



Business Professionals with a Global Vision
Investing for the Future

PDI MANAGEMENT S.A. DE C.V.

JOINT VENTURE FUNDING

For the right type of Client and project, this could be an attractive Joint Venture funding option.

The global economic climate has changed dramatically in the last 24 months and finding reliable funding sources is a challenge. Fortunately, in our network of professionals we have created a new structure that offers both investment and opportunity with diversification and safety.

Investment Criteria: We are interested in all types of projects. Location doesn't matter, large or small.

Main criteria: The market fundamentals for the project are sound and profitable.

The Group has a financial stake in the project and has experience in developing the type of project contemplated or is willing to work with PDI to bring forth a team of experts and a (JV) joint venture structure.

Project Types:

- Commercial / Residential Real Estate
- Hotel Resorts and Casinos
- Alternative Energy (solar, wind, geothermal, hydro, biomass, waste conversion, etc.)
- Hospitals and Health Care Facilities
- Infrastructure (roads, highways, rail, etc.)
- College and University Buildings
- Public-Use Facilities
- Recreational Facilities
- Retail
- Apartment Buildings
- Industrial
- Mixed-Use Commercial
- Office
- Other Related Types
- Most business can be structured to a working partnership and synergy.



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Size: \$1 Million Minimum;

Location: USA and International

Stage: All projects will be reviewed and determined if they will fit the PDI JV structure.

Terms: Equity type - Joint Venture structure Available.

Time to Closing: 10 to 30 Days to issue Letter of Interest (LOI) and request for the proper documentation upon timely receipt of the Due Diligence (DD) package we will issue a full Letter of Commitment (LOC) with a complete outline of all terms and conditions. We will work together throughout this complete process to ensure that all parties are at a complete understanding along the way. From the completion of the DD package we can close in 30-60 days, depending on the complexity of the transaction and the structure. More timely details will be outlined in the LOI and the LOC.

Pre-sales: There are no pre-sales or pre-leasing requirements.

Background of Sponsor: Project Developer with a Significant Track Record.

Equity Participation: During underwriting, we will determine the equity participation in the project, which will typically be based on the amount of equity needed and timeline of the project. PDI will take a Joint Venture (JV) interest in the project until completion, stabilization or life of the project (to be negotiated). Perhaps the most important due diligence step is analyzing the future value and operation structure that works for the JV partners.

Typical financing structure: PDI provides up to 100% joint venture equity. In so doing, they can cover 100% of the total project costs including, in most cases, monies the developer has already expensed for soft costs, pre-development. In other words, they will allow the parties to recover capital that has already been invested in the project by including it in the structured amount paid out through the draw schedule.



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Joint Venture Advantages (JV):

- 1) The developer may not have to pay interest during the entire construction period--saving millions of dollars in interest expense.
- 2) Because PDI participates as a joint venture partner, they assume 100% of the project risk until completion or stabilization.
- 3) When the project is complete, the Developer/PDI will own the project outright per the agreed terms of the contracts.
- 4) Due to the PDI Sofom structure that PDI has to offer it is an attractive investment within itself because of the fully guaranteed returns, and is not tied to the success of the venture, making it easier for the developer to raise its own or extra investment capital, hold deposits and increase cash flow for the project.
- 5) The land values are predetermined and agreed to up front in the JV agreement.
 - The price and payment structure is agreed upon mutually.
 - The profits of the project will be predetermined by a split %
 - All monies will be paid back up front before any profits are split per the %
- 6) The company JV will be managed by a predetermined management or operating agreement.
 - The project will be overseen by an independent construction management group.
 - The accounting will be real time, verified and audited by an independent accounting firm.
 - All parts of the project will be managed and overseen by both parties for the best interest of the project.
- 7) PDI can provide funds and a complete marketing and sales team to help with the project.
 - PDI can also bring the initial capital into the project as a loan.
 - PDI will also establish an investment structure for presales to increase the timing and completion of the project.
 - PDI will also give the seller a buyout option and always entertain a reasonable sales price.
 - PDI has a full group of associates/ advisors and partners under its company structure and can do all aspects of the development project from start to finish.



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- 8) PDI will establish and structure the project for a win with no risk to any involved.
- The land can be held in a guaranteed bank trust or other secured structure for the benefit of the JV unless there is a loan given then that amount will be noticed and held by PDI Sofom.
 - PDI will structure the model so it pays the land payments, starts permitting or development, sales and marketing but will also maintain any interest payments so there can never be a default.
- 9) PDI creates a joint venture partnership with the following attributes:
- We have a company that has cash in the bank
 - We have positive cash flow through a contract with PDI Sofom.
 - We develop a marketing and sales plan that we implement with each project like no one in the market place so we have a great advantage
 - We have a large group of advisors to share in the questions and answers on all aspects of the project
 - PDI has buying power for multiple projects providing a great advantage, for cost savings and increased profits.
 - PDI is updated often with market studies and information from its many projects to determine the best structure for each.
 - PDI maintains a low Loan To Value (LTV) amount minimizing our risk.
 - The experienced PDI now make the average project or land owner top rated.
 - We have an investment program unlike any other, that gives us a great advantage in the market place.