



Condo Offerings

Draft Version 1.0

TRIDENT LAKES

YOUR ULTIMATE SAFE HAVEN
AND PRIVATE RESORT
COMMUNITY PROVIDING
LUXURY LIFE ASSURANCE



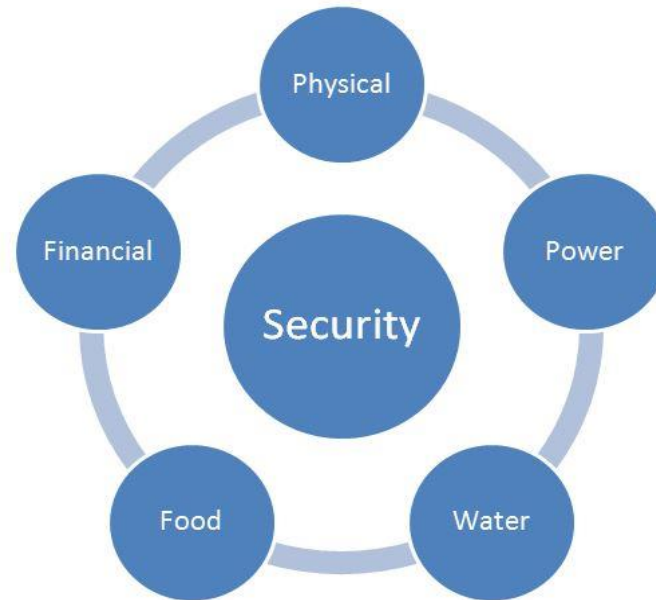
Trident Lakes Concept

- Cohesive community built with security and luxury in mind.
- Near to metropolitan centers or tourist destinations.
- Earth-sheltered condos like any other lake house or investment property.
 - Lifestyle amenities include golf, tennis, horseback riding, gun range and Caribbean-style lagoon.
- Locations: Texas, Bahamas, Yucatán.



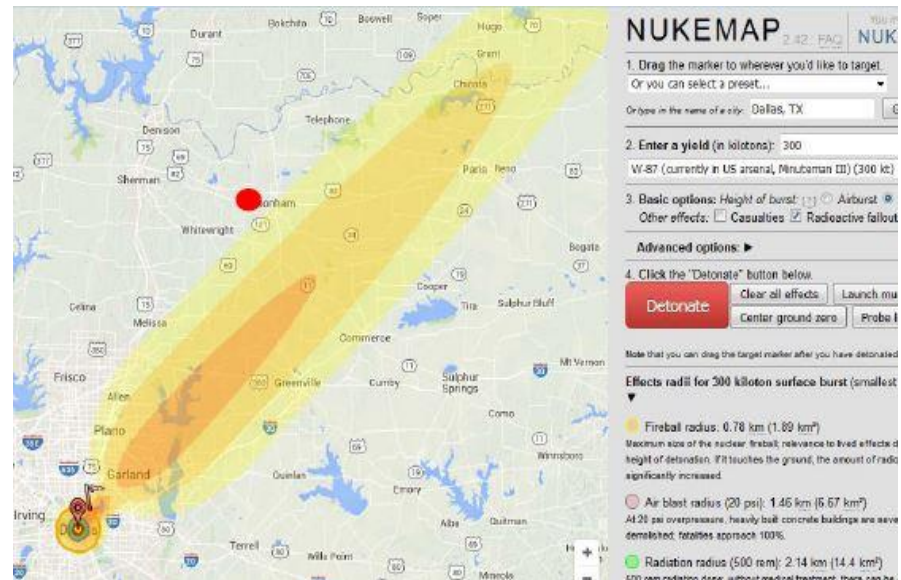
Trident Lakes Elements

- **Security and Sustainability** are built into the community design, not an after thought.
- Multiple elements to security.
 - Physical
 - Power
 - Water
 - Food
 - Financial



Physical Security

- Components of Physical Security
 - Gated entrance.
 - Perimeter fencing/walls.
 - Security team and protocols.
 - Remote location.
 - Outside political chaos zone in center city.
 - Outside intense nuclear fallout zone if Dallas is target. (red dot = TLC)



Physical Security, cont.

