

- Gatlinburg / Pigeon Forge, Tennessee and surrounding areas
- Northern Georgia
- North Carolina
- South Carolina
- Florida (Orlando, St Augustine, etc)

The STR’s will bring potential income between \$3,000 to \$7,000 monthly after taxes and expenses each.

There are 5 sisters: L (Young) Austin, S (Young) Slone, D (Young) Howard, V (Young) Sykes, and E (Young) Aly. There will be a total of 100 STR’s purchased and will be divided among the sisters, allowing each to receive 20 STR’s.

PJA, a JV Partner, will provide the funding using funds from our ARCBi account along with the protocols in GTD# 3070 to purchase the STR’s. PJA will be the Independent Contractor handling administration of this project.

## **Project 8 Details:**

- \$180,000,000 Purchase of 100 Short Term Rental Properties
- \$ 20,000,000 Business Legal & Property Maintenance Expenses, Permits, Start up Costs, contingency fund