



KALOKO MAKAI

THE PARK OF LIFE

NORTH KONA



KALOKO MAKAI VISION STATEMENT

Our vision for the **Park of Life** is to create an affordable, inclusive community that embodies the timeless values of aloha and ‘ohana, fostering a deep sense of belonging and connection to the land. Inspired by the spirit of the island, our development is more than just a place to live – it’s a vibrant tapestry of culture, tradition, and natural beauty, where residents from all walks of life come together to celebrate life’s journey. Through affordable housing options, world-class healthcare facilities, and sustainable living practices, we strive to empower individuals and families to thrive in a supportive and nurturing environment, rooted in the rich traditions of Hawaii.

KALOKO MAKAI
PROJECT VISION



KALOKO MAKAI
MASTERPLAN VISION



1,139 acres

Kaloko Makai main site area

57 acres

Kaloko Makai - Costco Commercial District Extension

1

Transit Hub/ Neighbourhood TOD

10 

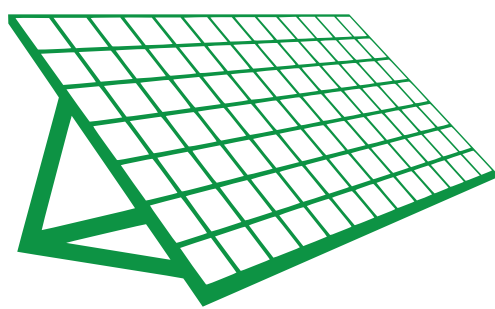
km of cycle and pedestrian trails

61 

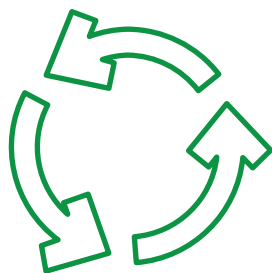
approx. acres of connected green open spaces

1 main center/
2 community centers

All figures subject to detailed planning and study



Powered by renewable energy



Recycling waste & Circular Economy



Protecting and Designing with Nature

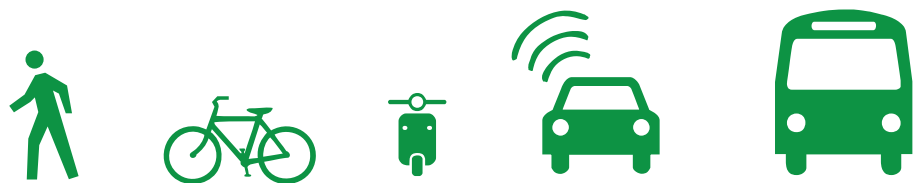
Mixed-uses

- Urban Center (T5, high density)
- Mixed Urban (T4, med. density)
- Sub-Urban (T3, low density)
- Schools
- Lodge and Business Center
- Hospital
- Science and Business Park

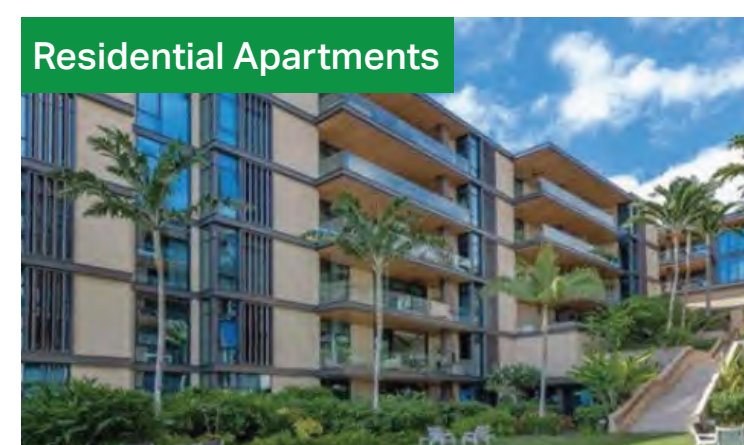
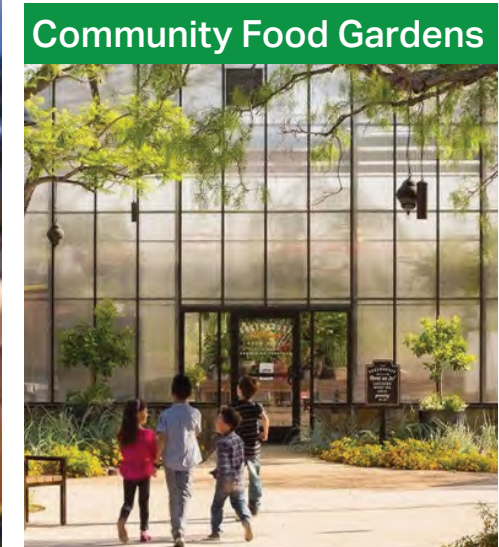
up to 6000 

- Single and multi-family residential units
- Affordable Homes

SUSTAINABLE MOBILITY



KALOKO MAKAI
A VIBRANT AND SUSTAINABLE COMMUNITY





HONORING A LEGACY

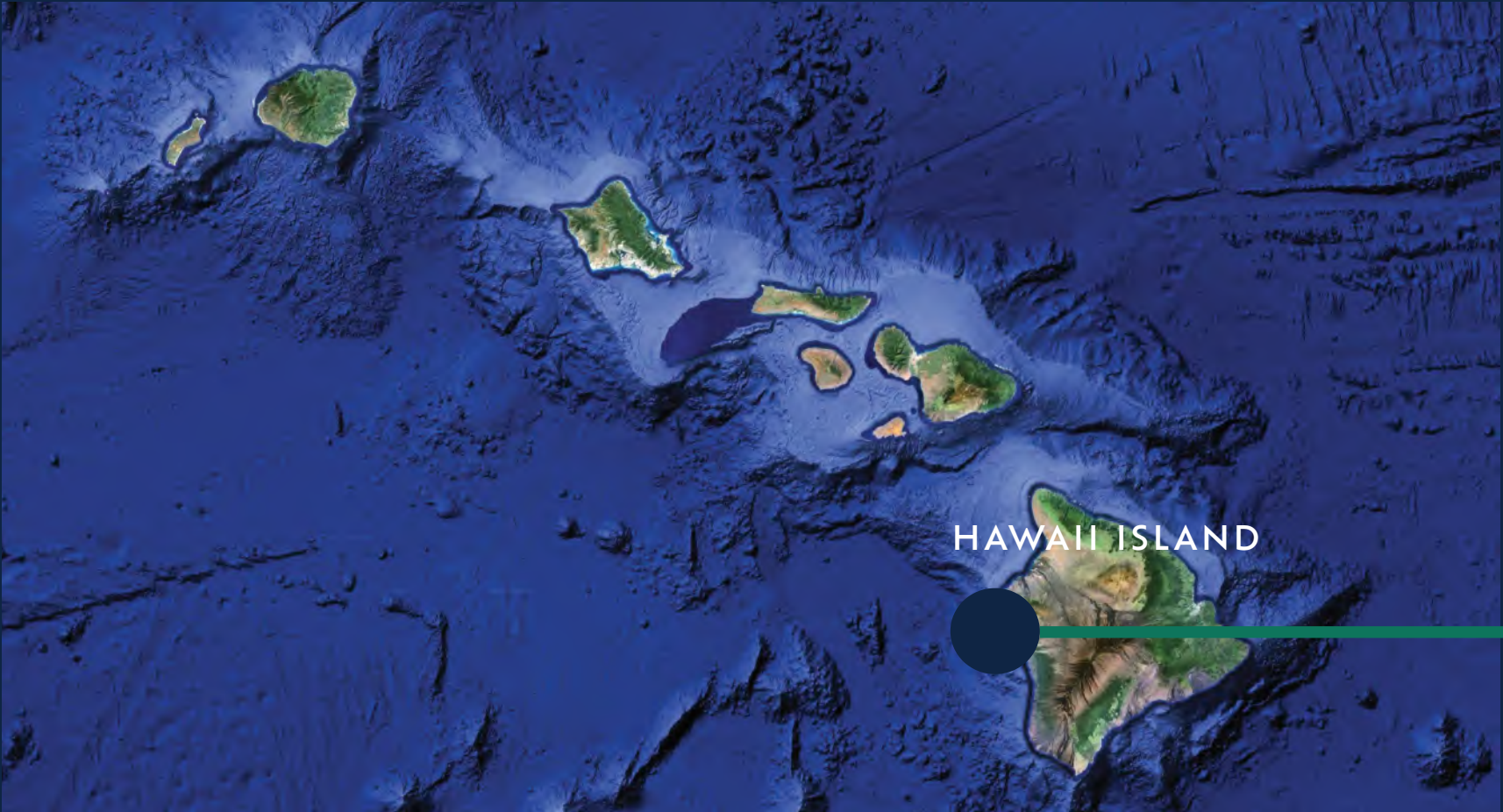
Takeshi Sekiguchi

In every corner of this development, we honor a legacy – not just in bricks and mortar, but in the stories of those who will call it home. It's a tribute to the past, a gift to the present, and a vision for the future.



