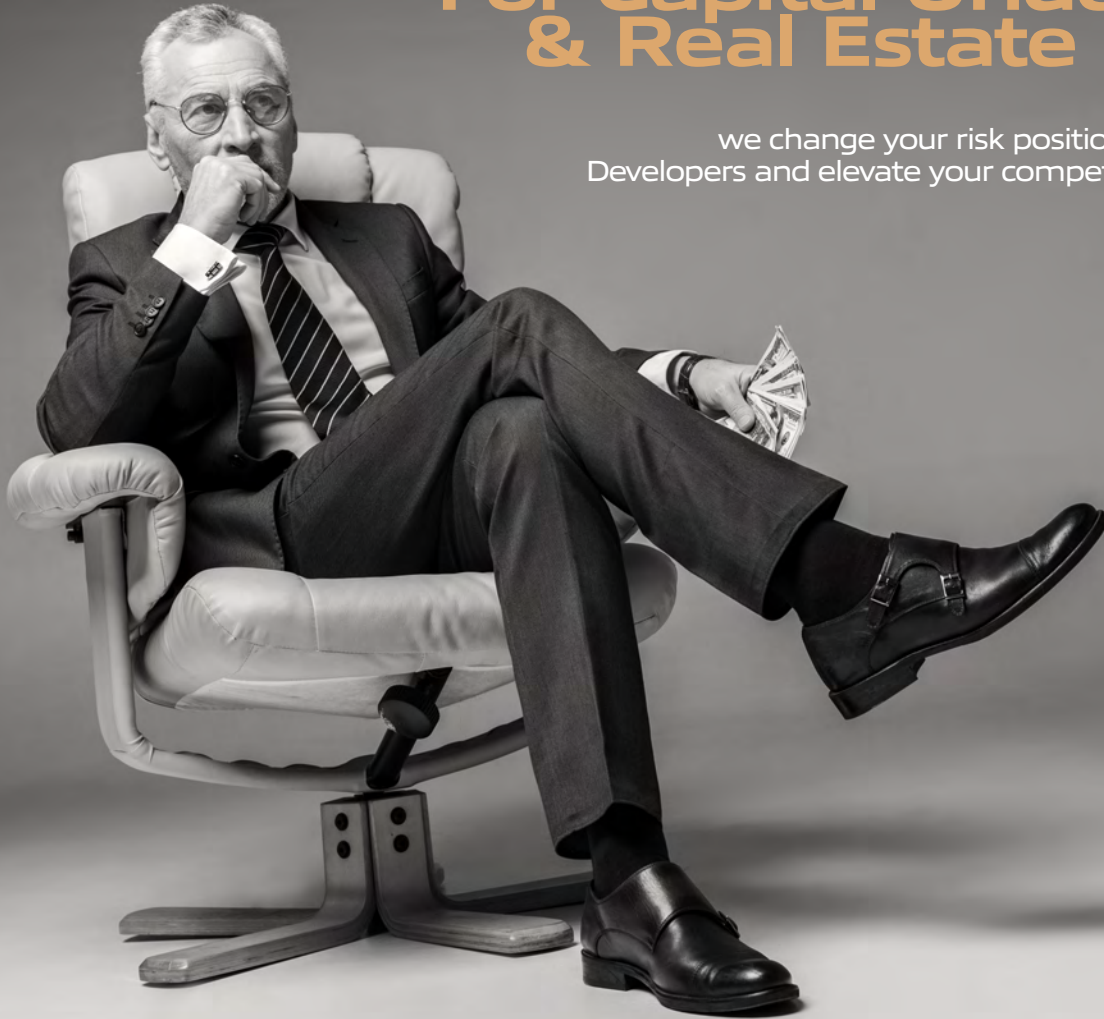


For Capital Underwriters & Real Estate Lenders,

we change your risk position on capital you loan to
Developers and elevate your competitiveness in the market.



Our proprietary model and framework elevates the cash flows
of Developers, lowering the risk of Capital Underwriters.



elevating your attraction to well established real estate developers

[THE HYPOTHETICAL SCENARIO BELOW ILLUSTRATES THE LEVERAGE YOU GAIN AS CAPITAL UNDERWRITER / REAL ESTATE LENDER]

News Of Three Different Development Projects (\$100M Each) Hits Your Inbox, And Now You're Chasing Three Different Developers.

