



REAL ESTATE INVESTMENT • DEVELOPMENT • REMODELING • FIX & FLIP

Prime Development Partners' Club

Building Wealth | Creating Opportunities | Developing Communities

A membership-based platform connecting investors, real estate professionals, contractors, and deal finders to identify, fund, renovate, develop, and profit from real estate opportunities together.

A membership platform built to fund and flip real estate

Prime Development Partners Club is designed to bring together investors, real estate professionals, contractors, deal finders, and strategic partners to identify, fund, renovate, develop, and profit from real estate opportunities.

Access to the program runs on a simple token structure: 1 Token = \$1,000. Tokens determine a member's investment commitment and unlock the corresponding tier of participation and benefits.

Members work together across every stage of a project — from sourcing a deal, through funding and renovation, to sale and profit distribution — creating a shared platform for building long-term wealth in real estate.

TOKEN STRUCTURE

1 Token = \$1,000

A pay-for-access model to the Club's investment, development, and deal-finding program.

BUSINESS MODEL

Find → Analyze → Fund → Renovate
→ Sell → Profit → Reinvest

Three ways to participate in the Club

Executive Partner

20 Tokens

\$20,000

Strategic investment partners who contribute capital and participate directly in qualifying real estate projects.

Partner Level

10 Tokens

\$10,000

For members who want to participate directly in real estate opportunities with a smaller investment commitment.

Member: Deal Finder

No Investment Required

Earn Tokens

Identify qualifying real estate opportunities and earn tokens for payout, or stack them toward a Partner Level.

Capital, collaboration, and a 50/50 profit share

EXECUTIVE PARTNER BENEFITS

- > 20-Token investment commitment: \$20,000
- > Opportunity to serve as or support a Prime State Representative
- > Participate in identifying, evaluating, funding, and developing qualifying real estate opportunities
- > Collaborate on fix-and-flip, remodeling, and development projects
- > 50/50 profit-sharing on qualifying projects, subject to the project agreement
- > Eligibility for annual member distributions/payouts, when applicable and approved
- > Invitation to the Annual Gala & Awards Ceremony, plus an annual resort family getaway

EXECUTIVE PARTNER ROLE

Executive Partners are expected to contribute more than capital. Members may participate in:

- Investment strategy
- Deal evaluation
- Property acquisition
- Project funding
- Construction/remodeling oversight
- Contractor and vendor relationships
- Marketing and disposition
- Expansion into additional markets

Direct participation with a smaller commitment

PARTNER BENEFITS

- > 10-Token investment commitment: \$10,000
- > Participate in qualifying fix-and-flip and remodeling projects
- > May identify and submit potential investment opportunities
- > Participate in project funding and/or approved project activities
- > 50/50 profit-sharing when participating under the applicable project agreement
- > Eligibility for applicable member payouts/distributions
- > Invitation to the Annual Gala & Awards Ceremony and an annual resort getaway

"I FOUND THE DEAL" OPPORTUNITY

A Partner who identifies a qualifying property may submit the opportunity to the Club for review. The Club will evaluate:

- | | |
|--|---|
| ☐ Purchase price | ☐ After-repair value (ARV) |
| ☐ Renovation budget | ☐ Market conditions |
| ☐ Holding costs | ☐ Financing requirements |
| ☐ Estimated selling price | ☐ Project timeline |
| ☐ Expected return | |

No project is guaranteed to be accepted or funded.

C) MEMBER: DEAL FINDER

Earn tokens for the qualified deals you bring

Members can participate without initial investment - or by funding any transaction. Identify potential real estate opportunities such as home buyers or sellers, then earn a token for payout, or stack and save your way to a Partner Level.

Deal Value \$400,000 or More

1 Token = \$1,000

A qualified Deal Finder may receive up to 1 Token (\$1,000) after the qualifying transaction successfully closes, subject to Club approval and the Deal Finder Agreement.

Deal Value Below \$400,000

1/2 Token = \$500

A qualified Deal Finder may receive 1/2 Token (\$500) after the qualifying transaction successfully closes, subject to Club approval and the Deal Finder Agreement.

What it takes to qualify for a payout

- 1 Submit the property/deal through the Club's official deal-submission process.
- 2 Provide accurate property and seller/buyer information.
- 3 Submit the opportunity before it is already under consideration by the Club.
- 4 Provide information reasonably necessary for due diligence.
- 5 Allow the Club and its authorized representatives to communicate with the appropriate parties.
- 6 Have the deal approved by the Club.
- 7 Meet all requirements established in the Deal Finder Agreement.

Payouts are made only for qualifying transactions that successfully close and satisfy the Club's written requirements.

Recognition, connection, and a getaway to enjoy it

PRIME DEVELOPMENT PARTNERS' ANNUAL GALA & AWARDS CEREMONY

Hosted with the Tambah Foundation — an annual event recognizing:

- Top Investors
- Top Deal Finders
- Outstanding Partners
- State Representatives
- Contractors & Development Partners
- Community Development Leaders
- Real Estate Achievement Award recipients

ANNUAL RESORT FAMILY GETAWAY

Eligible Executive Partners and Partners may receive an opportunity to participate in an annual resort family getaway.

- > The Club establishes the destination, dates, eligibility, number of guests, and other terms annually.
- > The resort getaway may be offered in a different U.S. state each year, subject to availability and Club rules.
- > Airfare and food are not included in the resort benefit.

From sourcing a deal to reinvesting the profit



PRIMARY INVESTMENT ACTIVITIES

- | | | |
|--------------------------------------|----------------------------------|---|
| ■ Residential Fix & Flip | ■ Residential Remodeling | ■ Property Development |
| ■ Distressed Property Acquisition | ■ Value-Add Properties | ■ Buy, Renovate & Resell |
| ■ Strategic Real Estate Partnerships | ■ New Construction Opportunities | ■ Selected Rental/Investment Properties |

Investors + Realtors + Contractors + Builders + Deal Finders + Developers + Lenders + Strategic Partners

Investors

Realtors

Contractors

Builders

Deal Finders

Developers

Lenders

Strategic Partners

Together, members create a network designed to identify opportunities, pool resources, execute projects, and build long-term wealth.

A structured path from membership to profit

1

Join

Choose a membership tier — Executive Partner, Partner, or Deal Finder — based on your desired level of capital and involvement.

2

Contribute

Fund your token commitment, submit qualifying deals, or bring hands-on expertise to project evaluation and execution.

3

Participate

Collaborate on fix-and-flip, remodeling, and development projects alongside investors, contractors, and developers.

4

Profit & Reinvest

Share in qualifying project profits, receive eligible distributions, and reinvest tokens toward the next opportunity.

All investment structures should be reviewed by qualified legal, tax, accounting, and investment professionals before participation.



PRIME DEVELOPMENT PARTNERS' CLUB

More than an investment club - a platform for building wealth together.

*Find quality deals. Fund them with partners. Renovate with purpose.
Sell for profit. Reinvest for growth.*