PARK OF LIFE

KALOKO MAKAI
LOCATION



HAWAII ISLAND



NORTH KONA

A PLACE BETWEEN THE MOUNTAIN AND THE SEA

KALOKO MAKAI
LOCATION



Kona Keohole Airport

KALOKO MAKAI



Kaloko Honokōhau National
Historical Park (KHNHP)

QUEEN KAHUMANU HIGHWAY

Kailua Kona



KALOKO MAKAI
ORIGINAL LAND
USE PLAN

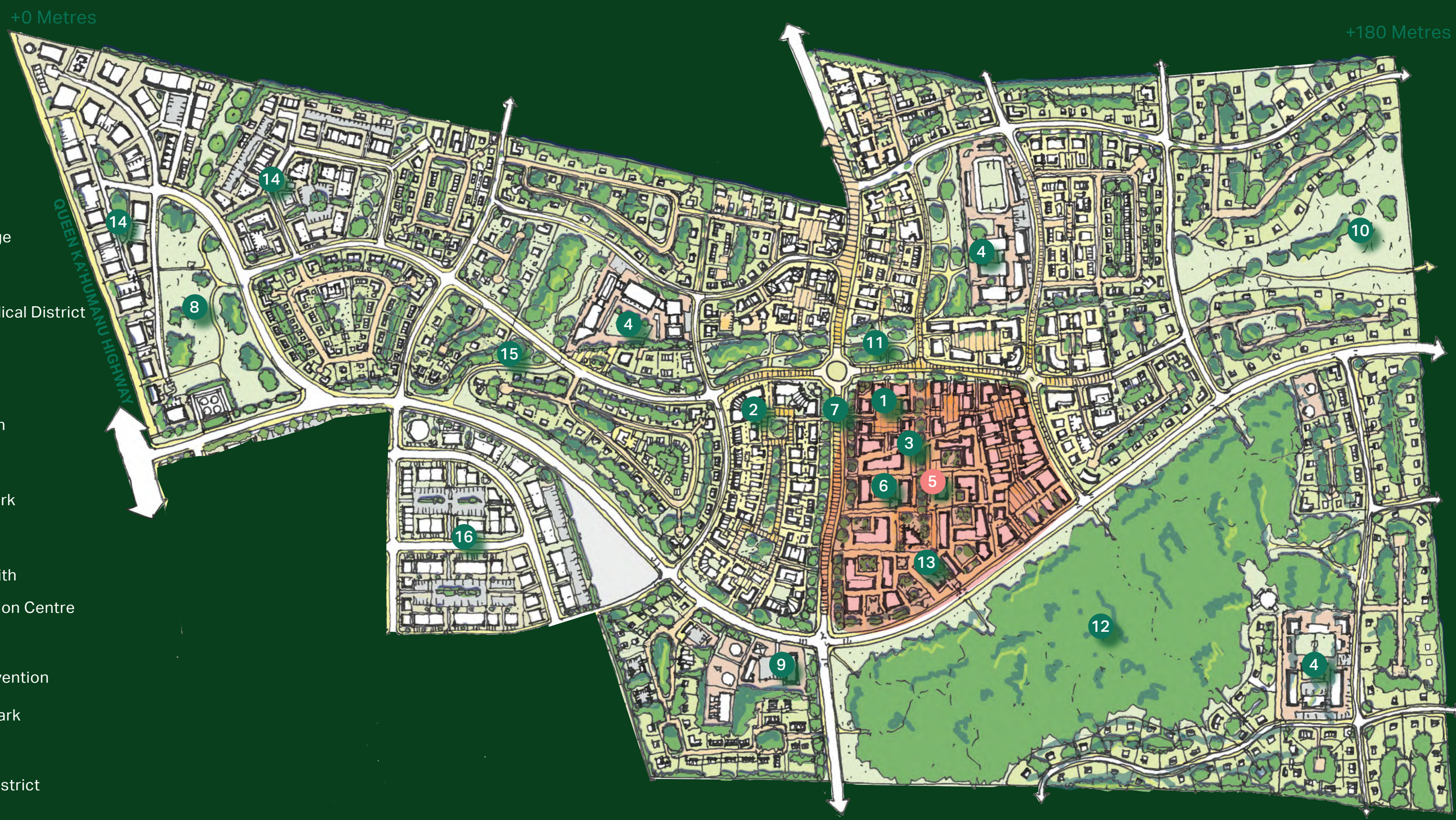


- GB Natural Zone
Natural Landscape
- T3 T3 Sub-Urban Zone
Detached Homes, Landscaped Yards
- T4 T4 General Urban Zone
Mixed SF and Small MF, Scattered Commercial
- T5 T5 Urban Center Zone
Shops/ Offices mixed with Town Homes, Large MF
- SD1 Industrial Mixed Use
Light Industrial and Mixed Use
- School
- Hospital
- Dryland Forest
- Park
- WWTP/F.S./Desalinization Plant
Waste Water Treatment Plant
- Roadways
- Kohanaiki Trail
- Preservation Area and Buffer
- Proposed Listed Plant Species

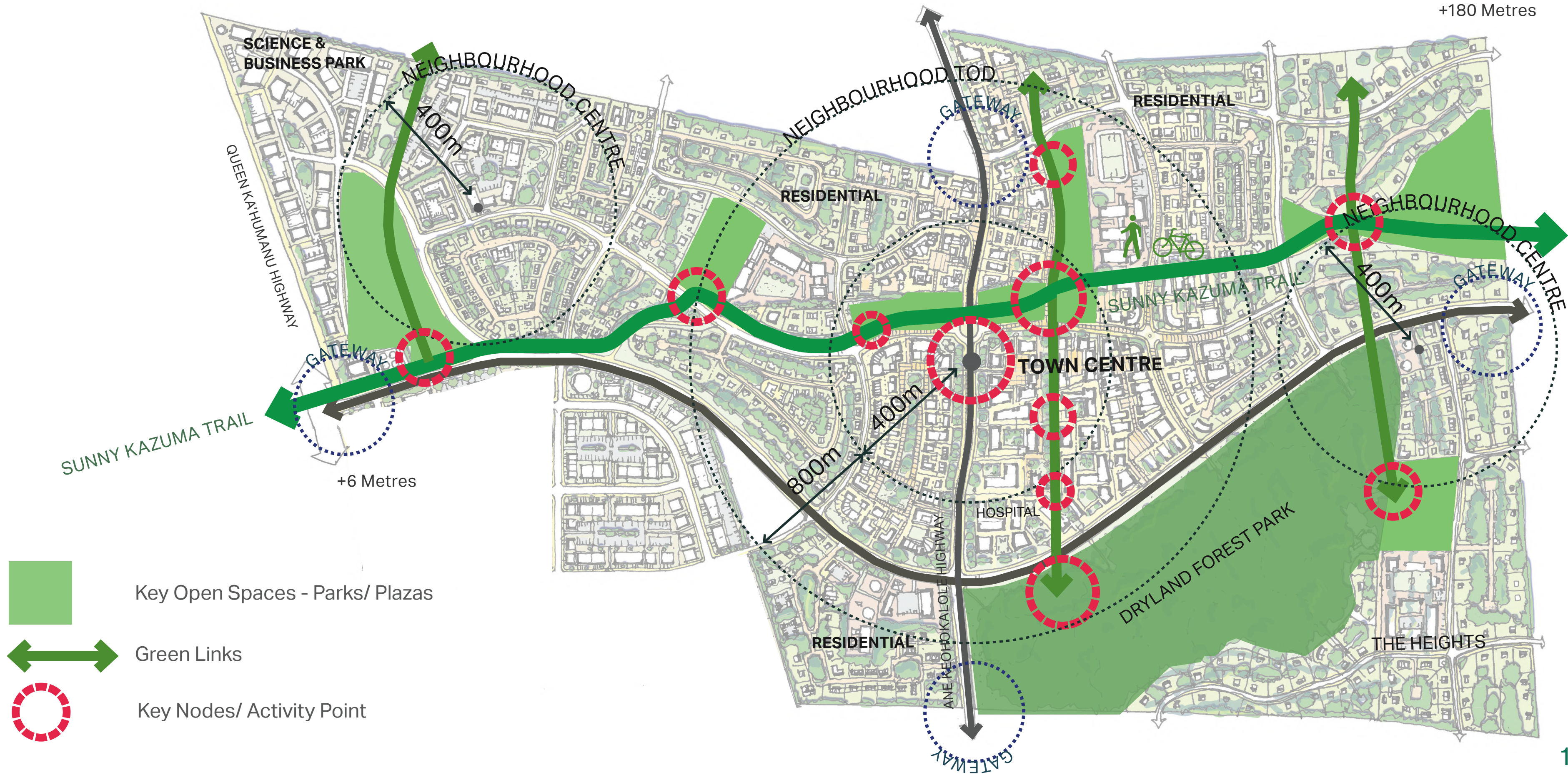
KALOKO MAKAI
MASTERPLAN VISION



- 1 Market Square
- 2 Town Hall
- 3 Mixed-use Retail Village
- 4 Education
- 5 Takeshi Sekiguchi Medical District
- 6 Boutique Offices
- 7 Transit Hub
- 8 Community Park South
- 9 Fire Station
- 10 Hillside Community Park
- 11 Central Park
- 12 Dryland Forest Park with Environmental Education Centre & Trails
- 13 Business Hotel & Convention
- 14 Science & Business Park
- 15 Sunny Kazuma Trail
- 16 Costco Commercial District Extension