- Components of Physical Security
 - Earth-sheltered design protects against natural hazards such as hail and tornados.
 - All steel construction.
 - Roof covered with earth and artificial turf.
 - Minimal maintenance requirements



Power Security

- 100% “off the grid”, green power generation
 - Solar heat concentrators
 - Methane generators
 - 12v DC power for lights and appliances
 - Emerging technologies

Water Security

- Collect
 - Capture rainwater into cisterns
- Conserve
 - Water-efficient appliances.
 - [Innovative shower](#) which uses 10% of typical shower water volume without loss of pressure.
- Generate
 - Own water wells on property
 - Install appliances which condense potable water from air, up to 40 gallons per day.
- Reuse
 - Own highly efficient waste-water treatment plant.
 - Small footprint, enclosed, odorless.
 - Less sludge output.
 - Effluent may be reused for irrigation.



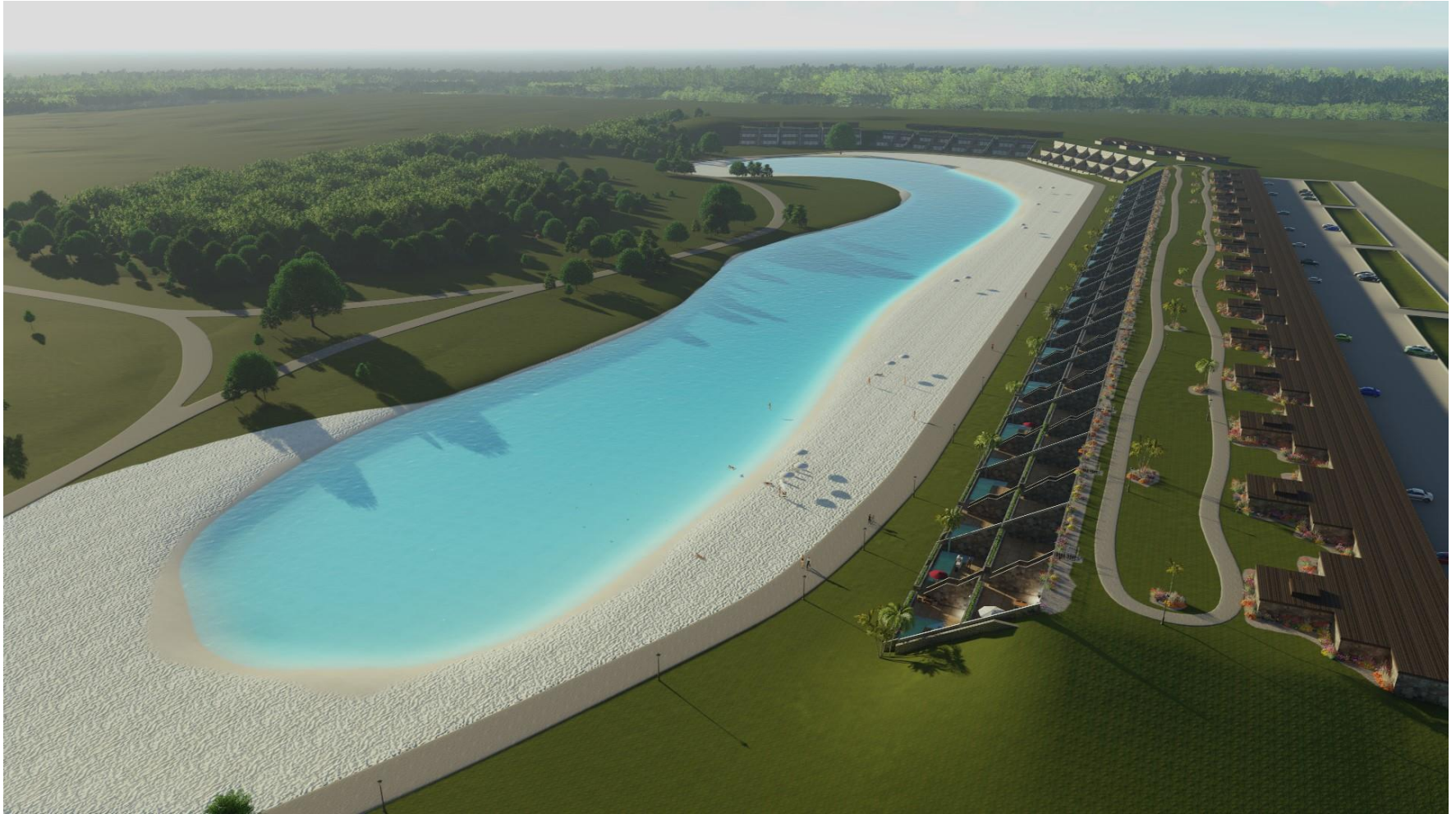
Food Security

- Food storage
 - Each resident will have extra, secure space for long-term food storage.
- Food production
 - TLC mgmt is evaluating multiple innovations for efficient food production, such as hydroponic farms.

Financial Security

- Trident Lakes developed as an investment property.
 - Resort elements of the property make in competitive with other 2nd home options.
 - Designed to maintain and grow in value.

