

BONES
INVESTMENT
GROUP

We are BIG
for a reason

What's the BIG deal?

Bones Investment Group is the only private commercial real estate fund focused on **wealth preservation** and growth for **professional athletes** by providing access to commercial real estate investment opportunities.

OUR NAME

represents the forward passing of momentum, like a domino effect. Actions taken today will start the motion to propel generations in the future.

OUR PASSION

Partnering with clients to create opportunity and success off the field and after. Using education and mentorship to change the outlook of athletes and their financial future.

OUR MISSION

Create an exclusive real estate investment fund specifically for Minorities, Athletes and Entertainers focused on investing in diverse, passive real estate opportunities. Provide a successful platform for our investors to confidently preserve and grow their wealth through real estate investing. Open the door to a new group of investors who, historically, have not been offered a seat at the tables where investment legacies and generational wealth are created.

OUR VISION

Using decades of experience, conservative underwriting and long-held relationships we will transparently provide industry knowledge, professional guidance, partnerships, exclusive access to sound real estate investments to diversify our clients' financial portfolios and achieve wealth goals, now and for generations to come. We will change the narrative of athletes' engagement and success in the real estate industry.

OUR GOALS

We will assist athletes in building long-term wealth through high-value, income producing passive real estate investments. By increasing the financial literacy of the athletes through ongoing educational courses and transparent operations, we can ultimately change the locker room conversations. We will create avenues to generational wealth with asset diversification and tax benefits, to protect them from financial distress, allowing them pursue and build second careers via mentorships, job shadowing and industry internships.

Why Invest in Real Estate?

Too many athletes make a great deal of money, but do not successfully preserve their wealth to last for generations. They often times fall into financial distress due to a lack of sound investment strategy.

Our founder and Fund manager Teal has personal ties with the world of professional sports and has spent her entire career of real estate transactions. Using decades of commercial real estate, banking, legal and management experience to do something good using the industry she loves.

We believe the real estate industry offers a tremendous opportunity to bridge the gap and provide safe investment opportunities to preserve and generate wealth for generations. We have created a firm that will educate, partner, execute and manage these investments so that our clients can focus on their sport or craft and begin to create passive and generational wealth while learning about their investments and second careers.

✓ Passive ownership of real estate allows for our clients to focus on their careers on or off the field

✓ More millionaires are created through real estate than any other industry

✓ Diversification of financial portfolios with real estate is key to creating wealth

✓ Real Estate can be Legacy assets that can be passed onto heirs, held in family trusts, provide tax benefits

✓ Diversification within the industry:
Commercial & Residential property that produce income or cash flow (retail, industrial, office, mixed use, hospitality)

What is the BIG Fund

The BIG Fund is a professionally managed private real estate fund that invests in the development and acquisition of income producing commercial real estate that features national investment credit tenants with long term leases.

We focus on triple net leased assets for passive ownership, low management fees, lower risk & positive cash flow from credit tenants with superior locations in top real estate markets.

We successfully raised capital for 6 private funds on 7 sites in two states with over 571 acres of developable land and over 5,500,000SF of development under construction that will be built, leased and sold including 1,200+ multifamily units on 2 projects.