KALOKO MAKAI
FRAMEWORK PLAN
GREEN STRUCTURE



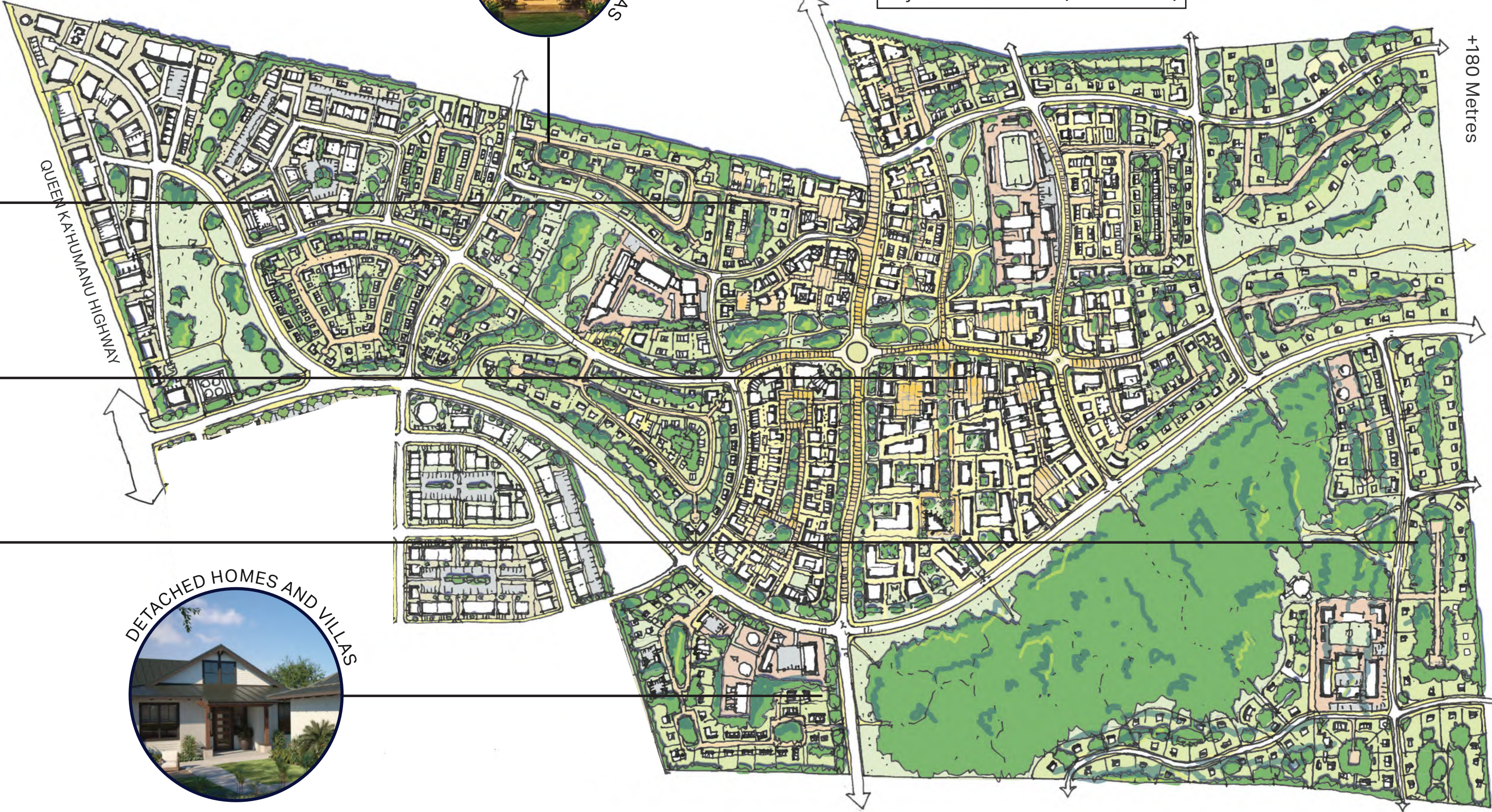
KALOKO MAKAI
CREATING A COMMUNITY



KALOKO MAKAI
A NETWORK OF ACTIVATED OPEN SPACES



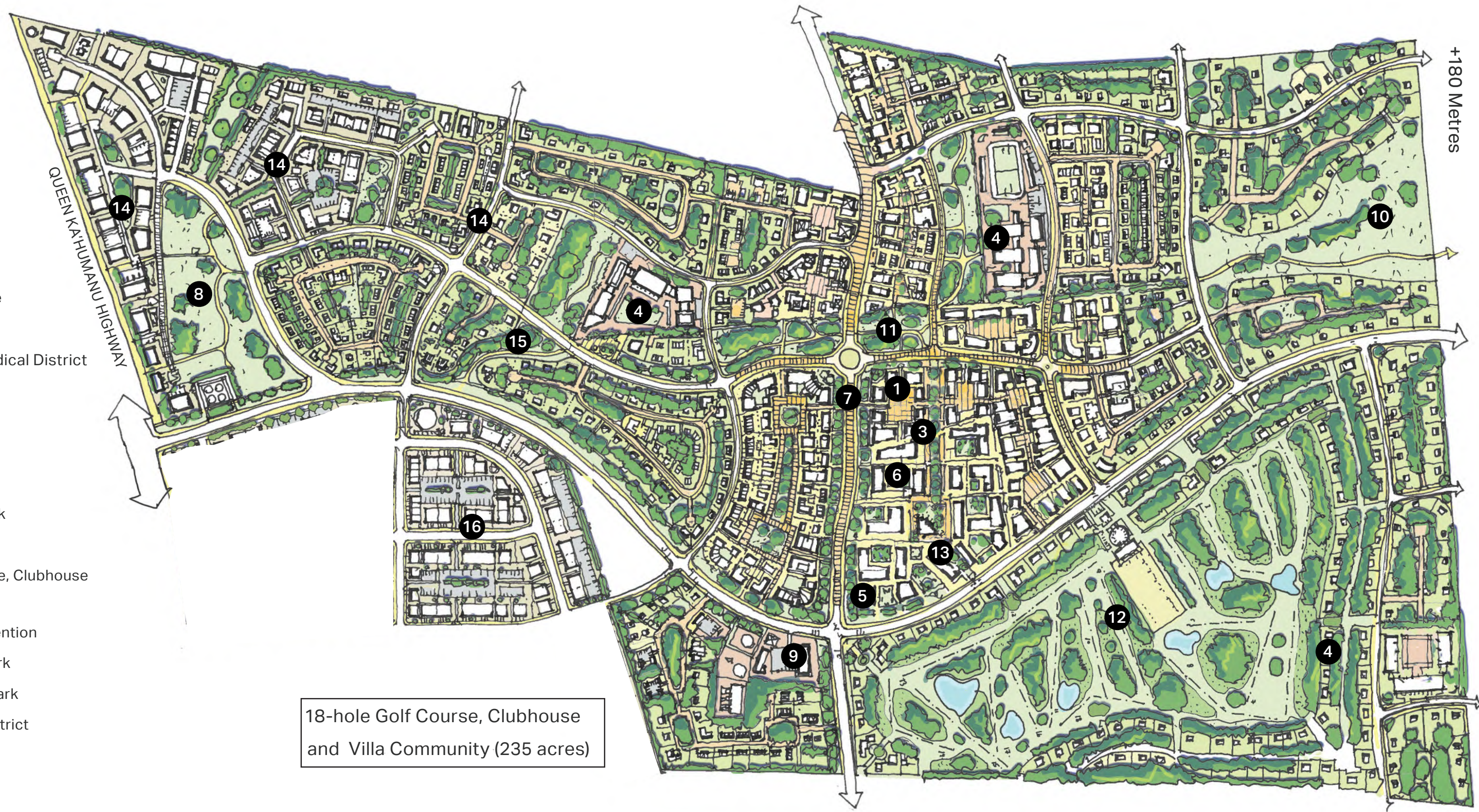
KALOKO MAKAI
A VARIETY OF RESIDENCES



KALOKO MAKAI
ILLUSTRATED MASTER PLAN
(18 HOLE GOLF COURSE OPTION)

