



CONTRIBUTION	DATE/TIME	DESCRIPTION	DONOR/ORIGINATOR	VALUE	PAYSCALE VALUE



2023	CONTRIBUTION FOR THE MONTH	DATE/TIME	DESCRIPTION	DONOR/ ORIGINATOR	VALUE	PAYSCALE VALUE
JANUARY						
FEBRUARY						
MARCH						
APRIL						
MAY						
JUNE						
JULY						
AUGUST						
SEPTEMBER						
OCTOBER						
NOVEMBER						
DECEMBER						



**FUNDING ROUND 1 (FUNDRAISING ROUND 1) \$250 M Goal Phase/Stage I**

CONTRIBUTION	DATE/TIME	DESCRIPTION	DONOR/ ORIGINATOR	VALUE	PAYSCALE.COM ASSESSMENT
MOU BOXABL	<b>06/2024</b>			<b>\$10 M</b>	
KINGDOM BUILDERS Statement of Intent/MOU	<b>10/2023</b>			<b>\$4M (20%) OF USDA LOAN PARTNERSHIP</b>	
USDA- 4 AGENCIES  RURAL DEVELOPMENT PROGRAM  BUSINESS  COMMUNITY  AGRICULTURE	<b>11/2023</b>			Hypothetical/ Theoretical Framework Forecast: <b>\$250 M</b>	
<b>5/500/5000</b>					

NOTE: Series A, B, and C funding rounds generally follow "seed funding" and "angel investing," providing outside investors with the opportunity to invest cash in a growing company in exchange for equity or partial ownership. Series A, B, and C funding rounds are each separate fund-raising occurrences. The terms come from the series of stock being issued by the capital-seeking company.

Reference retrieved by, (2024).

<https://www.investopedia.com/articles/personal-finance/102015/series-b-c-funding-what-it-all-means-and-how-it-works.asp>



How much does it cost to create, plan, and develop, an estate, for a transitioning housing program for 5,000 people and a resort for visitors within the estate

The cost of creating, planning, developing, and maintaining an estate for a transitioning housing program for 5,000 people and a resort for visitors is a complex question with many variables. Here are some of the key factors that would affect the cost:

### **Land Acquisition:**

- \* **Location:** The cost of land varies significantly depending on the location. Land in urban areas or popular tourist destinations will be more expensive than land in rural areas.
- \* **Size:** The land required for the housing program and resort will also affect the cost.

### **Construction Costs:**

- \* **Housing:** The type of housing (single-family homes, apartments, etc.) and the quality of construction will affect the cost.
- \* **Resort:** The size and amenities of the resort will also affect the cost.

### **Infrastructure:**

- \* **Utilities:** The cost of connecting the estate to utilities such as water, electricity, and sewage will vary depending on the location.
- \* **Roads:** The cost of building roads within the estate will also vary depending on the size and terrain of the land.

### **Planning and Design:**

- \* **Architects and Engineers:** The cost of hiring architects and engineers to design the estate will vary depending on the project's complexity.
- \* **Permits and Approvals:** The cost of obtaining permits and approvals from local authorities will also vary depending on the location and the project.

### **Other Costs:**

- \* **Legal Fees:** The cost of hiring lawyers to handle the legal aspects of the project, such as land acquisition and construction contracts.
- \* **Insurance:** The cost of insurance to protect the estate from damage or liability.
- \* **Maintenance:** The ongoing cost of maintaining the estate, including landscaping, security, and repairs.



### **Additional Considerations:**

\* **Labor Costs:** The cost of labor will vary depending on the location and the type of labor required.

\* **Material Costs:** The cost of materials will fluctuate over time.

\* **Economic Conditions:** Economic conditions, such as inflation and interest rates, can also affect the cost of the project.

Without more specific information about the location, size, and scope of the project, it is difficult to provide a precise estimate of the cost. However, it is safe to say that the cost of such a project would be significant.

### **Here are some additional resources that may be helpful:**

\* **Cost of Building a House:**

<https://www.homeadvisor.com/cost/architects-and-engineers/build-a-house/>

\* **Cost of Building a Hotel:**

<https://www.littlehotelier.com/blog/running-your-property/how-much-does-it-cost-to-build-a-hotel/>

\* **Cost of Land:** [https://www.nass.usda.gov/Publications/Todays\\_Reports/reports/land0824.pdf](https://www.nass.usda.gov/Publications/Todays_Reports/reports/land0824.pdf)

I hope this information is helpful. Please let me know if you have any other questions.

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<https://dspace.mit.edu/bitstream/handle/1721.1/123952/1140388049-MIT.pdf?sequence=1&isAllowed=y>

### **A Hypothetical Projection for a Large-Scale Development**

**Disclaimer: This is a highly simplified hypothetical projection and actual costs can vary significantly based on numerous factors such as location, specific design, local regulations, and economic conditions.**

#### **Assumptions:**

\* Location: A moderately priced region in the United States.

\* Housing: A mix of single-family homes and multi-family units.

\* Resort: A mid-sized resort with basic amenities.

\* Timeline: A 5-year development period.

#### **Projected Costs:**

\* Land Acquisition:

\* Estimated Cost: \$100 million - \$500 million

\* Factors: Land size, location, and negotiation skills.