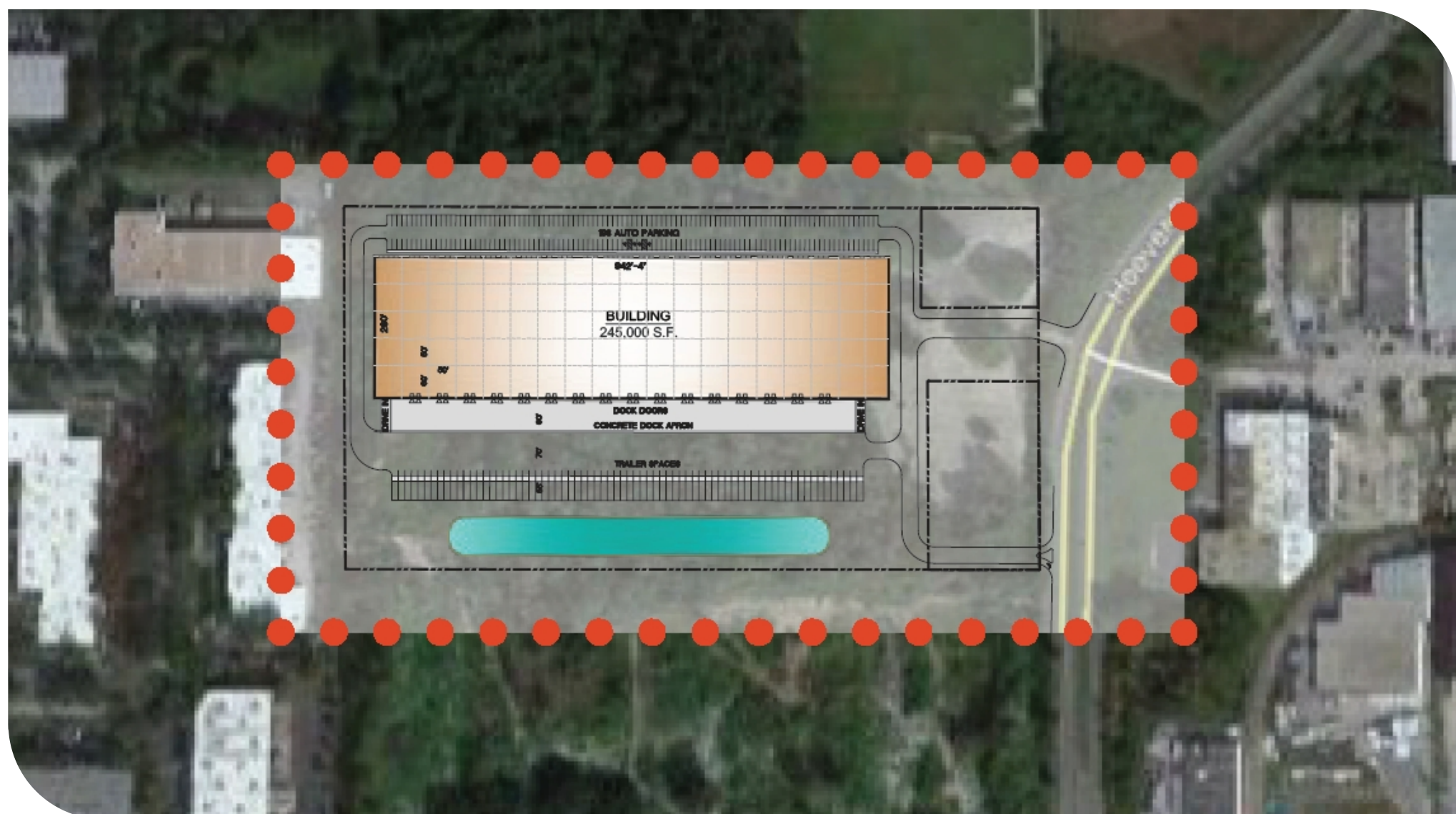
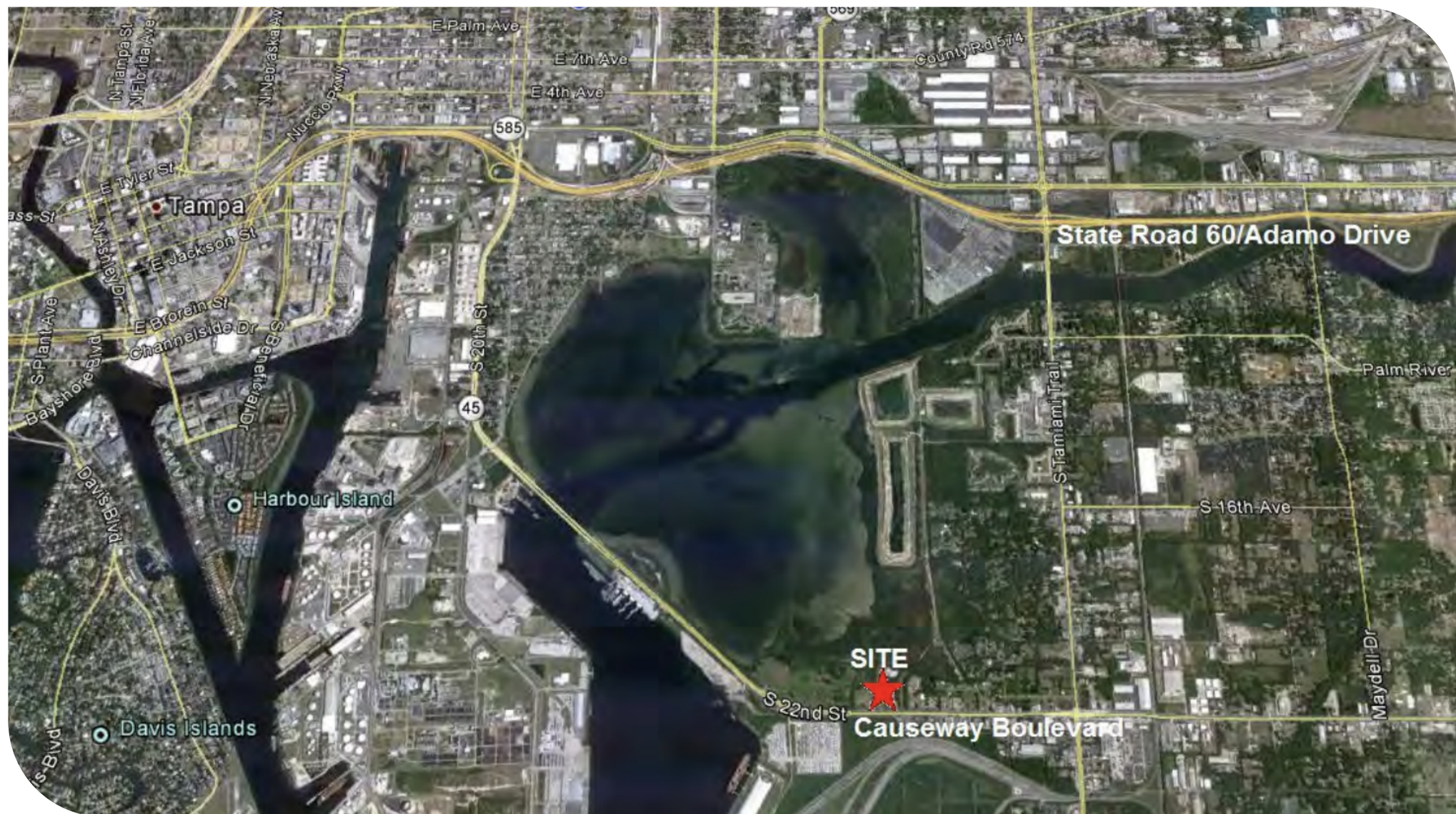
Conservative underwriting, acquiring assets in growing markets paired with intrinsically valuable real estate creates stable and healthy returns. We manage risk by diversification, thorough market and tenant research and negotiating lease terms that maximize our investors' profits.

We maintain full transparency and provide complete reporting throughout investment life cycles. as well as monthly update video calls and property tours for all investors.

We participate in 1031 Exchanges when eligible allowing investors to redeploy tax deferred gains and employ any ownership tax benefits.