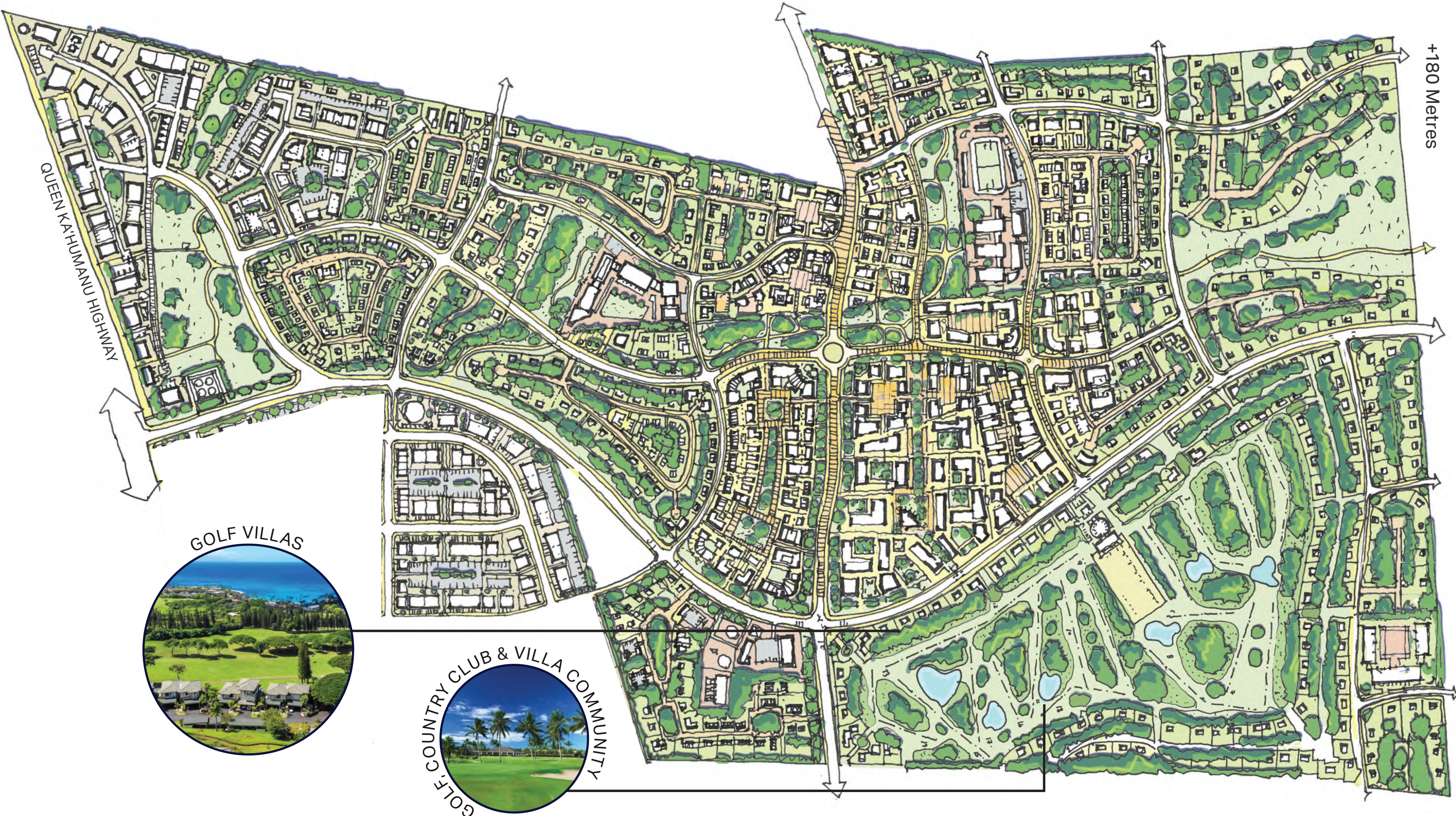


- 1 Market Square
- 2 Town Hall
- 3 Mixed-use Retail Village
- 4 Education
- 5 Takeshi Sekiguchi Medical District
- 6 Boutique Offices
- 7 Transit Hub
- 8 Community Park South
- 9 Fire Station
- 10 Hillside Community Park
- 11 Central Park
- 12 18-Hole Eco Golf Course, Clubhouse & Villa Community
- 13 Business Hotel & Convention
- 14 Science & Business Park
- 15 Kohanaiki Trail Linear Park
- 16 Costco Commercial District Extension



18-hole Golf Course, Clubhouse and Villa Community (235 acres)

KALOKO MAKAI
ILLUSTRATED MASTER PLAN
(18 HOLE GOLF COURSE OPTION)





SENSE OF PLACE

Inspired by the natural beauty and cultural richness of Hawaii, the Park of Life embodies the spirit of **aloha** and **mālama 'āina** (care for the land). From native landscapes, to community gardens and gathering spaces and public art, every detail reflects a deep respect for the environment and a commitment to sustainable living.

KALOKO MAKAI
PURPOSE AND KEY DESIGN OBJECTIVES



Create a diverse, sustained community of mixed uses, including residential, retail and commercial spaces, light industrial areas, recreational spaces, and open space.



Cultivate intrinsic respect for the land and natural surroundings, develop an inherent Hawaiian sense of place and nourish a sustaining living environment.



Provide housing for a diversity of people including the working families of Hawai'i nearby areas of workforce demand, improving quality of life through mixed uses and housing types.



Contribute to the social fabric of the community by providing infrastructure and facilities, and by including school, hospital, recreational, and civic sites.



Engender and incorporate intelligent, planned sustainability by design.



Emphasize non - vehicular transit and smart mobility for community - wide travel

KALOKO MAKAI
FRAMEWORK PLAN
CHARACTER AREAS



LOCATION



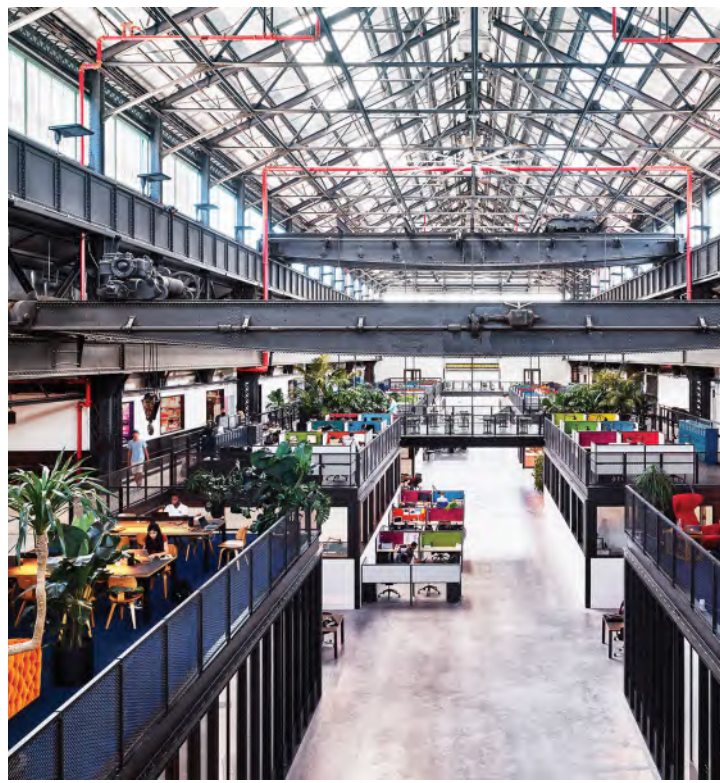
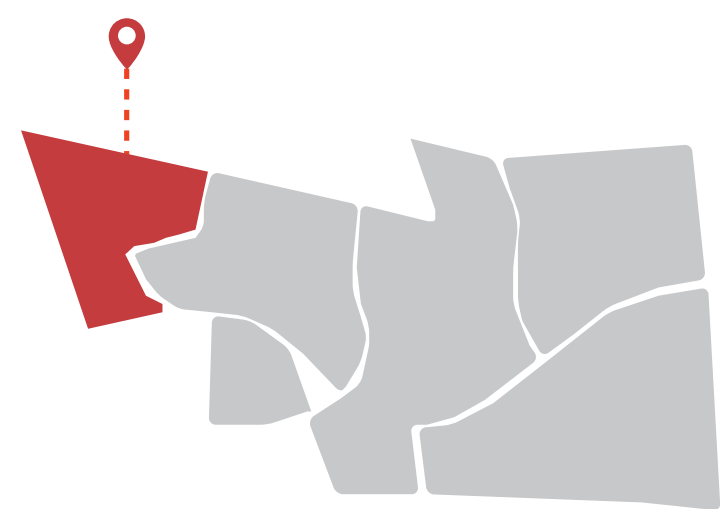
KOHANA I KI THE WORKS

A dynamic science and
business park, where
innovation, trade and
entrepreneurship converge.


KALO KO MAKAI
NORTH KONA



KALOKO MAKAI
SCIENCE & BUSINESS PARK
CHARACTER AREAS



*Accessible from
Queen Ka'Humanu
Highway the Science
and Business Park
brings innovation, trade
and entrepreneurship
together.*



LOCATION

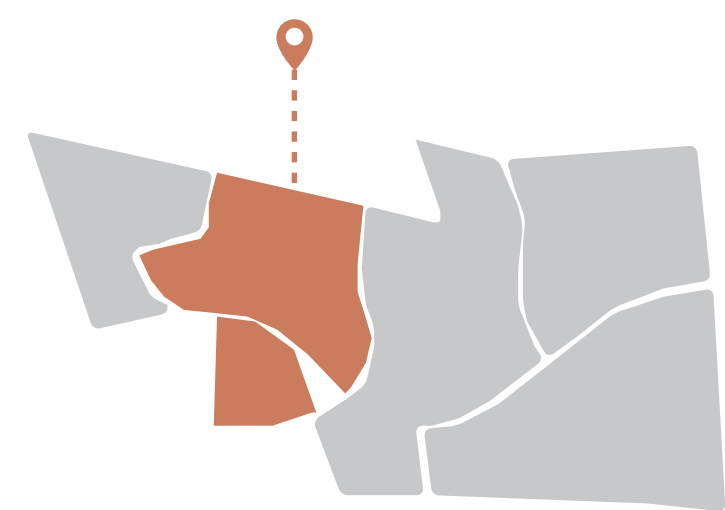


KOHANAIKI THE VILLAGE

A thriving community, a vibrant
tapestry of modern living,
where families and nature thrive
in harmony.



KALOKO MAKAI
THE VILLAGE
CHARACTER AREAS



A predominantly residential community, with safe streets and homes in contact with nature, where families can thrive.