Concept in 3D, Birdseye View



Concept in 3D, Rooftop View



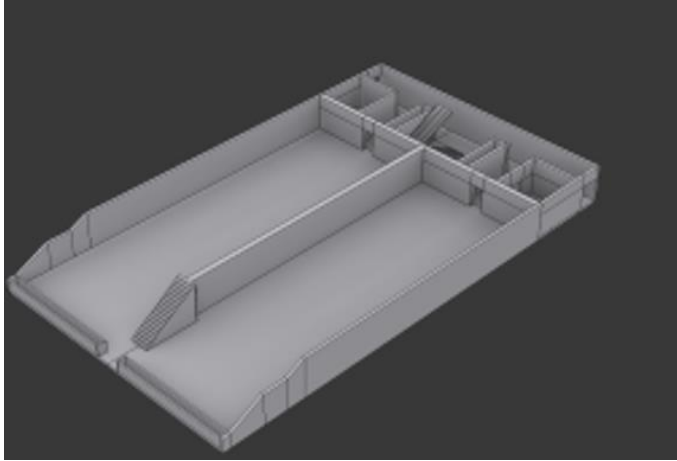
Concept in 3D, Open Terraces



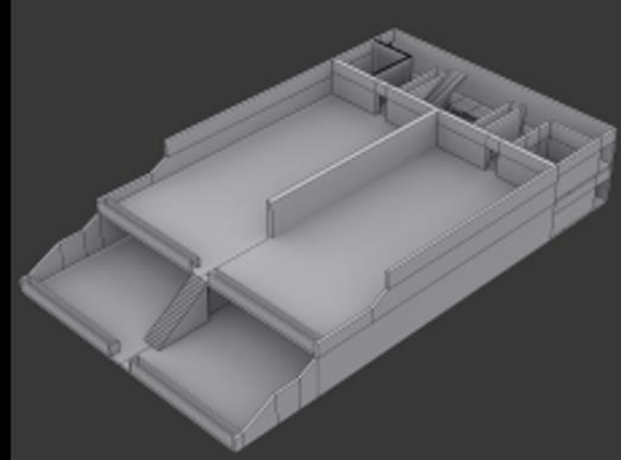
Concept in 3D, Terrace Close-up



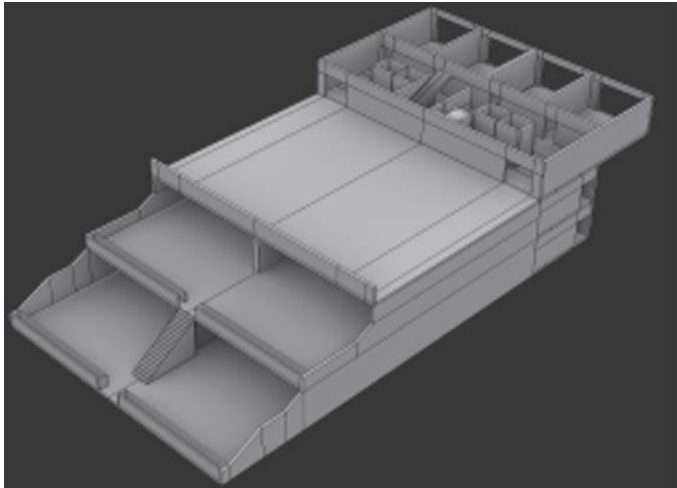
Structural Images – 4 Units



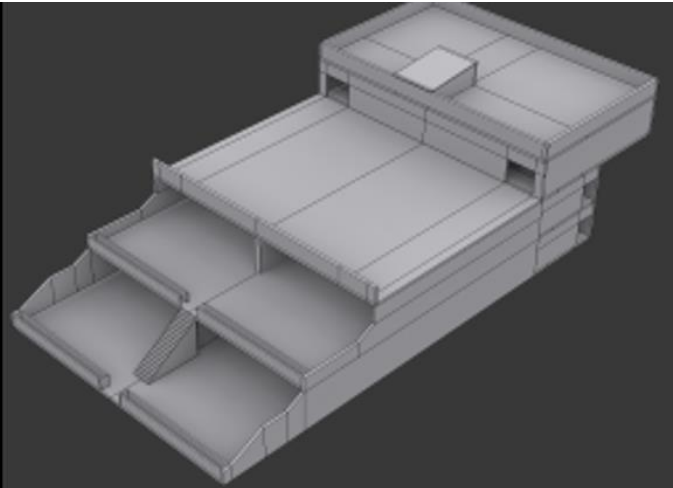
2 Lower Units



2 Upper Units



4 Garages and Condo Entry



Final Structure

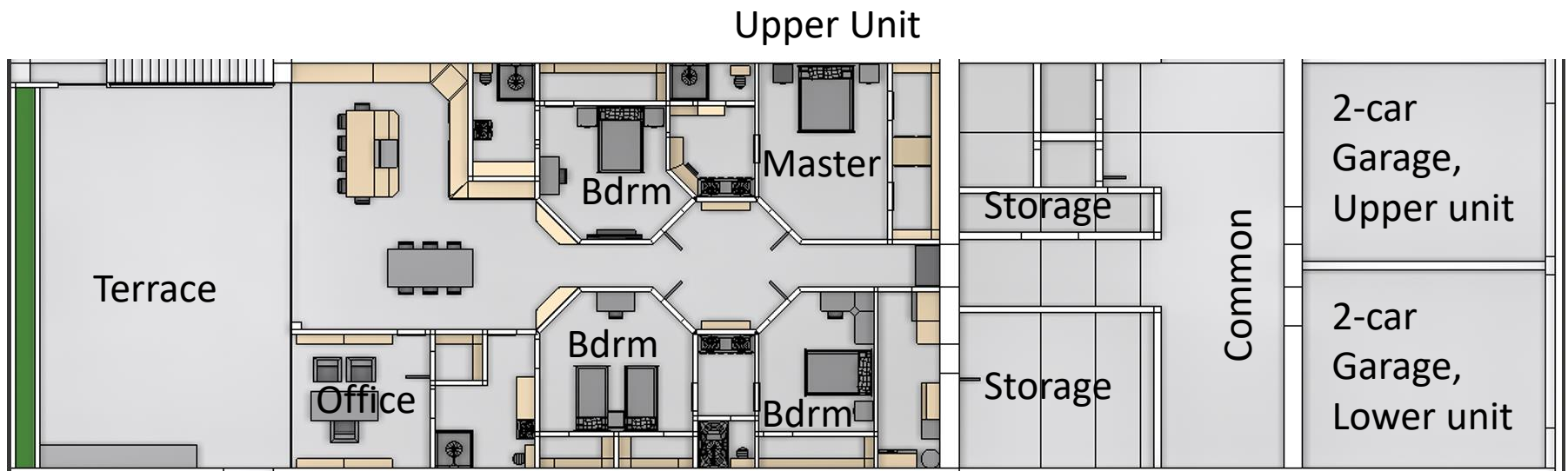
Condo Dimensions and Prices

Unit	Width(ft)	Interior Length(ft)	Interior Area (SF)	Terrace Length (ft)	Terrace Area (SF)	N-Car Garage	Total A/C Space (SF)	Total Other Space (SF)	Total Space (SF)	Total Space (M^2)	Price