Our projects include Industrial sites, Mixed use master developments, and retail projects for Investment Grade Global Logistics, National Retail and Commercial Companies

BIG FUND I OVERVIEW



Capital

\$1,425,000

Raised for First Fund - 19AC by Tampa Airport & 61AC by Port of Tampa

Partnership Structure

10%

Preferred Return to investors PLUS 70% of the project profits

Proforma Returns

30.7%–34.2%
annual

Number of Investors

6 investors

5 Current NFL Players and 1 Retired

Timing

36 months

Project

Purchase of 19AC near Tampa Int'l Airport to develop a 245,000 SF Industrial Last Mile Center and 2+ acre outparcels for end users.

Purchase of 61AC on the Causeway at the Port of Tampa. Sale of 14AC to National Non-Profit and development of other 40+AC with Cold Storage, Industrial and Distribution Center up to 330,000SF.

BIG FUND II OVERVIEW

Capital

\$725,000

Raised for Second Fund - 105AC in Ft. Pierce, FL.

Number of Investors

6 investors

4 Current NFL Players and 1 Retired and 1 Olympian

Timing

30 months

Partnership Structure

10%

Preferred Return to investors PLUS 70% of the project profits

Project

Purchase of prime 105 acres in Ft Pierce Fl with site plans approved for 1,200,000SF of industrial and commercial assets.

Proforma Returns

35.6%–38.1%

annual

BIG FUND III OVERVIEW

Capital

\$650,000

Number of Investors

9 investors

4 active NFL, 4 retired and 1 real estate developer

Timing

36 months

Partnership Structure

10%

Preferred Return to investors PLUS 70% of the project profits

Project

Purchase of 34 acres behind Fund II project will be a continuation of that industrial development with 2 buildings up to 220,000SF each.

Proforma Returns

23.9%–26.4%

annual

BIG FUND IV OVERVIEW

Capital

\$1,250,000

Capital raised for 245AC in Pasco County for mixed use development

Number of Investors

12 investors

7 Active NFL, 3 retired, 1 Olympian, 1 surgeon

Timing

48 months

(Phased)

Partnership Structure

10%

Preferred Return to investors PLUS 70% of the project profits

Project

Mixed Use master planned development of 245AC in Pasco County (Tampa MSA) off I75 and SR 52. 50AC for industrial/big box, 7 retail outparcels, partnership for 900 units of multifamily apartments units in 2 phases

Proforma Returns

59.2%–61.7%

annual

BIG FUND V OVERVIEW

Capital

\$800,000

Number of Investors

9 investors

4 retired and 5 active NFL players

Timing

36 months

Partnership Structure

10%

preferred return +70% of the project profits

Project

Development of 85 AC across from Fund IV property. 630k SF of Industrial Last Mile & distribution and retail development of 2.5AC outparcel.

Proforma Returns

70.4%–72.9%

annual

What are Triple Net Lease (NNN) assets?

✓ Properties with Strong Credit Tenants that corporately guarantee long term leases

✓ Tenants pay: Rent, Property Insurance & Taxes and are responsible for Maintenance of the Property

✓ Landlords have little to no responsibilities & upkeep costs

✓ Experienced Asset Management Team provides investors with «Mailbox Money»

✓ Well located Real Estate with Stable Appreciation, plus ownership tax benefits (Depreciation, etc)

✓ Lease payments are NOT effected by business changes or “ups and downs” of economic markets



The BIG Picture - Development Fund

1 BIG Invests

- Purchases land and funds due diligence reports
- Or partners with Larger developer if needed for vertical construction size/scale

2 Value Added

- Plans highest and Best Use for property
- Tenant signs long term lease with scheduled rent increases
- Site plans submitted for approval
- BIG enters JV for construction or develops internally

3 Profit Realized

- Asset listed prior to completion and sold/1031 exchange used to rollover to new project or cash out
- Asset held and cash flow distributed until Sale

The BIG Picture – Cash Flowing Acquisition Fund

1 BIG Invests

- BIG purchases Retail Asset (NNN or Passive Ownership, Great Real Estate Market, Credit Tenant, Long Term Lease)
- May be a single tenant asset or have multiple tenants. May be a portfolio of multiple cash flowing assets or just one.

2 Immediate Cash Flow

- Cash Flow distributed Monthly or Quarterly
- Initial Investments & Profits returned via monthly or quarterly cash flow, refinance or sale after a set hold duration
- Active management by BONES to promote investor returns

3 Reposition, revalue and exit

- Property continues to appreciate
- Value enhancing strategies executed
- Renegotiate lease renewal or replace tenant after lease expiration with new long term lease
- Assess market for best exit strategy, sell and realize remaining profit. Roll into 1031 exchange.

BIG Management

- Originates and Sources deals and opportunities through long held relationships
- Obtains due diligence package
- Underwrites/analyzes opportunity
- Read and abstract lease
- Review site plan/surveys
- Research Markets, Demographics and Trends
- Assess rental rates and trends
- Retrieves comparable data
- Performs financial models and pro forma on opportunity
- Determines viability and if asset meets parameters
- Engages in negotiations
- Secures debt source
- Secures development or acquisition
- Deploys investor Capital
- Manages asset through development/hold period
- Provides financial and property updates via investor portals and dashboards
- Continues to monitor market and determine exit strategy
- Markets asset for sale or refinance

Assets/developments reviewed

Stringent Underwriting Analysis performed on each deal to determine viability

Asset acquired

1.5% acquisition Fee paid by seller on purchase price or assessed on project as a fund fee calculated on total capital deployed into deal

Asset managed through lifecycle of development or hold

2% asset management fee on investor capital deployed

Asset disposition - sold

1.5% Disposition Fee paid at closing on Gross Profit

BIG Teammates



Teal
Henderson

Founder,
Fund Manager,
Broker, CEO

Teal has been tied to commercial real estate her entire life. Her family owned and operated a private Real Estate holding company, so Teal learned the family business from every aspect and position. They have constructed, developed and acquired commercial properties for their Family Office in Hawaii, where Teal grew up, as well as numerous assets in Colorado, Arizona and Florida.