LOCATION

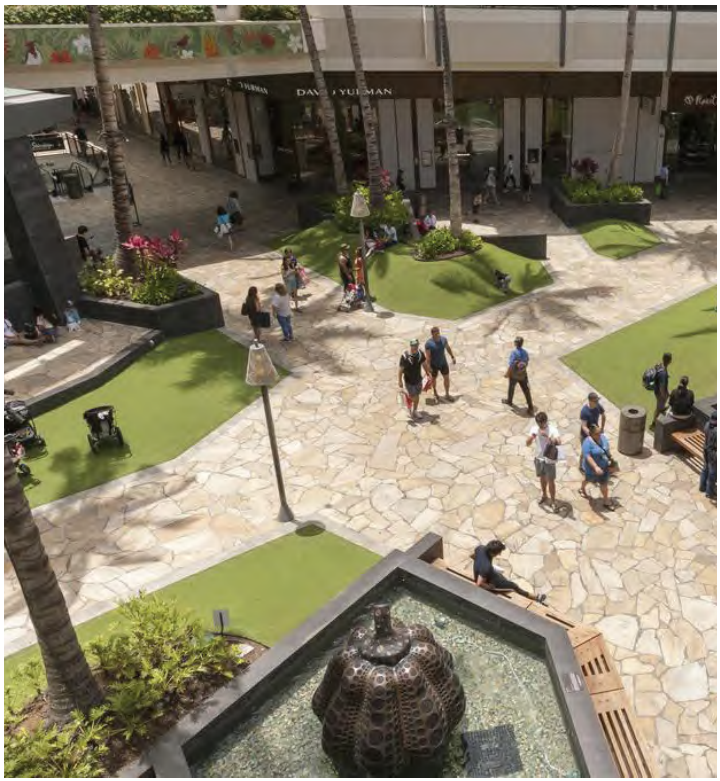
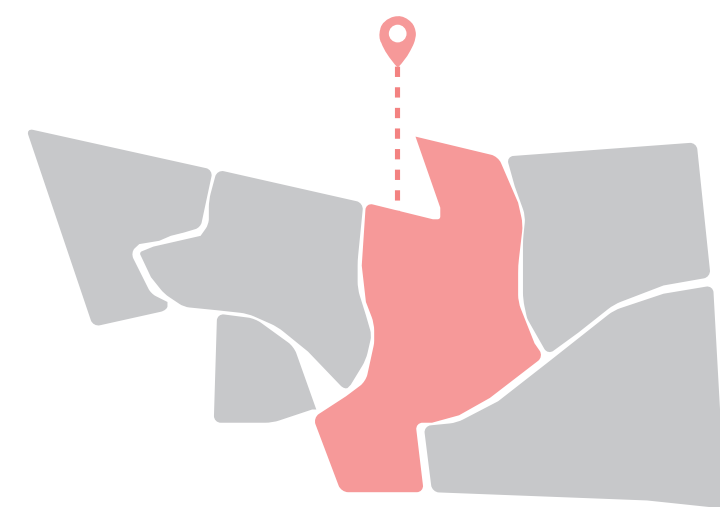


TOWN CENTRE

The heart of the Kaloko Makai community with retail, hospitality, Kona Regional Hospital and community uses all connected by transit.



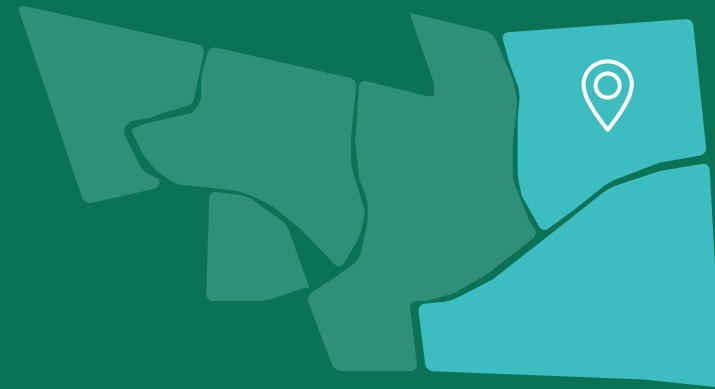
KALOKO MAKAI
TOWN CENTRE
CHARACTER AREAS



The heart of the Kaloko Makai community with retail, hospitality, Kona Regional Hospital and community uses all connected by transit.



LOCATION



THE HEIGHTS



A beautiful residential cluster
with distant sea views,
wonderful communal gardens
and community facilities.

KALOKO MAKAI
THE HEIGHTS
CHARACTER AREAS



A beautiful, terraced golf course which sits at the heart of the wider Kaloko Makai community.



LOCATION

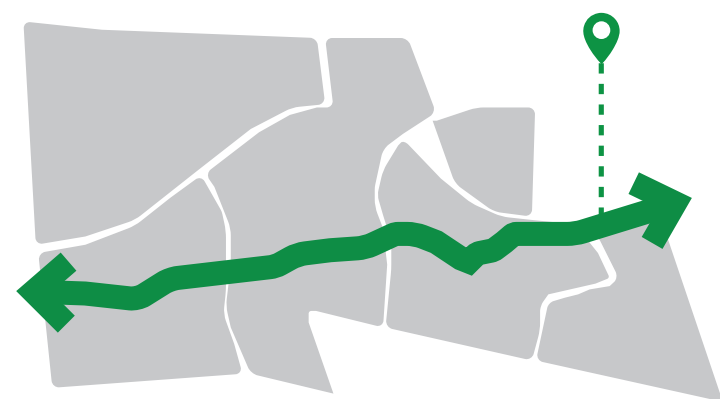


SUNNY KAZUMA TRAIL



A thriving green spine that binds the community together through easy movement, public art, civic events and a variety of different outdoor spaces and gardens.

KALOKO MAKAI
SUNNY KAZUMA TRAIL
CHARACTER AREAS



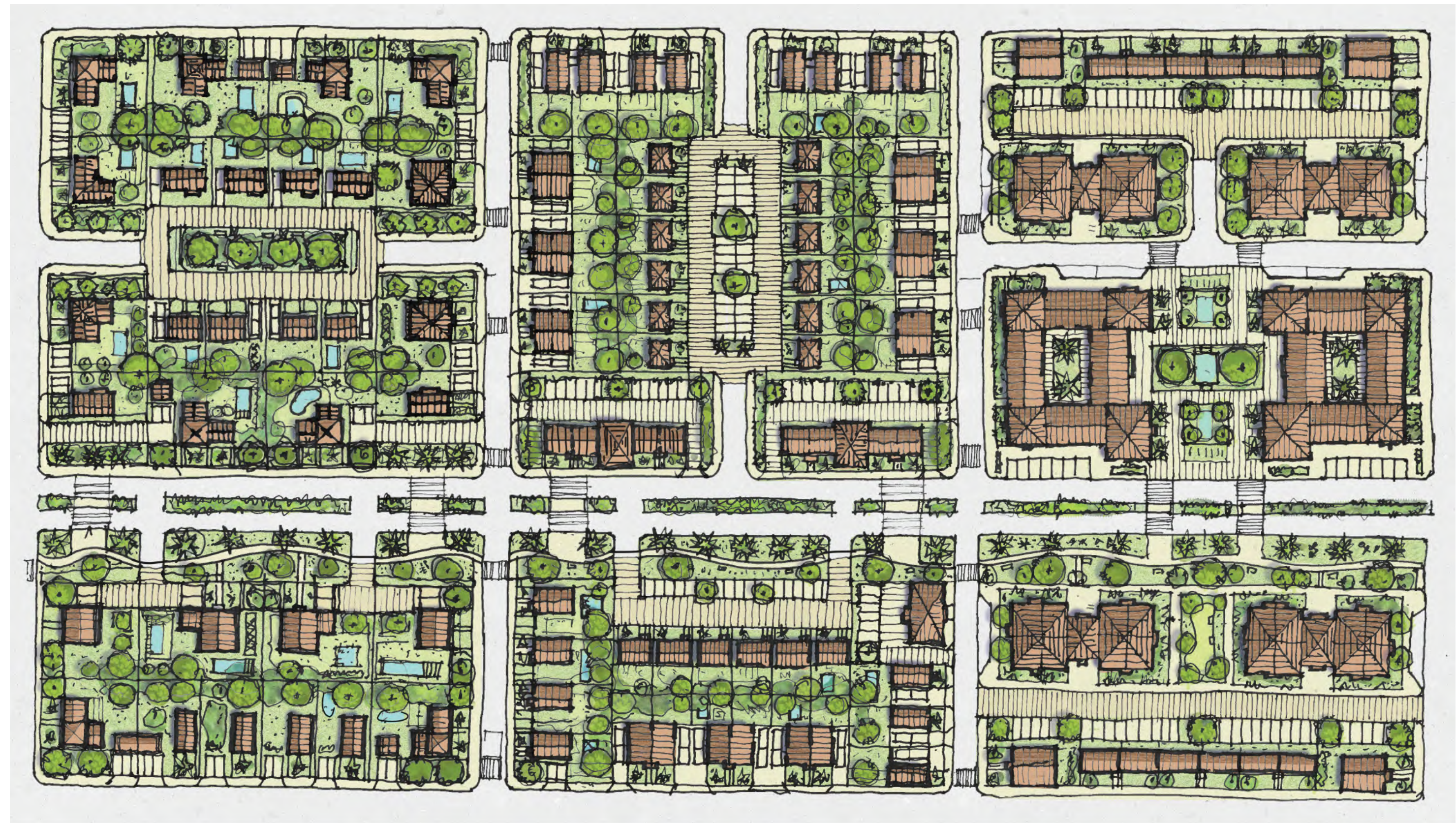
A thriving green spine that binds the community together and provides safe movement throughout the development.