**\* Infrastructure Development:**

- \* Estimated Cost: \$50 million - \$200 million
- \* Factors: Road construction, utility connections, and environmental impact mitigation.

**\* Housing Construction:**

- \* Estimated Cost: \$1 billion - \$3 billion
- \* Factors: Number of units, building materials, labor costs, and design complexity.

**\* Resort Development:**

- \* Estimated Cost: \$200 million - \$500 million
- \* Factors: Resort size, amenities, and design complexity.

**\* Planning, Design, and Permits:**

- \* Estimated Cost: \$50 million - \$100 million
- \* Factors: Architectural and engineering fees, legal fees, and permit processing costs.

**\* Operational Costs:**

- \* Estimated Annual Cost: \$50 million - \$100 million
- \* Factors: Maintenance, security, property taxes, and staff salaries.

**Total Estimated Cost: \$1.5 billion - \$5 billion**

**Note:** This is a rough estimate and actual costs could be significantly higher or lower. For a more accurate estimate, a detailed feasibility study would be required.

**Additional Considerations:**

- \* **Financing:** The cost of financing the project, including interest rates and loan terms.
- \* **Economic Factors:** Fluctuations in construction costs, labor costs, and material costs.
- \* **Regulatory Hurdles:** Time and cost associated with obtaining necessary permits and approvals.
- \* **Risk Management:** Insurance costs and contingency funds to cover unforeseen expenses.
- \* **Sustainability:** Costs associated with environmentally friendly building practices and energy-efficient systems.

**Disclaimer**

It's essential to consult with real estate developers, construction experts, and financial advisors to get a more precise estimate for your specific project.



Is it Feasible to use properties with homes on them all ready to turn into a transitioning housing program and resort for visitors on that property as hosts and provide Hospitality? If so please do show the feasibility study, costs, and logistics, analytics for 5,000 transitional homes equivalent properties whether large or small-scale properties

## **Feasibility of a Transitional Housing and Resort Model**

### **Feasibility Analysis**

The feasibility of converting existing properties into a transitional housing program and resort hinges on several key factors:

#### **\* Property Acquisition and Renovation:**

\* **Cost:** The initial cost of acquiring 5,000 properties, even if smaller-scale, can be substantial. Renovation costs will vary based on the condition of the properties, but a significant budget will be required.

\* **Time:** Acquiring and renovating 5,000 properties is a massive undertaking, requiring extensive time and resources.

\* **Legal and Regulatory Hurdles:** Zoning laws, building codes, and local regulations can pose significant challenges, especially when converting residential properties to commercial or mixed-use.

#### **\* Operational Costs:**

\* **Staffing:** A large workforce is needed to manage the properties, provide hospitality services, and support residents.

\* **Maintenance:** Ongoing maintenance and repairs are essential to ensure the properties remain habitable and attractive to visitors.

\* **Utilities:** Utility costs, including water, electricity, and gas, can be significant, especially for a large-scale operation.

#### **\* Revenue Generation:**

\* **Occupancy Rates:** Maintaining high occupancy rates for both transitional housing and resort guests is crucial to generating sufficient revenue.

\* **Pricing Strategy:** A balanced pricing strategy is needed to attract both residents and tourists while maximizing revenue.

\* **Marketing and Branding:** Effective marketing and branding are essential to attract guests and build a positive reputation.

#### **\* Community Impact:**

\* **Local Infrastructure:** The influx of residents and tourists may strain local infrastructure, such as roads, schools, and healthcare facilities.



\* **Community Relations:** A positive relationship with the local community is essential to ensure smooth operations and avoid potential conflicts.

### **Hypothetical Cost Analysis**

To provide a rough estimate, let's assume the following:

- \* **Average Property Cost:** \$200,000
- \* **Average Renovation Cost:** \$50,000
- \* **Annual Operational Cost per Property:** \$10,000
- \* **Annual Revenue per Property:** \$15,000

### **Total Costs:**

- \* **Property Acquisition:** \$1 billion
- \* **Renovation:** \$250 million
- \* **Annual Operational Costs:** \$50 million
- Total Annual Revenue:** \$75 million

**Note:** These are very rough estimates and actual costs may vary significantly.

### **Logistics and Analytics**

- \* **Property Management Software:** A robust property management system is essential to track occupancy rates, maintenance requests, and financial performance.
- \* **Data Analytics:** Analyzing occupancy data, revenue, and operational costs can help identify trends and optimize performance.
- \* **Supply Chain Management:** Efficient supply chain management is crucial to ensure timely delivery of supplies and amenities.
- \* **Customer Relationship Management (CRM):** A CRM system can help manage guest relationships and track customer satisfaction.

### **Conclusion**

While the concept of a transitional housing and resort model is intriguing, it presents significant challenges in terms of feasibility, cost, and logistical complexity. Careful planning, strategic partnerships, and a strong business model are essential to ensure the success of such a venture. A detailed feasibility study, including a thorough financial analysis and risk assessment, is crucial before proceeding with such a large-scale project.





Would you like to delve deeper into a specific aspect of this project, such as financing options, legal considerations, or marketing strategies?

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