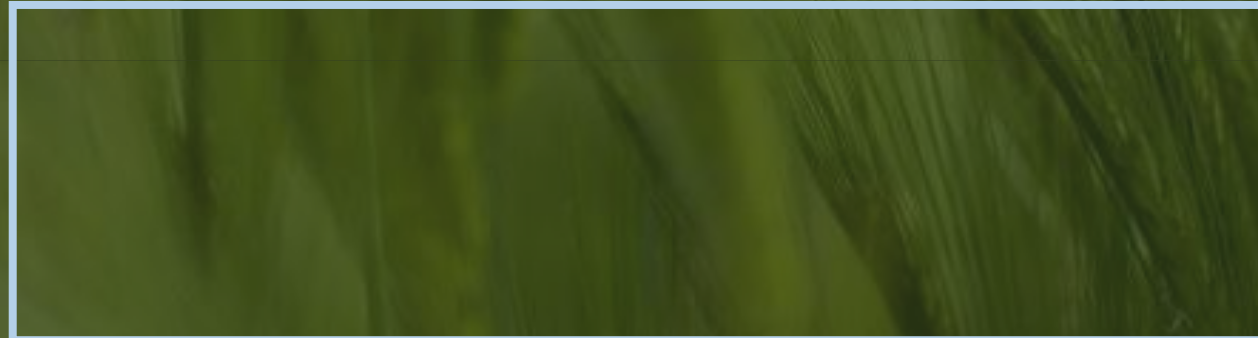


# BROOKWOOD ESTATES, LLC

A COMPANY OF BIANCHI-TILLET  
DEVELOPERS INC.



# DISCLAIMER

The information provided in this presentation pertaining to Brookwood Estates LLC (the "Company"), & Bianchi-Tillett Developers Inc. its business assets, strategy and operations is for general informational purposes only and is not a formal offer to sell or a solicitation of an offer to buy any securities, options, futures, or other derivatives related to securities in any jurisdiction and its content is not prescribed by securities laws. This presentation is not intended for public dissemination or solicitation, and is being provided by the Company only to select persons who or which the Company has a reasonable basis to believe are accredited investors and/or otherwise investors who or which meet the Company's prospective investor qualifications. The information contained in this presentation is intended only for the persons to whom it is transmitted for the purposes of evaluating the Company. The information contained in this presentation supersedes any prior presentation or conversation concerning the Company. Any information, representations or statements not contained herein shall not be relied upon for any purpose.

Information contained in this presentation should not be relied upon as advice to buy or sell or hold such securities or as an offer to sell such securities. This presentation does not take into account nor does it provide any tax, legal or investment advice or opinion regarding the specific investment objectives or financial qualifications or status of any person. While the information in this presentation is believed to be accurate and reliable, the Company, LLC, their respective affiliates, and each of their respective members, managers, shareholders, directors, officers, employees, agents, representatives, and the respective successors and assigns of the foregoing (collectively "Company Parties") make no representation or warranties, expressed or implied, as to the accuracy of such information and the Company expressly disclaims any and all liability that may be based on such information or errors or omissions thereof. The Company reserves the right to amend or replace the information contained herein, in part or entirely, at any time, and undertakes no obligation to provide the recipient with access to the amended information or to notify the recipient thereof.

No Company Party shall have any liability whatsoever, under contract, tort, trust or otherwise, to you or any person resulting from the use of the information in this presentation by you or any of your representatives or for omissions from the information in this presentation. Additionally, the Company undertakes no obligation to comment on the expectations of, or statements made by, third parties in respect of the matters discussed in this presentation.

## ABOUT US

We, at Bianchi-Tillett Developers, have been in the business of building subdivisions and crafting custom homes for three decades. We've built a great reputation through earning trust of our clients and delivering on our commitments timely and conscientiously.

We're kicking off the construction of our next new single-family subdivision located near Sacramento, California. We are looking to raise \$4.5m in capital.



