

## Project / object financing possibilities

To whom it may concern!

That's where the banks have to stop because of lack of collateral and low equity under Basel I, II and III regulations. That's where we start.

We would like to introduce our project and property financing options in cooperation with our partners in the form of questions and answers. We inform you today, as you have in the past with regard to a project financing or an object financing (acquisition / takeover), we have asked for investment funds / financing.

From experience we know which questions our customers have regarding their projects. If you find yourself and your project / object in this offer, please contact us.

### Here our four financing possibilities:

- [Equity Crowdfunding \(100% Equity Financing\).](#)
- [Equity / Debt Financing \(30% Equity / 70 % debt Financing, of which has already been invested in the Equity portion\).](#)
- [Guarantee Insurance Program \(100% Debt Financing\).](#)
- [Mini Bonds Program \(100% Debt Financing\).](#)

### Question:

*[Which projects are the most interesting and best projects for our financiers?](#)*

### ANSWER:

"Best" projects are all projects worldwide that are clean, legal as well as sufficient to pay the dividend at [equity crowdfunding](#) or serve the capital service of other providers. Under this condition, in principle, all projects can be financed, subject, of course, the free pre-examination and the true information and verifiable project documents of the customer.

### Question:

*[What financing volume: from - to be financed?](#)*

### ANSWER:

Starting from \$ 1.0M to open end, whereby the disbursement and provision of larger financial resources are determined according to the progress of the project and according to the budgetary appropriation payment plan contained in the business plan.

Question:

Over which period of time the funds can be granted?

ANSWER:

The terms are usually between 3 to 20 years. There are, however, exceptions to this rule, but it depends on the project.

Question:

At which interest rate can the funds be granted?

ANSWER:

With equity crowdfunding, there is NO interest, but only dividends, which are between 5.0% and 9.0% depending on the project.

The Guarantee Insurance Program currently requires an interest rate of 2.0% p.a. be counted.

The Mini Bonds Program is currently expected to have an interest rate of 6.50% p.a. be expected.

Our lending sources usually charge NO interest, but a silent profit sharing, which usually varies between 25 and 45%, depending on the project.

Question:

What equity should you have?

ANSWER:

At least **\$ 29,900 USD** up to a maximum of 10% of the desired volume is required as EQUITY CAPITAL.

European banks require in accordance with BASEL II and III provisions 30-40% EQUITY.

Our lending sources expect 10% EQUITY equal to Seed Capital.

The Guarantee Insurance Program requires 1.0 - 2.0% EQUITY. For the Mini Bonds Program, you need about 100.000 Euro.

If a potential customer has even less EQUITY than before, you can only help them through equity crowdfunding to collect the above EQUITY, which is not the rule.

In the case of projects from \$ 1.0 to \$ 20.0 million, you can also collect the entire amount or, with the funds collected, create the conditions for the aforementioned options, up to the 30-40% EQUITY capital at the house bank.

The necessary start-up costs for the equity crowdfunding (turn-key package) depend on the respective financing volume:

Required equity:

to 10,0 Mio. : 29.900 USD  
to 20,0 Mio. : 34.900 USD  
to 100,0 Mio. : 39.900 USD  
from 100,0 Mio. : 45.000 USD

**See a short sample service description for the offering equity crowdfunding.**

- Statement of Organizer,
- E-Mail copy of documents (PDF),
- International Corporate Kit & Seal,
- Certified copy of Certificate of Good Standing with Apostille,
- Certificate copy of Incorporation with Apostille, IRS Tax-payer identification number (EIN) Application (Form SS 4)
- US – Registered office and registered agent for balance of current year (2018),
- US – Company Street Address,
- US – Phone Number,
- Original articles and memorandum of association incorporation documents), certificate of incorporation (proof of filing) and resolution of the subscribers appointing the initial directors, filing a 20+-pages of professional Operating Agreement,
- Member Certificates and Member Register – split in Voting & None-Voting Member Units,
- US-Postal Priority Mail delivery of your package,
- After the year of incorporation, you will have to pay the annual fees (\$220.00 USD),
- Prepare of the necessary 40-70 pages of Prospectus (PPM - Private Placement Memorandum,
- Prepare the needed Pitch-Deck,
- Prepare the needed Executive Summary,
- Prepare create your “Explainer Video Script Writing and Voice Over” for You-Tube.
- Open an Equity Crowdfunding Campaign Account This Platform has already raised more than \$200 Million in Equity Funds.
- Separate fixed costs of third parties and handling fees.
- Pay the necessary fees for a 3-month Equity Crowdfunding Campaign.

**TOTAL for the Turn-Key Package: \$29,900.00 US Dollar.**

**Question:**

**When do these funds / start-up costs / EQUITY have to be paid and where are they paid?**

**ANSWER:**

To 1). In the case of Equity Crowdfunding, the above-mentioned start-up costs for the turn-key package, within 1 week of receipt of a positive decision from the **US-Trust** to which **Basic-Requirements-Holding-Limited** will be paid, as this will establish the basic requirements for the turn-key package the providers involved.

To 2). In Equity / Debt Financing, lending sources always perform due diligence. The cost varies from \$ 25,000 to \$ 50,000 depending on the lending source. The customer pays these costs directly to the lender upon presentation of a term sheet.