Which One Among Them Profiled Below Gets Approved First For \$70M By Your Loan Committee?



Developer #
One With \$0M
Of Early Stage
Impact On
Taxation



Developer #
Two With A
\$7M Of Early
Stage Impact
On Taxation



Developer #
Three With A
\$37M Of Early
Stage Impact
On Taxation

Our expertise, proprietary model and economic framework is powerful leverage for you to elevate your competitiveness and maybe have a shot a level of dominance in the market. One of the ways we bring value is collaborating together of commercial real estate projects. We change the cash flows and financial margins of Developers you loan money to.

Every team member in your commercial real estate lending group is chasing projects - build to rent, mixed-use, multifamily, tract home development, healthcare, charities, university foundations, student housing, etc. Our framework creates a clear advantage for Capital Underwriters and Real Estate Lenders who join our V360 Coalition. We believe introducing our model and framework through an industry specific coalition best suits our mission. The mission is to introduce a national standard that substantially improves the viability of commercial real estate development for all.

The value you derive from collaborating with us is the clear advantage you gain in growing your loan volume by elevating your attraction to Developers and lowering your risk. When we are engaged as strategic advisors we work hand in glove under your leadership. We team up to elevate your competitiveness and deliver unprecedented value to Developers in an effort to grow your dominance over rivals. Achieving these outcome is the direct result of labor, sweat as we structure transactions, expertise and guidance to your underwriters.

Our framework delivers a \$37+/- million dollar positive impact on taxation in the case of a new development project with a \$100M construction cost. In a redevelopment project, the positive impact on taxation is north of \$50M then the redevelopment cost is \$100M. That is due to the fact that when the property retains the existing structure there is no capital allocation necessary for the foundation, building structure, perimeter walls, elevators, etc.

It is important to note that the value we deliver is derived from the proven framework used by companies for more than a decade. While it represents a new discovery for capital underwriters and lenders, it is not new in the market. In fact, it has successfully benefitted real estate property owners for more than a decade. It has been extensively vetted and used by Chevron Corp., Houston and members of the O'Reilly Auto Parts family.

The benefit is attributed to a sustainable architectural design element with a patented product and process. If sustainable investing is a factor for you and your Borrowers, you and they can find comfort in knowing that together we are:

(1) driving a new standard of sustainability in our collaboration with you and your Borrowers, (2) elevating their economic gains, (3) changing the velocity, value and visibility of capital, and (4) improving the viability of each commercial real estate development you fund.

What Is Capital Recovery?

The term is was chosen to interject positive news into a real estate market facing uncertainty and downward pressure due to the current inflationary cycle. We want refocus complex conversations back to the subject that we believe matters most and we have meaningful answers for. Developers and Investors are asking, **“how do we succeed in this environment?”**

Unrivaled Advisors’ proprietary model and economic framework creates a \$37+/- million dollar positive impact on taxation of a new development project with a \$100M construction cost.

The stated level of financial impact in the paragraph above assumes we are fully engaged, and entrusted with a measure of influence necessary to deliver \$37M+/- impact in this example. The influence includes lending expertise in capital negotiations, architectural design, and a reasonable measure of oversight through the issuance of the certificate of occupancy during construction. On this basis, we substantially and materially improve the economics of commercial real estate development.

We use the term capital recovery as the basis to invite market makers to understand how we bring value to the industry. We engage in exploratory conversation and speak to the matter of economic viability as well as the velocity, value and visibility of capital invested in commercial real estate development. The term capital recovery resonates with everyone we engage, including the Market Makers and Players in Dallas Ft. Worth and New York Capital Underwriters who asked...

“can we team up and embed your modeling into every deal we underwrite? Because doing so changes our risk position on capital. You’re elevating the IRR of Developers we loan money to during the critical early life cycle of the project”.

Our aim is to serve up the economic framework, strategy and leadership to market makers and stakeholders. Our collaboration elevates their competitiveness and dominance. We have laid the foundation to build a coalition of market makers and players who adopt our framework and engage us as advisors. It is the V360 Coalition and the stakeholders who become coalition members receive best in class expertise in matters of creative, economic and strategic planning.

Let’s explore a meeting to discuss how your firm might position itself to grow assets, deliver excellent value / yield in this important asset class.

You may want to engage us before your rivals do!