**BROOKWOOD ESTATES**  
PFE RD, ROSEVILLE, CA

## DEVELOPMENT OF 17 SEMI-CUSTOM HOMES:

- Gated community of 17 detached single-family homes on half acre lots
- 2700 - 3500 sq ft floor plans with optional 750 sq ft ADUs
- 4 city approved master floorplans
- Completion time: 18-24 months
- Investor returns in two years or less (as compared to other real estate investments where funds are tied up for five + years)

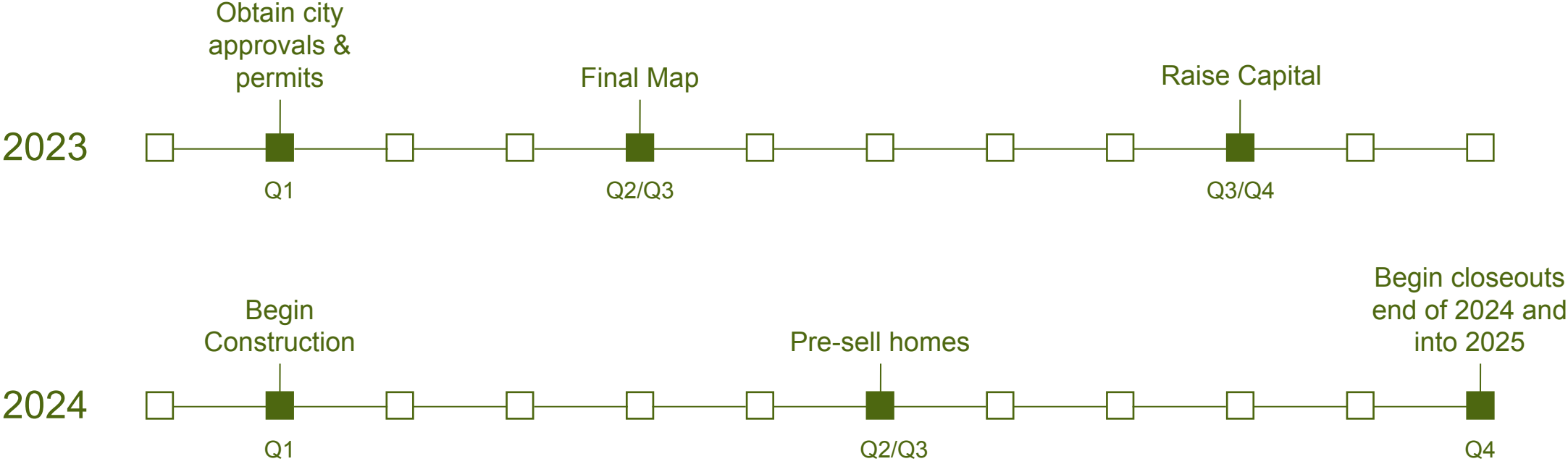




# HOME ELEVATIONS

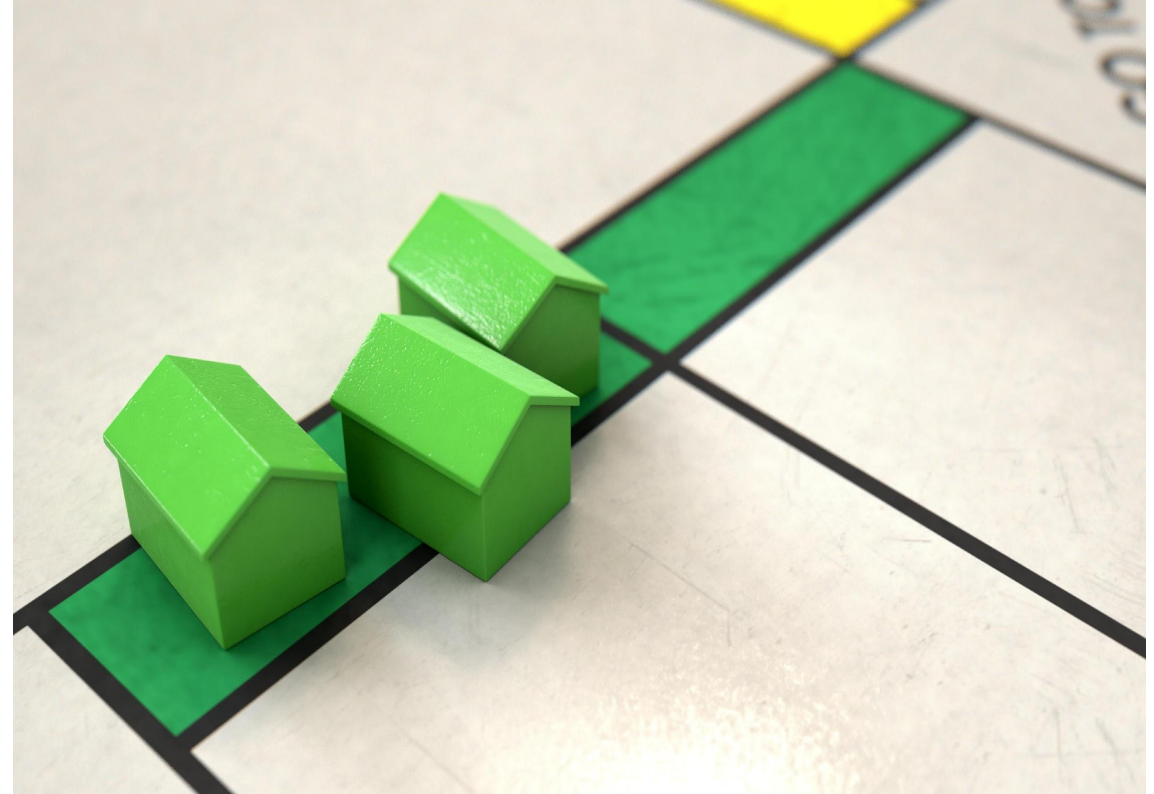


# 2-3 YEAR ACTION PLAN



# INVESTOR RETURNS

- Annual preferred return of 8% on adjusted capital with a 40% profit split. \$1,000 minimum buy in.
- Projected IRR 15-18%
- Exit Strategy: Develop, build and sell out in two years or less
- The LLC will dissolve upon sellout of homes after loan payoffs and profit splits.





## SACRAMENTO, CALIFORNIA HOUSING MARKET

### HOUSING SHORTAGE

California is facing a 31% housing shortage according to the IZA Institute of Labor Economics. Constrained inventory = demand for homes.

### #1 DESTINATION

Sacramento, CA is not only the #1 destination in the nation that people are moving to according to Redfin and U-haul but is also named the best place to live in by Forbes.

### INTEREST RATES

Interest rates are expected to trend down in the second half of 2024 and average 5% in 2025 per Morningstar. Lower rates will create a flood of buyers back into the market.

A landscape photograph of a rural area with green and yellow fields under a cloudy sky. A central text box contains the text 'COMPANY OVERVIEW'.

# COMPANY OVERVIEW

# MEET THE TEAM



**PAUL BIANCHI**  
CEO

Paul Bianchi, a third-generation contractor started his career in the construction industry with his grandfather's company before working for his father's business. After gaining experience in construction trades & business, he established his own business and guided the growth of two large companies specializing in multiple construction.