It should be noted that this Equity / Debt program requires a bankable feasibility study and a bankable business plan. We offer the bankable feasibility study and the bankable business plan for \$ 25,000 US dollars.

To 3 + 4). In the Bond Financing / Financial Guarantee Bond, the costs of the bond and the due diligence are paid directly to the respective investor or insurance company. These costs are paid by the customer directly to the lender after submission of a term sheet.

It should be noted that these bond financing programs require a bankable feasibility study and a bankable business plan.

**Question:**

**What guarantee, security that the customer will not be deprived of his equity capital?**

**ANSWER:**

Usually neither we nor the investor can give any guarantees to the client.

The customer is assured that his preliminary exam will be conducted at a US trust that has been operating for over 20 years. Payments to the [Basic Requirements Holding Limited](#) are made after the customer has received the (PQL) and (CAL) from the US Trust. The payments to the involved Lending Sources, become due only after a submitted term sheet.

**Question:**

**When and how must the funds granted be redeemed or are the funds repayable?**

**ANSWER:**

As we do not offer Trading / Private Placement Financing, the funds are of course NOT settlement free.

As a rule, it is always amortized according to maturity. the contractually agreed term.

**Question:**

**If the customer requires more collateral than the EQUITY or how, where or how will the investor receive his security for his funds?**

**ANSWER:**

No, no additional collateral is needed except for the security of the project.

**Question:**

**Can also existing real estate or land be used as EQUITY?**

**ANSWER:**

In principle yes, but of course NOT to avoid the start-up costs of equity crowdfunding or the Guarantee Insurance Program or the Mini Bonds Program.

However, the condition is that the existing real estate or land has free liquidity.

**Question:**

**How long does it take to provide the funds?**

**ANSWER:**

Usually between 6 - 8 weeks to 4 - 5 months, provided that the customer always actively cooperates and does not leave time unnecessarily.

For the [Guarantee Insurance](#) and [Mini Bonds programs](#), we currently have 6-8 weeks to go from contract signing to funding.

Because of the Lending sources due to the due diligence and equity crowdfunding due to a preparation time for the establishment of a necessary legal entity and the creation of a required private placement memorandum, we currently need about 4 - 5 months.

Question:

*In principle, there is also the possibility to receive funds if you have no EQUITY?*

ANSWER:

Of course, if you mean "NO EQUITY" ZERO point ZERO, there is nowhere a funding opportunity anywhere in the world. Otherwise, each customer can look at our possibilities, how much Equity he can use or wants.

In any case, the opportunity for equity crowdfunding in the US is currently the least expensive in the world to push for project funding.

It should be noted:

In Germany or Switzerland, a customer must present a prospectus (private placement memorandum) in the name of a legal entity, only the prospectus costs there usually alone already about 50,000 euros.

Question:

*Is it also possible to buy finished projects, provided the returns are OK and there is a demonstrable return?*

ANSWER:

Of course, "YES", the classic example of this is an existing and well-rented commercial property or a solar energy plant or wind turbine already on the grid, etc.

Question:

*Which documents are needed for the preliminary examination?*

ANSWER:

In general, an executive summary or the business plan and the project fact sheet will be needed.

If the customer has additional documents such as Surveys, Feasibility Study already existing Permits and Licenses or Power Purchase Agreements etc. are of course very helpful and of positive importance.

If you have projects / objects, which are previously described grid described above, you are welcome to send us your project documents.

Projects that are not initially in this grid but can still separately and in writing to introduce us.

Our partners have been working with great success for more than eight years in this segment of project finance. With the number of our lending sources and equity crowdfunding platforms growing steadily over the years, we currently have free resources.

**Question: Fees and upfront costs?**

**ANSWER:** Our processing fee is 9,700 Euros and a 3% commission on successful brokering. Any additional intermediaries will be paid by us from this commission. The commissions on a successful completion by the platforms, banks, trust and notaries, etc., amount to about 3-5%, which are also co-financed and accounted for the customer.

**Question: Why do I have to pay fees?**

**ANSWER:** Despite all the scams that have come along with the advent of the Internet (and a multitude of joker brokers and dreamers that came with it!), In the real world it has always been the case that the classic lenders, banks for the processing of collateral, Due diligence, expenses and all related services always require upfront costs. These financiers, banks.... are not acting without the customer indicating the seriousness of his application by paying the start-up costs. Thus, it is ensured that the investor will not remain on the upfront costs even in the event of a possible sudden withdrawal of the applicant. All financing requires up-front costs and must be covered. No solicitor, insurance or investor, etc., will want to process a project if the project owner is not already paying the upfront costs.

**Question: How are my previous investments valued and why do I have to bear additional upfront costs?**

**ANSWER:** You may have already purchased land, spent money on research and development, or acquired other assets to prepare for the initiation of your project. In a traditional banking and lending business, these investments may have been considered as a "deposit" or "equity contribution" to your funding.

But even then, further upfront financing would incur additional upfront costs.

Regardless of what you have already invested in, there are additional upfront costs for the investor (see Services) that must be borne by the creditor in accordance with the law.

No reputable investor in the world, will go with understandable upfront costs for the credit customer in advance, where the customer has at any time the possibility of quitting the request.

For more questions, we are happy to help you

Sincerely  
Your investment team