Teal spent over five years on the legal side as a certified paralegal, analyzing leases and closing commercial real estate deals for a law firm/title company. She spent the next 13 years closing over \$1B in net lease commercial real estate transactions for high net worth investors, institutions, sellers and developers. She excelled at creating sale-leasebacks for companies looking to unleash capital for expansion and authored an article about them for a national publication. She is sought out for panels, speaking engagements and industry commentary. This asset class is Teal's passion and where she excels.

Following her desire to bring her expertise to a wider audience and educate new clients and professional athletes on the benefits of commercial real estate and development, Teal founded a private real estate fund Bones Investment Group focused on professional athletes. Teal brings over 18 years of real estate transactions throughout the nation with the last thirteen focused on net lease income producing commercial developments and ownership. She was previously the President of a national brokerage and Acquisition Manager for a publicly traded REIT.

Through BIG Development, Teal was the pre-development consultant for over a year for a sovereign Indian Tribe in Washington State. She provided consulting, financial proformas, acted as liaison between the city and county officials and advised the tribe on what and how to develop over 250 acres with a market value of over \$500,000,000 after development. Her passion is increasing the real estate knowledge and financial literacy of all of her clients.

BIG Teammates

Bryan
Sykes Esq.

Bryan is a licensed Florida land use and real estate attorney. He is partnered with Bones on the first 5 BIG Funds and was instrumental in drafting the formation documents for BIG. Bryan has been actively practicing law in the State of Florida since 1999, and during the past 20 years, has been a partner at two large regional law firms, General Counsel and development manager for a developer of large scale mixed use projects, and most recently, the founding and Managing attorney for Meridian Partners, a boutique law firm in Tampa, Florida that represents land owners, developers, landlords, tenants, investors and lenders in real estate and corporate matters. He has experience with retail, office, hotel, medical, multifamily residential, single family residential, residential condominium, commercial condominiums, entertainment and mixed-use projects, and has assisted and/or consulted in the development of projects exceeding 10,000,000 square feet in floor area.

Representative projects include:

- The Estuary, in Tampa, Florida consisting of Bass Pro Outdoor World, TopGolf, iFly, Dave & Busters, Carvana, two multi-family residential apartment complexes, a 100,000 SF medical facility and related uses.
- 40+ Wal-Mart Supercenters and Sam's Clubs in Florida and New England.
- Walter's Crossings, a multi-level retail center in Tampa, Florida anchored by a Target Supercenter, Whole Foods, Petco and Home Goods.
- SweetBay/Kash-n-Karry grocery store anchored shopping centers in west Florida.
- Multiple Publix grocery store anchored shopping centers in west/central Florida.
- Acquisition and development of fast food restaurants located in Florida, Georgia and Alabama.
- Conversion of a former underutilized office building to an Aloft hotel.
- Repositioning of The Pointe Harbour Island, a waterfront retail and office project.

Bryan negotiates and structures real estate transactions involving leases, ground leases, purchase & sale agreements, sale-lease back agreements, joint venture agreements, build-to-suit agreements, restrictive covenant agreements, local and state government development agreements and other matters related to the development of real estate and negotiates and structures project financing, both traditional and nontraditional, equity placements/raising capital, CMBS loans, institutional lender loans, mezzanine loans and other credit facilities. Bryan consults with and assists his developer client's civil engineers, architects, transportation engineers, urban planners and contractors in pursuing and obtaining the necessary development and construction permits and approvals and assists his clients until project completion.

Drawing upon his unique blend of both legal, business and development experience, Bryan's clients get more than just an attorney – they get a trusted advisor who understands their goals and needs and is not just focused on “billable hours”.

BIG Teammates

**Kenneth
Morin**

Development
Partner

Ken has over 40 years experience in business with a strong emphasis in real estate finance and ground up development. Ken's career started in 1980 in Hartford Connecticut where he learned the retail leasing and development business from two of the largest retail developers in the Northeast, The Konover Companies out of West Hartford, Connecticut and The Pyramid Companies out of Syracuse New York. After 4 years of being mentored and learning the business by the best in the industry, he left for Tampa Florida in 1984 to take advantage of the booming economy and high growth of The Sunshine State.

In 1985, he met the Honorable Melvin F Sembler, Founder and Chairman of The Sembler Company, and former United States Ambassador to Australia (Bush 41) and Ambassador to Italy (Bush 43).

Ken signed on to be their Senior Vice President of Real Estate and during that time, went on an extraordinary run to head up the most successful retail development company in West Central Florida. During that span, they became preferred developers for Publix, Eckerd Drugs (now CVS), Home Depot and Target. During that 11.5 year run, Ken put together well over 1300 leasing transactions along with real estate and capitalized leasing transactions in excess of \$2 billion.

In 1997, he went on to start Morin Development Group and in just 8 years, developed over \$350,000,000.00 in real estate development of all stripes, earning the top spot as the largest commercial real estate developer in the greater Tampa Bay market, according to the Tampa Bay Business Journal. His market value of developments has more than tripled since then.

Morin's more notable developments are:

- Suncoast Crossings, a 700 acre mixed use development consisting of 550 single family homes, 184 town homes, 364 unit apartment complex, 500,000 sf of retail anchored by a Super Target and 1,000,000 sf of office.
- Acquisition and redevelopment of the Tampa Jai Alai fronton to a center anchored by Sam's Club and The Home Depot.
- Acquisition and redevelopment of Hillsborough Square (K-Mart/Kash & Karry) to a center anchored by The Home Depot and Walgreens.
- The AMC Veterans 24 movie theater complex and entertainment center, which at the time, was the largest movie theater in the State of Florida

• Acquisition and redevelopment of the Walter Industries Headquarters building into the West Coast of Florida's only two story power center, anchored by Target, Whole Foods, HomePlace, PetsMart, Room To Go and Macaroni Grill.