**BILL TILLETT**  
Partner

Bill Tillett began his career working for large commercial contracting companies and quickly moved up through the ranks, overseeing multimillion-dollar projects. In 1981 he followed his passion into new custom home construction, and throughout the past four decades developed a well-deserved reputation for expertly guiding projects from concept to move-in-ready.



**MICHAEL MORELAND**  
VP of Construction

Mike has over 18 years of experience and has a talent for identifying and capitalizing on cost elimination opportunities. His experience spans from luxury residential, subdivisions, and commercial office spaces.



**KAY TAYLOR**  
Lead Designer/Sales

Kay Taylor has over 20 years of experience in the new home construction business. She started Lampman Lighting and Design, which served Northern California and the Lake Tahoe regions. Her passion for homes and budget consciousness is an excellent addition to any project.

# OUR STRENGTHS

## COST CONTROL

Proven ability to control costs as a result of long-term relationships built over three generations, manage project budgets, and avoiding overruns.

## DESIGN CENTER

Our design center, headquartered in Roseville, CA, hosts a robust library of highly curated design materials that allows us to bring each project to life.

## QUALITY ASSURANCE

Maintain strict quality control processes to ensure that all construction work meets or exceeds industry standards and client specifications.

## ONE STOP SHOP

We take a project from start to finish from sourcing the land, to developing plans, building & designing with complimentary finishes, and furnishing the home.



THANK YOU

Paul Bianchi  
CEO  
916.869.1471

Parveen McGhee  
Fundraising Consultant  
916.416.7285

[BTDCapitalRaise@outlook.com](mailto:BTDCapitalRaise@outlook.com)