Upper	42.5	68	2890	25.5	1083.75	2	3224.0	1992.2	5216.2	484.6	\$1,773,000
Lower	42.5	93.5	3973.75	25.5	1083.75	2	4307.7	1992.2	6299.9	585.3	\$2,369,000
Upper	42.5	59.5	2528.75	25.5	1083.75	2	2862.7	1992.2	4854.9	451.0	\$1,574,000
Lower	42.5	85	3612.5	25.5	1083.75	2	3946.5	1992.2	5938.7	551.7	\$2,170,000
Upper	42.5	34	1445	17	722.5	2	2308.1	1630.9	3939	365.9	\$1,269,000
Lower(1)	42.5	51	2167.5	17	722.5	2	3030.6	1630.9	4661.5	433.1	\$1,666,000
Upper	42.5	42.5	1806.25	17	722.5	2	2669.3	1630.9	4300.2	399.5	\$1,468,000
Lower(2)	42.5	59.5	2528.75	17	722.5	1	3127.3	1548.9	4676.2	434.4	\$1,720,000
Lower(1)	21.25	51	1083.75	17	361.25	1	1682.3	955.1	2637.4	245.0	\$757,000
Lower(2)	21.25	59.5	1264.4	17	361.25	1	1862.9	1098.6	2961.5	275.1	\$838,000
Notes											
1. This unit may be split in half to the dimensions highlighted in green.											
2. This unit may be split in half to the dimensions highlighted in green.											
3. Upper and lower units may be combined with connecting staircase.											

Condos highlighted in green based on split design for 2bd/2bth configuration.

Floorplans

- “American Family” options
 - 3 bdrm, media room, office, 4 bath
 - 4 bdrm, office, 4 bath
 - 5 bdrm, office, 4 bath



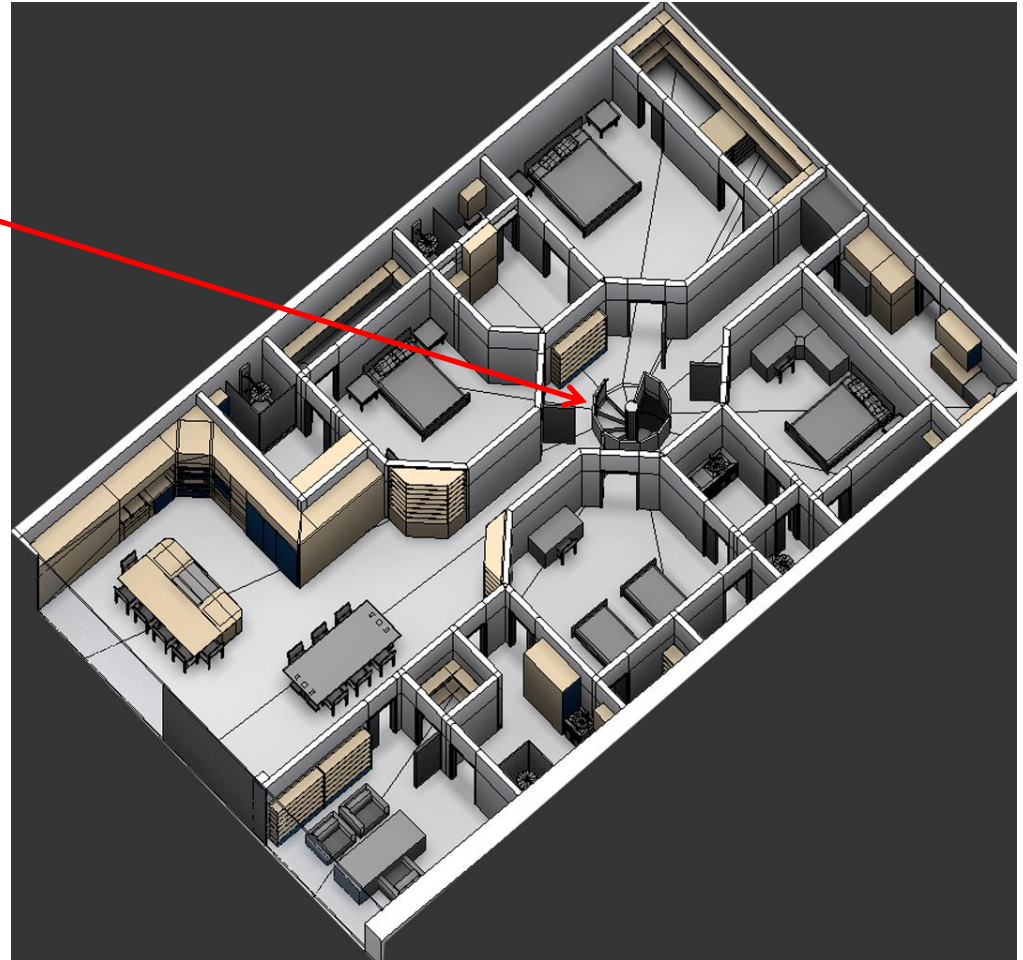
Floorplans

- “Dorm-style”
 - Master bedroom and bath with bunk room capacity for up to 16.