In 2007, Ken went on to assemble and develop eight city blocks in West Tampa (former industrial park) into a mixed-use urban development, which according to a recent article in the Tampa Tribune, is now "the place to be" in Tampa.

Ken also assembled, entitled and owned a seven acre site in the urban core of downtown Tampa, which is now owned by Jeff Vinik's group (Tampa Bay Lightning Hockey Team Owner) and will be the home of USF Medical College Campus. Ken is a partner & Master Developer of 3 projects in Florida encompassing 189AC and just under 3,000,000 sq ft of mixed-use development.

Ken's foresight and ability to identify markets long before any of his competitors even take notice has been his historic trademark and has earned him a place in changing the face of Tampa.

BIG Fund Advisory team



Noah
Shaffer

Commercial real
estate professional
and education
advocate

Noah Shaffer is a commercial real estate professional, and real estate education advocate, with substantial experience in portfolio management and real estate investment analysis ranging from small scale mixed-use development to large scale industrial facility management. Noah serves as the Director of Asset Management for Bones Investment Group (BIG), Generation Income Properties (NASDAQ:GIPR) and Confidant Asset Management, where he is responsible for the property and portfolio level financial performance, as well as the day to day requirements that come with commercial property ownership. The portfolio he manages totals over 625,000 square feet and \$215 M in gross asset value. During his tenure as Director of Asset Management, he executed property strategies with over \$4.5 M in capital improvements, and lease negotiations resulting in an additional \$45 M in contractually due rent being received by owners. These initiatives have resulted in a 36.7% aggregate increase in property value. Noah has served on the Bones Investment Group Advisory Board and executive team since its inception in 2018. Bones' mission of education and legacy building resonates with Noah, and has inspired him to focus on the development of strong investment and education platforms that facilitate BIG with Bones' mission.

Noah's educational and professional development activities include Master of Business Administration and Bachelor's degrees from the University of South Florida with a focus on data analytics and finance, and accounting respectively. During his time at USF, Noah served a Graduate Assistant in the Finance Department for introduction to Real Estate and Finance courses, where he pioneered the transition to fully online format, and aggressively worked to conceptualize a new education model for the real estate platform at USF. His efforts led to his nomination for a seat on the MUMA College of Business Alumni Advisory Board where he provides feedback to the administration of the university on courses and programs that will enhance USF student's marketability as they graduate and search for full-time jobs. He is also involved in the Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC) through a variety of leadership and speaking roles. Noah became a permanent and full time Director of Investments and Operations at the end of 2022 after a long history of working alongside Teal beginning with an college internship back in 2015.

BIG Fund Advisory team



Rebecca
York MBA/J.D.

Commercial real
estate professional

Rebecca York, MBA/J.D is a commercial real estate professional with experience in development, land use and capital markets. In her role as COO at NAI Realvest she was responsible for development team which permitted, constructed and delivered 500,000 + square feet of commercial space. As COO she was also responsible for all budgeting, cost control and operational responsibility for the development, commercial real estate brokerage and property management divisions of the company. Rebecca's property management team oversaw 2 million square feet of commercial space with full accounting, tenant and facility management. While at NAI Realvest, Rebecca directly handled country club and institutional private equity and commercial mortgage services.

Rebecca has also served as the Director of the Dr. P. Phillips Real Estate Institute at the University of Central Florida (America's largest University). While working for UCF as a full-time faculty, Rebecca taught Fundamentals of Real Estate, Commercial Real Estate Finance, Negotiations, Argus and Excel Modeling, advanced Corporate Law, Environmental Law for Real Estate and Development courses. Rebecca's experience includes the commercial real estate banking sector where she underwrote \$800 million of commercial real estate transactions and managed a portfolio of debt for both development and income producing properties.

Rebecca's educational and professional development activities include a Master of Business Administration from Columbia Business School in New York City with a focus on strategy and finance, a Law Degree from the University of Wisconsin with a focus on law use and legislative/governmental processes, Harvard University Negotiations Course and the CCIM coursework and the national organization Commercial Real Estate Women's C-Suite mentoring program. Rebecca is currently a commercial real estate lending director for Ameris Bank in Orlando. Rebecca has been a trusted mentor of Teal's for years and assisted her with early strategy and planning to launch the fund and educational platform. Rebecca is a member of the Bones Advisory Board and focuses on providing guidance on lending, debt and equity for projects as well as the educational platform and curriculum.

BIG Fund Advisory team



**Jeff
Graff**

Commercial real estate developer and project manager

Jeffrey Graff is a highly experienced national commercial real estate developer and project manager. He has spent the last 20 years as a senior executive and VP of Development for a Miami based development company that has built assets valued at over \$1.5B across the country and millions of square feet. He also filled the CFO role for 4 years at this company. He managed the in-house construction company that has built assets with a cost of over \$500MM. He carries a high degree of financial acuity as a CPA with a Bachelor's of Science in Finance from University of Florida and a Master's of Accountancy from Florida International University. He is extremely proficient in budgeting, financial modeling, project and property management. He is a great asset as he has been directly involved in development of various retail and hospitality projects across the country for the last 2 decades and continues to stay ahead of the market and understands trends and economic cycles.

He has ample commercial real estate experience in FL, TX, KS, VA, WV, MD, TN, LA and GA and is uniquely valuable in that he is well versed in all aspects of construction and development phases. His education and passion is for creating uber successful developments by focus and control over all financial aspects of a deal. As a CPA, Jeff's financial eye is critical to staying on budget paired with being a highly experienced project and construction manager, ensures projects are delivered on time and hitting benchmarks and expectations.

