

**INGENIUM**



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# Who We Are

## Cal Harvey

Expert in modular construction and navigating city hall bureaucracy

## Lindsay Moir

Serial entrepreneur and experienced land developer

## Noel Winter

Land use planning, servicing and development

## David Murphy

Capital markets and development/construction financing



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# What We Do

We work with churches, faith-based organizations, and non-profit groups to develop their properties in support of their ministry goals and long-term financial sustainability.



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## How We Do It

- Establish guiding principles and desired outcomes
- Eliminate risk by isolating development financing from church/foundation
- Ensure efficient and respectful use of land
- Growth value and establish cash flow
- Respect people's time



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# How the process works

1. Subdivision (if necessary) to separate core building from development lands
2. Lease agreement (provides income stream)
3. INGENIUM finances development with leasehold mortgage
4. INGENIUM develops site in accordance with agreed to principles



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# Benefits

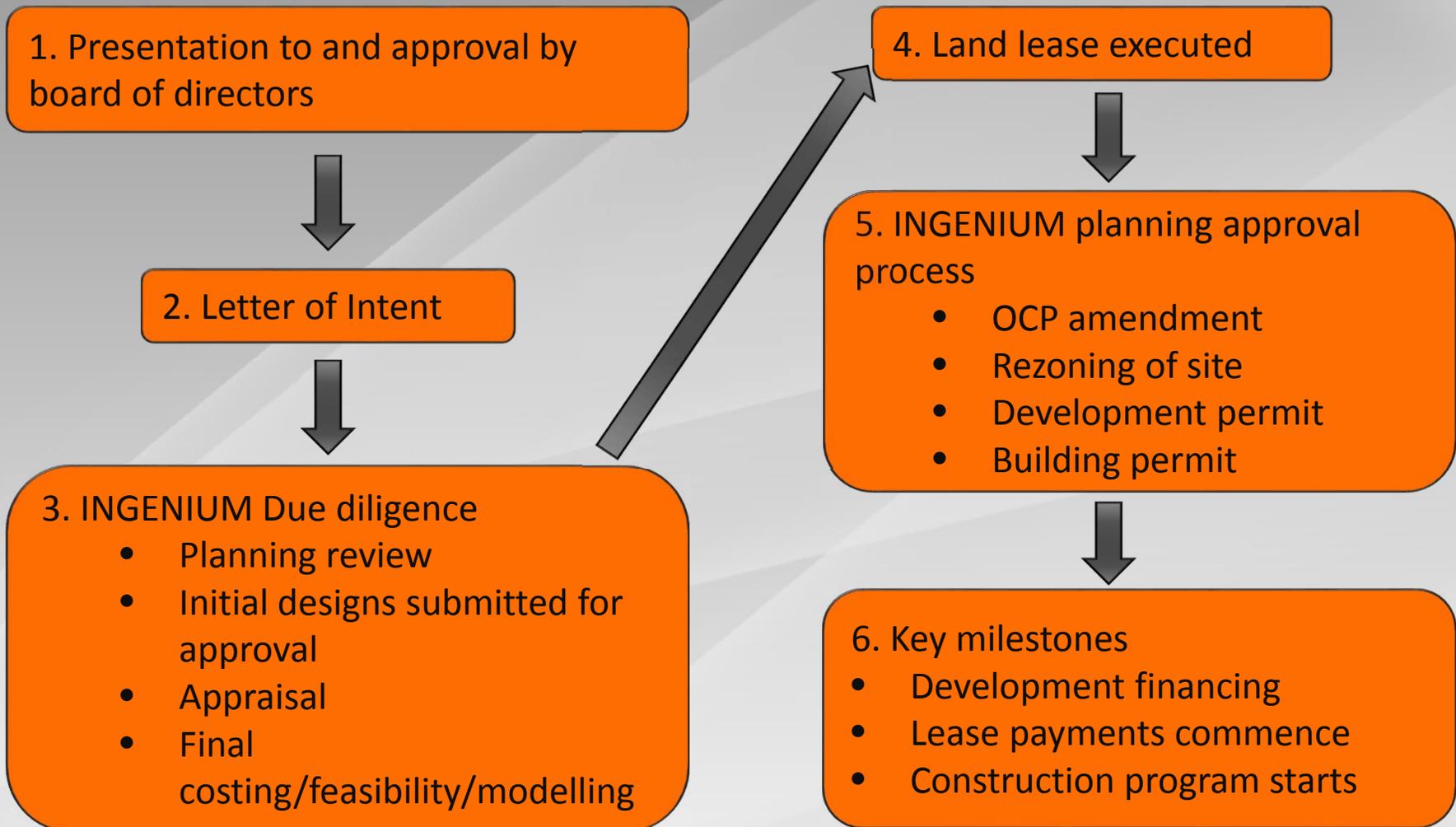
- Lease income (move away from tithing/donation model)
- Church/organization unencumbered by financing
- Property values increase by improvements
- Development vision realized





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# Sequence





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**Thank you**