Floorplans

- “2-story custom”
 - Upper and lower levels connected in atrium with a circular staircase.
 - [Air Driven Residential Elevator](#) is another option.
 - Circular opening designed into every unit.
 - 2-story custom owner can downsize in the future by closing the opening and selling the other unit.



Floorplans

- “Split 2-bedroom”
 - Standard width is 42.5 feet.
 - This unit is split into 2 with 21.25 foot width each.
 - Includes 1-car garage.



Features*

- Terrace with glass partition
 - Custom designed.
 - Air-tight, penetration resistant.
 - Can switch from clear to opaque.
 - Move blast protection cover.

*Features subject to change based on local markets.



Custom Kitchens

- Phase 1 – Gaggenau appliances
 - Highest price points
- Phase 2 – Thermador appliances
 - Medium price points
- Phases 3, 4 – Bosch appliances
 - Lowest price points



Custom Lighting

- Coelux artificial skylight
 - Mimics true blue sky for interior spaces.



- 12 DC LED lighting.
 - Energy-saving, long lasting lighting solution
 - AC conversion to DC at junction box for each condo.



Mitsubishi Zoned Comfort

- Ductless system for easy installation
- Each room controlled separately.
- Energy efficient, extremely quiet operation.
- Reduces interior dust and allergens.



Electric Tankless Hot Water Heater

- Savings of up to 50% on water heating costs
- Adjusts energy usage based on how much hot water is needed
- Digital temperature control in 1-degree increments allows control of hot water
- Copper and stainless components designed for efficiency, durability and easy replacement
- Compact size saves valuable storage space



Hard Water Conditioning

- All electric, no-salt water conditioner.
- No filters, no maintenance.



Front Entrance Airlock

- Ready-to-install systems that allow residents to enter and exit their condo environments conveniently with minimal airflow disturbance.
- Cleanroom garments not required.



Trident Lakes Country Club

- Trident Lakes will establish a country club to operate and manage the different revenue sources in order to maintain the golf course, lagoons and other amenities.
- The primary source of revenue will be the condo association monthly dues based on the membership type.



TLCC Membership	Golf and Lagoon Privileges	Monthly Fee
Bronze	Social, non-golf membership	\$450
Silver	Weekday only unlimited. Weekend pay green fee as available. Designated lagoon access evenings and weekends.	\$675
Gold	Unlimited golf. Unlimited lagoon access.	\$1100

Trident Lakes Utilities

- Overall Design
 - Civil engineering by Kimley-Horn
 - Lead engineer, David Kochalka
- Waste-water Treatment
 - Baswood, Inc.
 - Biovore System, approx. \$2.3M
 - Highly efficient, low maintenance, no odor, small footprint
 - Initial engineering cost negotiated down to \$15,000.
- Electric Power Generation
 - Diversified Global Eco Energy
 - Joule Box
 - No fossil fuels, 100% “off-the-grid”, low maintenance.
 - Partnership agreement splits revenue over 20 years.
 - Purchase option available.
- Natural Gas
 - No natural gas needed for residences.
 - Eliminates need to apply to Texas Railroad Commission.
- Fiber Network, High-speed Internet
 - [Mereo Networks](#)
 - Another source of recurring revenue.



How Do I Reserve a Condo?

- Trident Lakes does not accept down payments in escrow for condo reservations.
- Instead, future condo owners must refer business to buy and sell real estate or other valuable commodities to BSE International.
 - Based on successful business referrals, money will be credited to you in an attorney's IOLTA account for the purpose of buying your condo.
- See [BSE business referral link here](#) to enter details about opportunities to buy and sell.
 - This link is also [here](#).