Jeff has been an industry colleague and worked with Teal for years in developer/broker/consultant roles prior to Bones and encouraged Teal to create the fund for athletes. Jeff is a member of the Bones Advisory Board and fills other roles as needed on projects providing analysis, guidance and his expertise in Accounting, construction budgeting and development management.

BIG Fund Advisory team



Camille
Renshaw

CEO and co-founder
of B+E

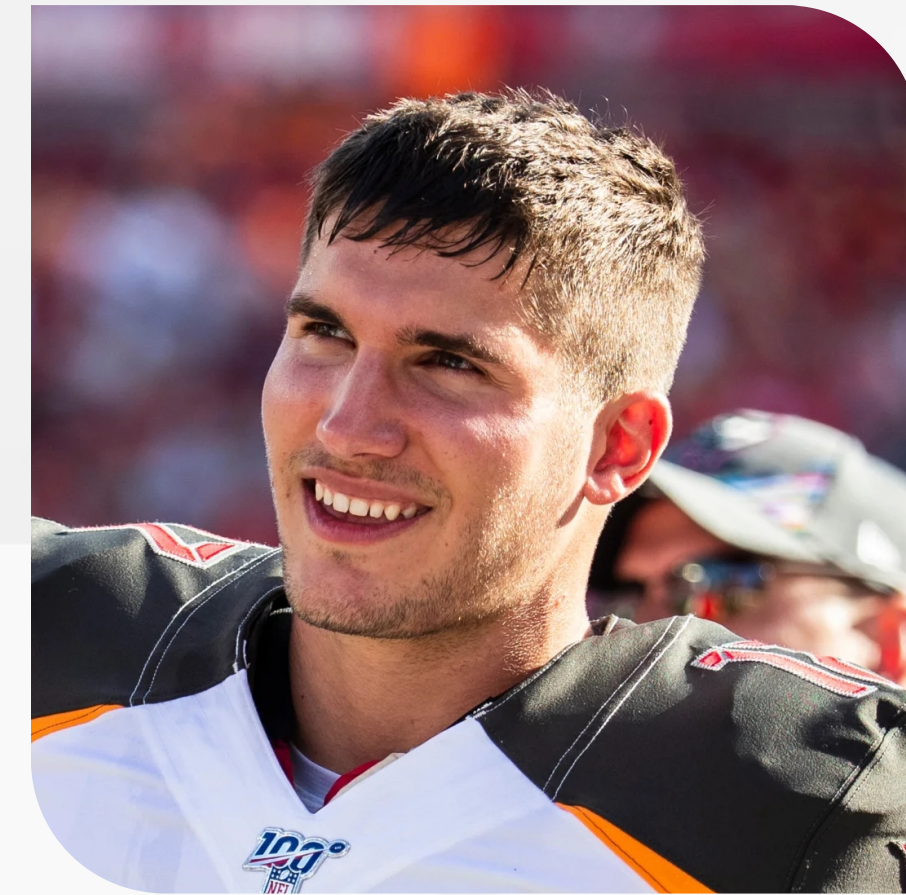
Camille Renshaw is the CEO and co-founder of B+E, the first tech-driven brokerage and trading platform for net lease real estate. Launched in December 2017, they now have offices in New York City, Chicago, Atlanta, Tampa, Charlotte, Orange County, San Francisco, and Dallas.

Prior to B+E, Camille was Head of Sales for Ten-X (a Google Capital company), a leading online marketplace for commercial real estate with products such as Auction.com. Prior to Ten-X, she founded the Stan Johnson Company's New York office where she led their sales team as its top producer for five years. Before this, she was Director of the US Capital Markets division of Colliers International and a Top 40 Worldwide Producer. Renshaw originally entered commercial real estate as an owner, after founding Dyzco Technologies and successfully selling it to American Financial Services Corp, Inc.

Camille has established herself as an industry leader, making frequent speaking appearances, authoring articles and being quoted extensively by a number of leading publications, including Wired, The New Yorker, The Wall Street Journal and GlobeSt.com. She was recognized as a "Woman of Influence" by Real Estate Forum, named one of "NYC's 15 Women to Watch in Real Estate" by Sokol Media, named Net Lease Executive of the Year by Commercial Property Executive, honored as one of the "Best Bosses in CRE" by Real Estate Forum and nicknamed "The Catalyst."

She is currently an Executive in Residence at NYU Stern School of Business, and an Advisory Board Member for Rutgers University's Big Data Program. She also serves as Advisor to DreamIt's UrbanTech Accelerator. Camille is a close advisor of Teal and Bones and provides decades of experience, expertise and will provide Bones with a brokerage partnership as the fund grows and increases project flow and lifecycles. Teal was a broker at B+E as the fund was launching with the full support of Camille.