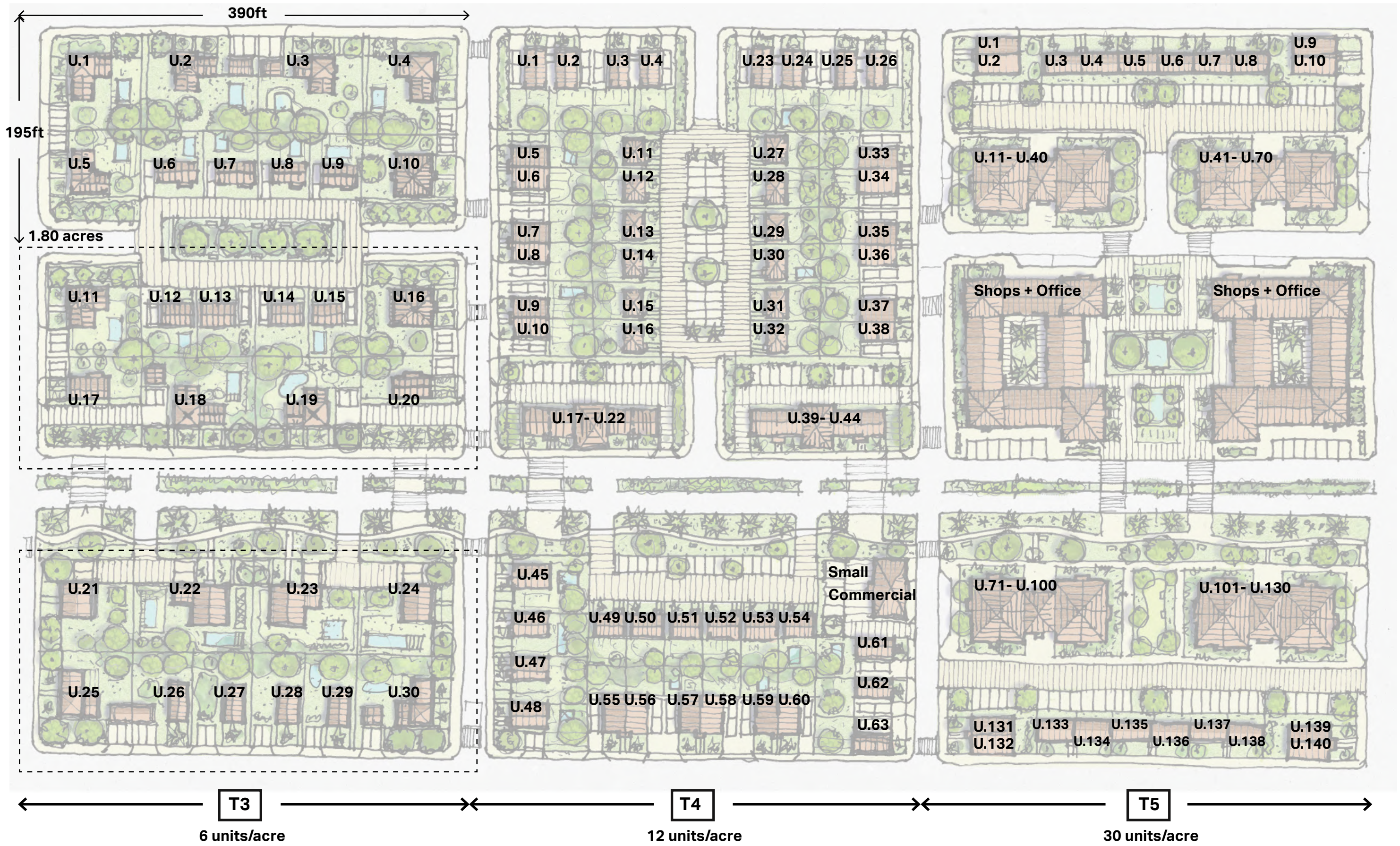


In the embrace of Hawaii's natural beauty, our residential haven beckons, where families find sanctuary in the gentle whispers of fresh island air, crafting memories as timeless as the ocean's endless rhythm.

KALOKO MAKAI
APPROACH TO DENSITY



KALOKO MAKAI
APPROACH TO DENSITY



T3 Sub-Urban Zone (986 units)

Max density: **6 units/acre**
Height: 1 to 2 stories and some 3 stories
Use: detached homes, landscaped yards

T4 General Urban Zone (1,944 units)

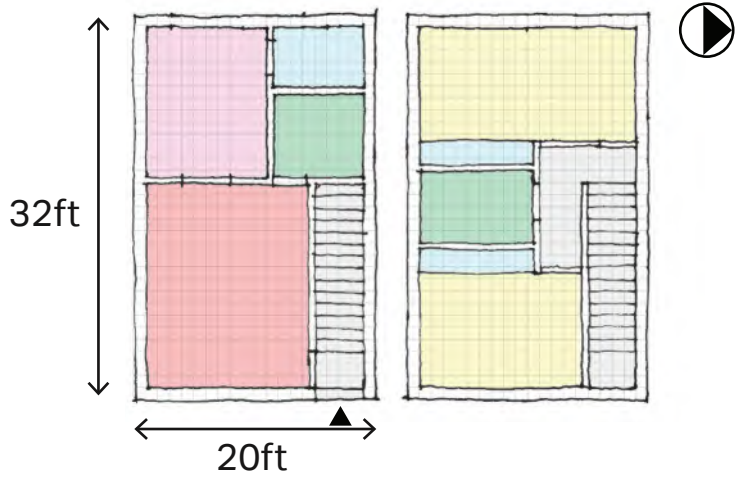
Max density: **12 units/acre**
Height: 2 to 3 stories and taller mixed use
Use: Mixed single family and small multi-family, scattered commercial

T5 Urban Centre Zone (2,070 units)

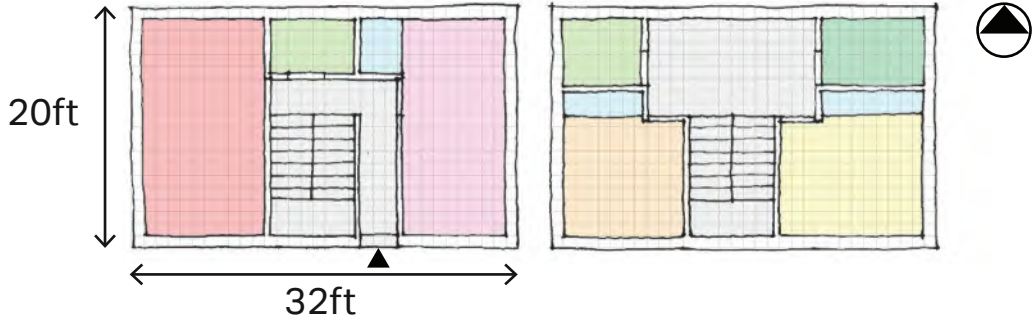
Max density: **30 units/acre**
Height: G+2 to G+5 stories
Use: Shops, offices mixed with town homes, large multi family.

KALOKO MAKAI
APPROACH TO RESIDENTIAL TYPES

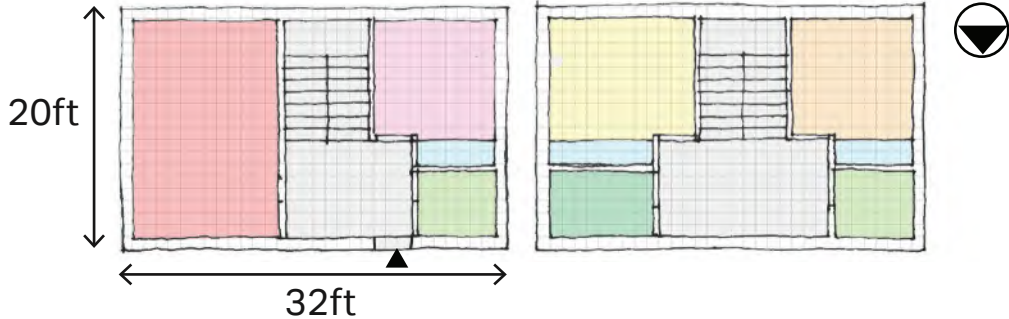
A) 2-bedroom house, with short facade facing the street



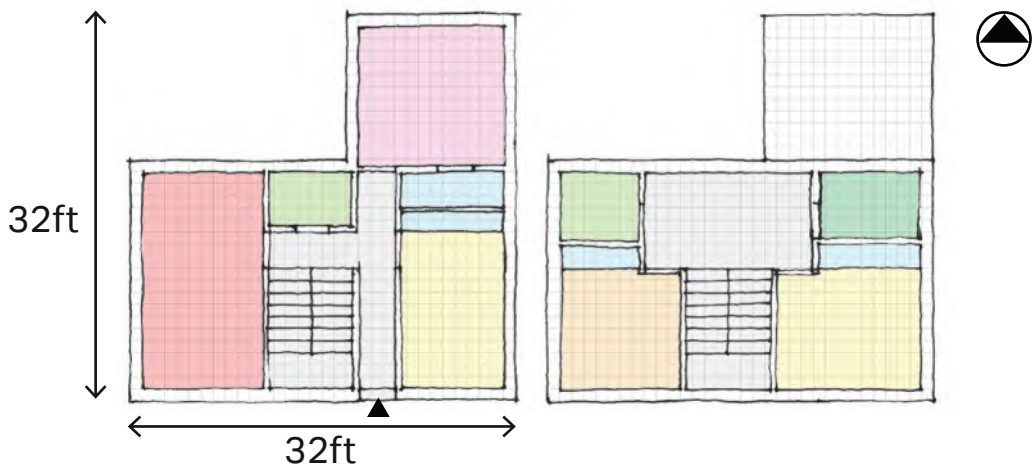
B1) 2-bedroom house, with long facade facing the street and access facing south