BIG Fund Advisory team



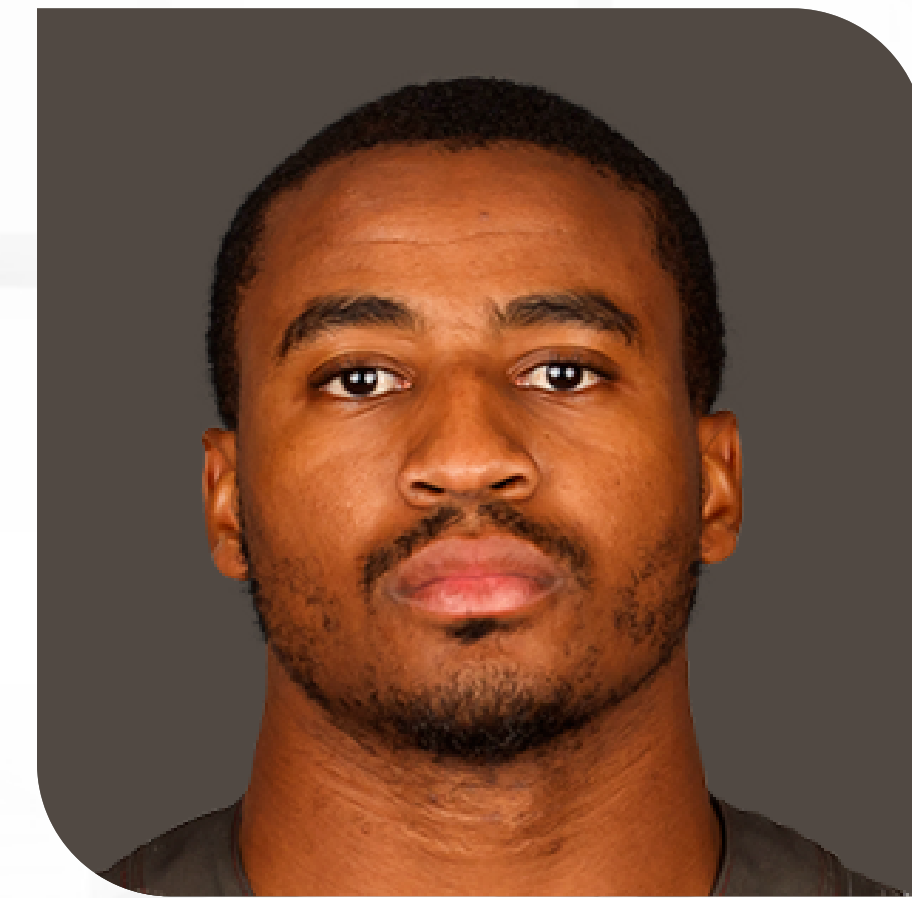
**Justin
Watson**

American football
wide receiver,
Kansas City Chiefs,
NFL

Justin is entering his 5th year in the NFL with the Kansas City Chiefs as a wide receiver. He was selected by the Tampa Bay Buccaneers in the 5th round of the 2018 NFL Draft, winning Super Bowl LV with the club during his 4-year tenor. Prior to the NFL, Justin attended the Wharton School of Business at the University of Pennsylvania, graduating with a Bachelor's of Science in Economics with a Concentration in Finance. While at Penn, he worked at Susquehanna International Group, the nation's largest options market maker, researching biotech and healthcare stocks.

Justin initially joined Bones Investment Group as an investor and student to add commercial real estate as an additional investment vehicle to his wealth portfolio. He immersed himself with off season job shadowing with the CEO and other Advisory Members, as well as attending conferences with Bones to network and grow his industry knowledge. Justin is part of the Bones Investment Group Advisory Board and participates with the Management on business development, asset and financial analysis and educational opportunities. Justin aspires to introduce and share commercial real estate as an investment vehicle to athletes across the country.

BIG Fund Advisory team



Deone
Bucannon

American Football
Linebacker, Arizona
Cardinals, NFL

Deone Bucannon is a 7-year NFL veteran Safety/Linebacker. He was drafted in the 1st round by the Arizona Cardinals in the 2014 NFL draft. He hails from San Diego, California and played college football at Washington State University where he earned 1st Team All Pac 12 and 1st Team AP All American. He was a Superbowl LV Champion with the Tampa Bay Buccaneers in the 2020 season.

Deone is creating his off the field legacy for his family using real estate and alternate investments. Deone joined the Bones Investment Group family initially as an investor and quickly became the consummate intern and has been job shadowing with the CEO and others all learning aspects of the commercial real estate industry. He is a member of CCIM and is pursuing his Certified Commercial Investment Member designation through their educational program. He is also a member of ICSC and has attended their Conferences in Las Vegas and Orlando this year and is looking forward to continuing his pursuit of passive real estate ownership and his education.

Some of Deone's real estate goals are creating a thriving real estate holding and acquisition company run as a family office. Deone is a member of the Bones Advisory Board as well as an active investor participating with Bones in developments and acquisitions across the nation. Deone made commercial real estate his second career giving him the opportunity to continue to compete in a new arena and achieve high levels of success. He is looking forward to becoming a part of the Bones operational team and creating not just generational wealth, but also opportunities for generations of Bucannon's to come.

BIG Fund Advisory team



**Keith
Smith**

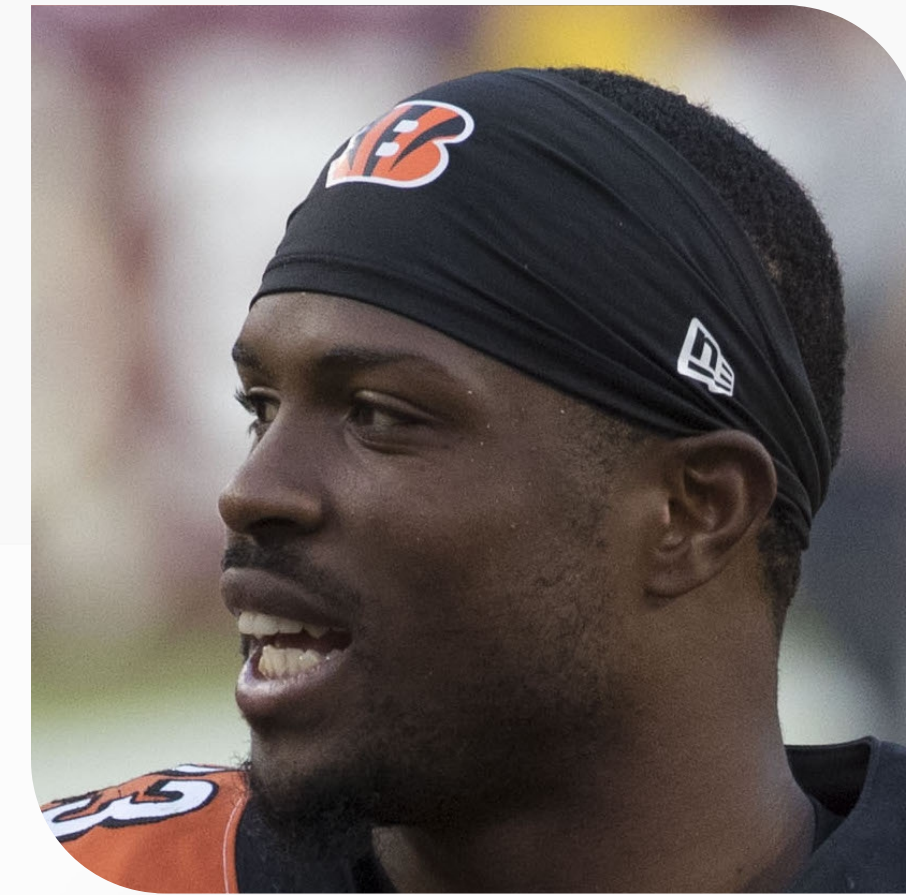
American Football
Fullback, Atlanta
Falcons, NFL