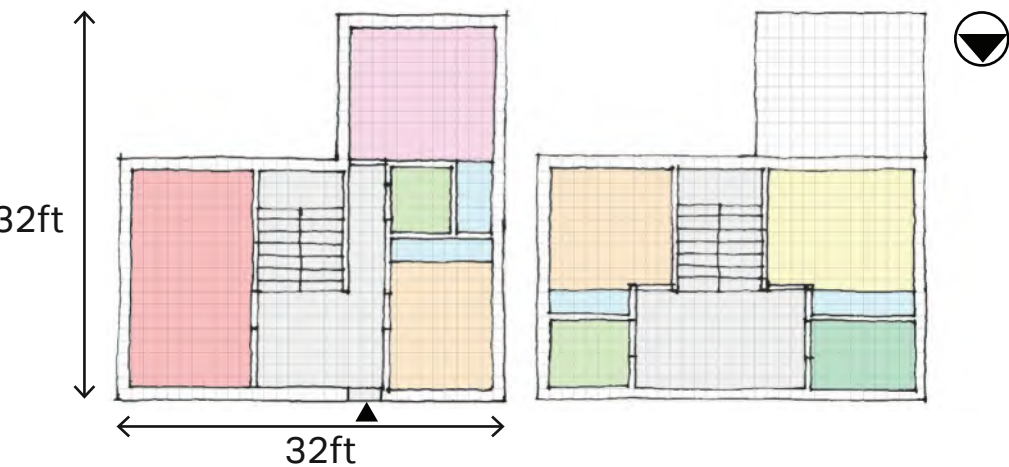
B2) 2-bedroom house, with long facade facing the street and access facing north



C1) 3-bedroom house, with long facade facing the street and access facing south



C2) 3-bedroom house, with long facade facing the street and access facing north



D1) 4-bedroom house, with long facade facing the street and access facing south



D2) 4-bedroom house, with long facade facing the street and access facing north



T3 & T4
Detached single family homes

The following examples summarise notional room dimensions and spatial requirements for single family typologies for transect zones T3 and T4.

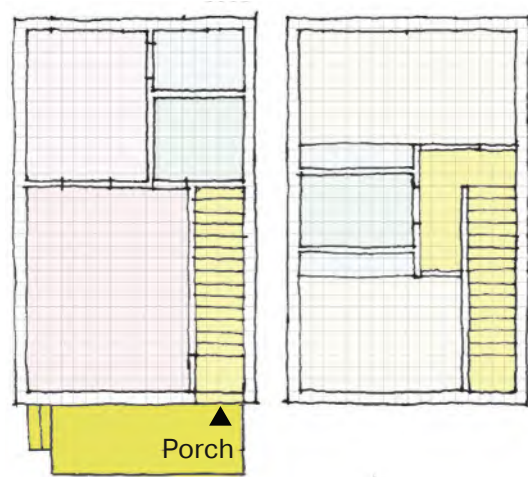
The reference **minimum** internal dimensions used for the examples are*:

-  Living room
12x16ft = 192 sqft
-  Kitchen
10x10ft = 100 sqft
-  Small bedroom
10x10ft = 100 sqft
-  Large bedroom
10x14ft = 140 sqft
-  Small bathroom
5x7ft = 35 sqft
-  Large bathroom
7x7ft = 49 sqft
-  Storage

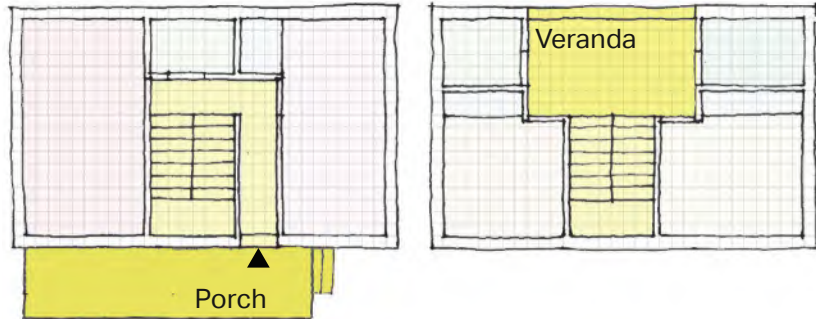
*Internal dimensions are based on general good practise and would need to be explored further and align to market needs.

KALOKO MAKAI
PORCHES (HALE) AND VERANDAS

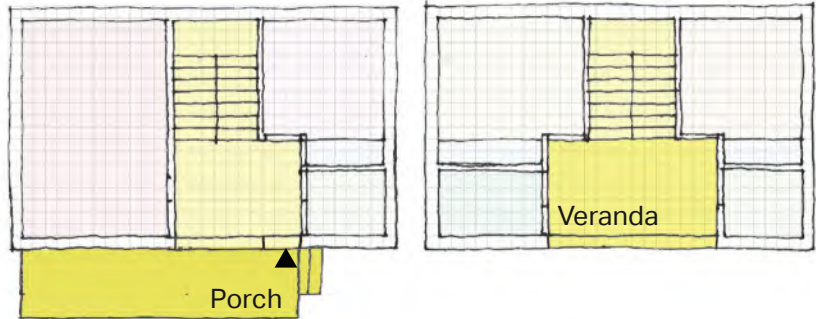
A) 2-bedroom house, with short facade facing the street



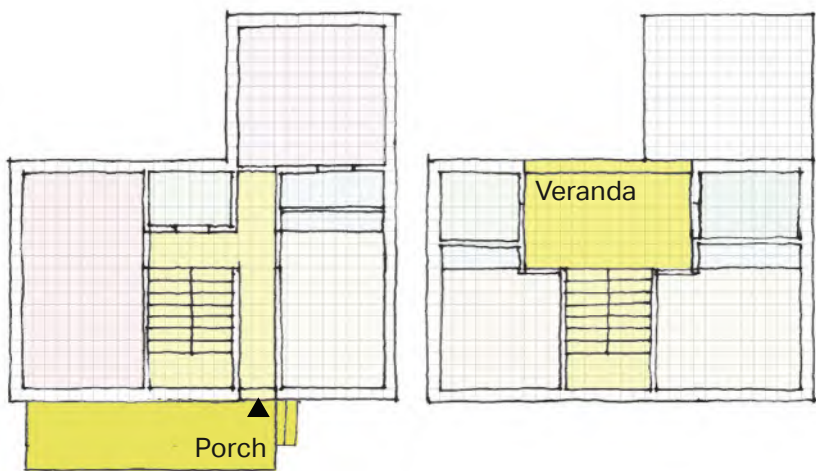
B1) 2-bedroom house, with long facade facing the street and access facing south



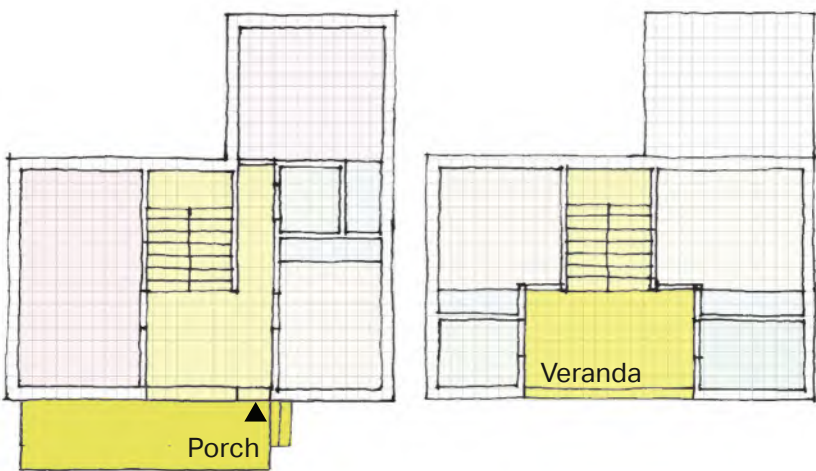
B2) 2-bedroom house, with long facade facing the street and access facing north



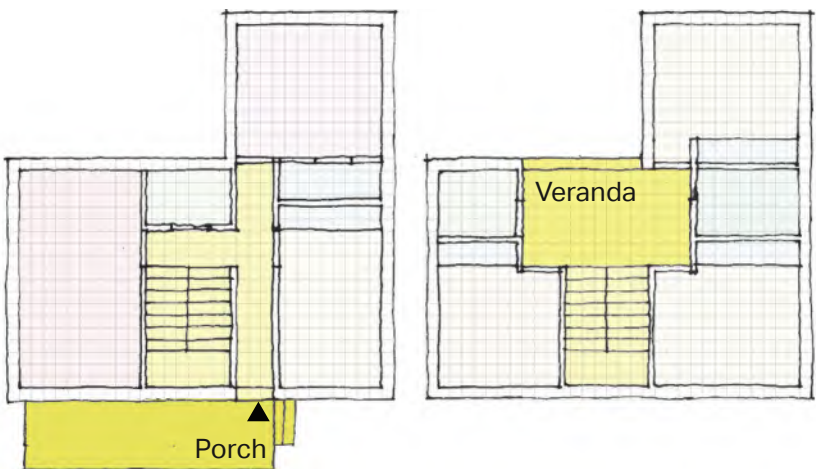
C1) 3-bedroom house, with long facade facing the street and access facing south