Keith Smith is going into year 9 in the NFL as Fullback with the Atlanta Falcons. Graduated in 3 1/2 years with a Bachelor's degree from San Jose State University where he played 4 seasons earning Freshman All American, All conference honors all 4 years, and served as Team Captain his Senior season. Following, he signed as an undrafted Free Agent with the Dallas Cowboys. Although undrafted, he is a first-round member of Bones Investment Group, being part of the initial group of investors in the fund. He has job shadowed at SRSRE, attended various CRE conferences, and has plans to pursue his Certified Commercial Investment Membership. He is also a Licensed Real Estate Salesperson in GA with plans to get his broker's license once eligible. With experience in residential house flipping, his RE education background, and time studying Commercial Real Estate he's seen the opportunity that specifically Commercial Real Estate presents to athletes like

himself. Being undrafted has taught him that the immediate earnings professional athletes make does not last long if not handled properly. Due to those lessons, he's learned, he has developed a burning desire to uplift his fellow professional athletes and others seeking ways to stretch their immediate earnings into generational wealth. Fullback is an unglorified position amongst the ranks. With that, he brings an NFL Fullback's selflessness, intensity, and work ethic to the commercial Real Estate industry in hopes to make a lasting impact on as many lives as he can.

Keith has been a huge proponent for Bones and continues to bring new athletes to the table giving them opportunities to learn and earn. He will continue to be a large part of the Bones management team after he hangs up the cleats.

BIG Fund Advisory team



Bené
Benwikere

Former American Football Cornerback, Carolina Panthers, NFL

Bené Benwikere was born and raised in Los Angeles, CA where he graduated from Serra High of Gardena, California as a tri-sport athlete (Football, Basketball, & Track). He then attended San Jose State University on a football scholarship and majored in sociology where he graduated in 3 1/2 years. Completed four seasons with the Spartans. One of only six Spartan defensive backs in the school's 125-year plus football history to receive first-team all-conference honors more than once in a college career. Shares the San Jose State records for career pass interceptions (14), consecutive games with a pass interception (4) and single-game record of three interceptions. He was sixth on the school career list for interception return yardage with 213... A 2012 first-team All-Western Athletic Conference cornerback and the first San José State player honored by the Walter Camp Football Foundation when he was named the National Defensive Player of the Week.

A 2014 fifth-round NFL draft choice of the Carolina Panthers (148th overall selection) and one of two Spartans selected in that year's NFL Draft. He











received Carolina Panthers Defensive rookie of the year award his rookie year. Bené played for four NFL teams (Carolina, 2014-16; Dallas, 2017; Arizona & Oakland, 2018) over five seasons and appeared in 54 games... Was on the Carolina Panthers' injured reserve list for Super Bowl 50.

When joining the Bones Investment Group, Bené already had a passion and small income producing residential real estate portfolio along with decent knowledge of residential real estate and a plan to scale into commercial real estate. Upon, joining the group he has added a considerable amount of commercial investment real estate to his knowledge base. He has attended the in-person classes, online instruction and attended conferences such as the international ICSC ReCon. Bené has a passion for all investment and commercial real estate opportunities and is a valued member of the Bones Investment Group Advisory Board.

Are you making BIG plays off the field?

Athletes need to diversify their financial portfolio and create long term passive income to replace their playing incomes that will end. Bones provides the education and opportunity to learn how to use a more stable real estate class of commercial to maximize earnings made on the field and create generational wealth and a legacy to pass onto the next generation.

What's the Play?

-  Read the Private Placement Memorandum (PPM) Documents
-  Determine your investment amount
-  Sign the subscription agreement
-  Place 10% of your committed investment in an escrowed capital account
-  Capital Call for remaining funds- Send outstanding 90% (may be broken into multiple capital calls)
-  Participate in Fund Classes, Job Shadow programs and attend industry meetings & conferences
-  Capital is deployed into asset (construction or purchase)
-  Keep track of your investment with real time project and financial updates on your investor portal and dashboard
-  Receive Preferred Return, 100% of Initial Investment and split of profits at sale, rent or refinance
-  Roll total investment into next deal if eligible tax deferred with 1031 exchange or cash out and pay applicable capital gains taxes (National tax firm generate the Fund's tax returns and K1 forms for investors)

“The major fortunes in America have been made in land.”

- John D. Rockefeller

“In the future, there will be 100’s of new companies and stocks created to invest into, but NOT one new acre of land will ever be created to own, develop and pass long to your heirs. There is value in owning a finite resource like land.”

- Teal Henderson



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