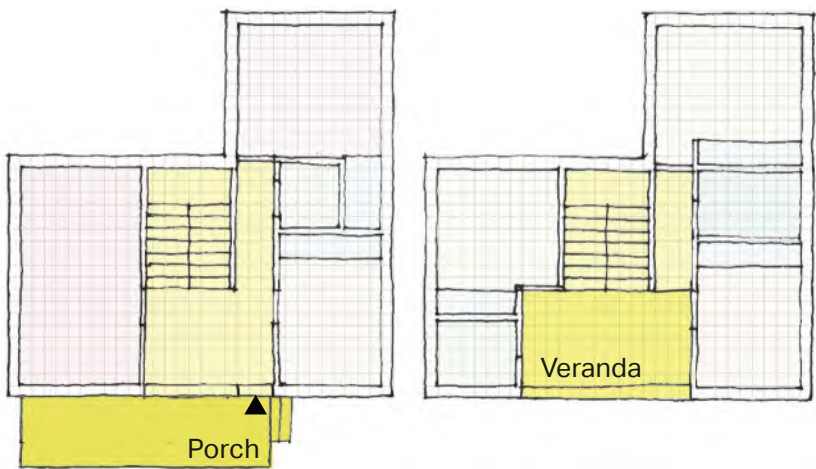
C2) 3-bedroom house, with long facade facing the street and access facing north



D1) 4-bedroom house, with long facade facing the street and access facing south



D2) 4-bedroom house, with long facade facing the street and access facing north



EMBEDDING LOCAL
CHARACTER IN
RESIDENTIAL TYPES

T3 & T4
Detached single family homes

Porches originated in ancient Greece as a formal framing device that defined an entryway and created an appearance of authority. The design element was brought to America by the British and were often used as status symbols. In Hawaii, we can find a parallel with the Hale, a structure built using natural Hawaiian materials and designs that were prevalent during the 19th century.

Porches are also functional. In the hot summers of the South, full-height entry porticoes were built to take advantage of breezes and provide shade.

Later renditions called verandas were built as full-length or wrap-around galleries, usually extensions of the main roof and fully integrated into the house. This shaded the house's interior and allowed for windows to be left open in the rain.

These examples make use of the porch and veranda, separately or in combination as a climatic device to improve comfort within the home. Both devices can be fully open or enclosed depending on the season and climatic conditions, constituting indoor or outdoor rooms as needed.

KALOKO MAKAI
PORCHES (HALE) AND VERANDAS

Porches



Verandas



KALOKO MAKAI

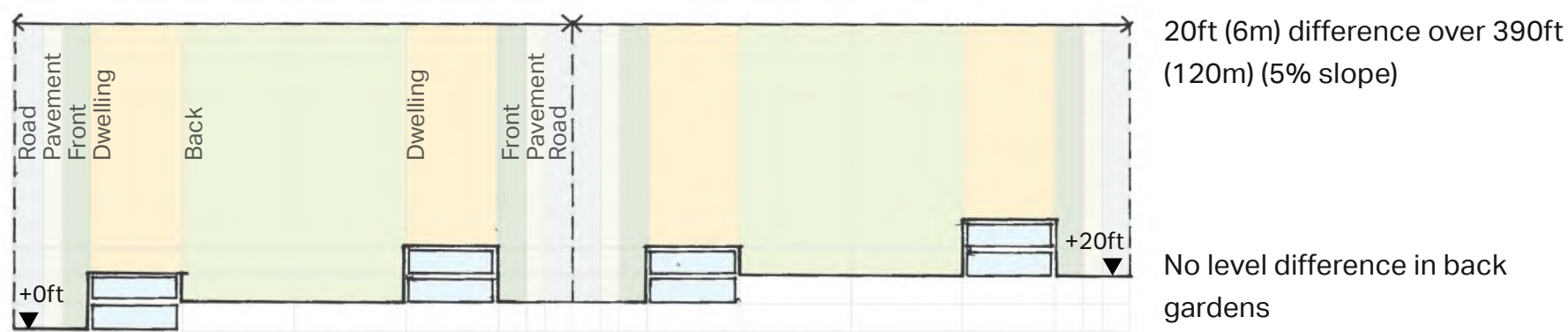
APPROACH TO TOPOGRAPHY

The following examples explore how to address the site level change in N-S blocks, which are the most challenging. The level difference in these cases can be accommodated in the back gardens, on the street, or as a combination of both.

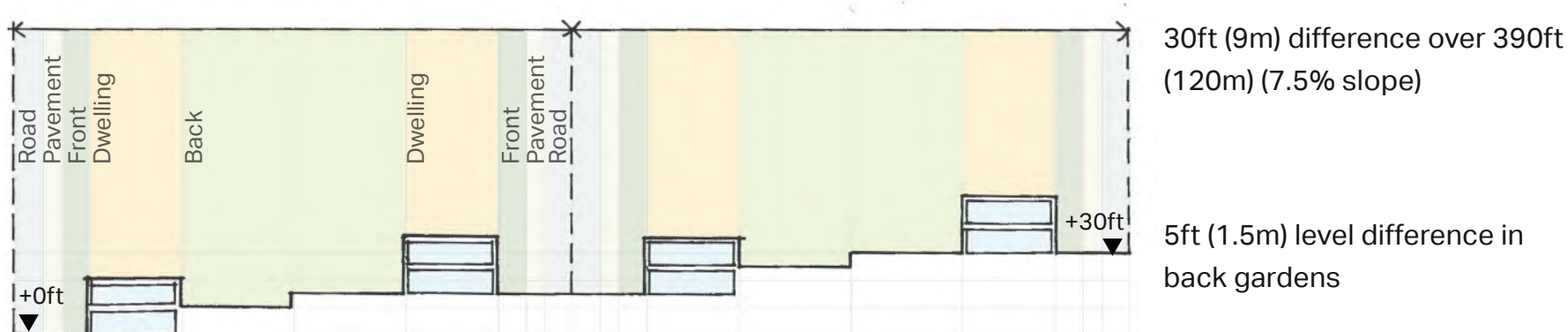
A) No basement



B1) Basement (back wall only)



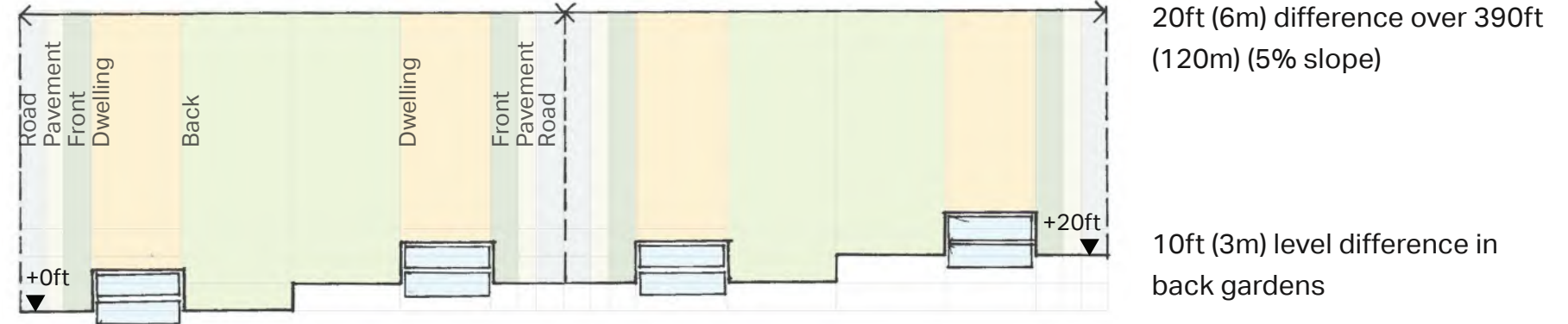
B2) Basement (back wall only)



C1) Semi-basement (half floors)



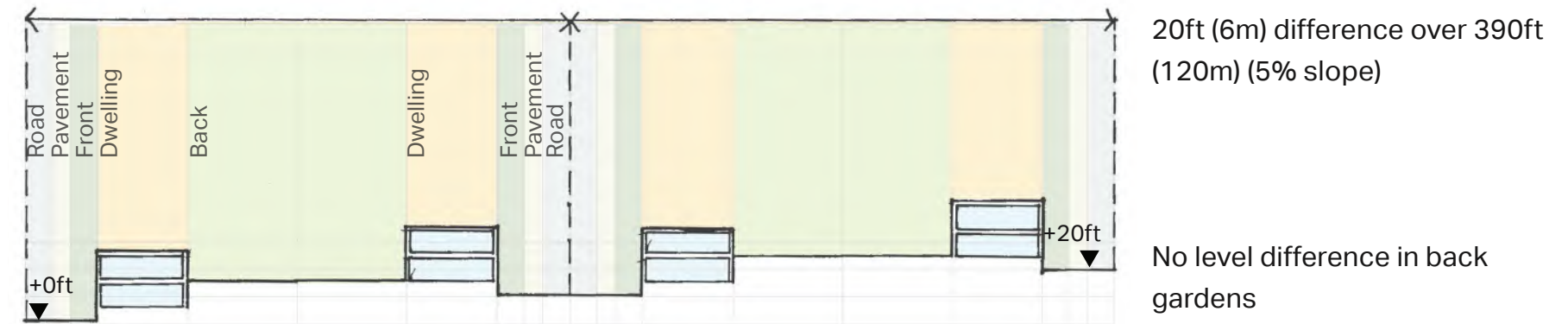
C2) Semi-basement (half floors)



D1) Podiums

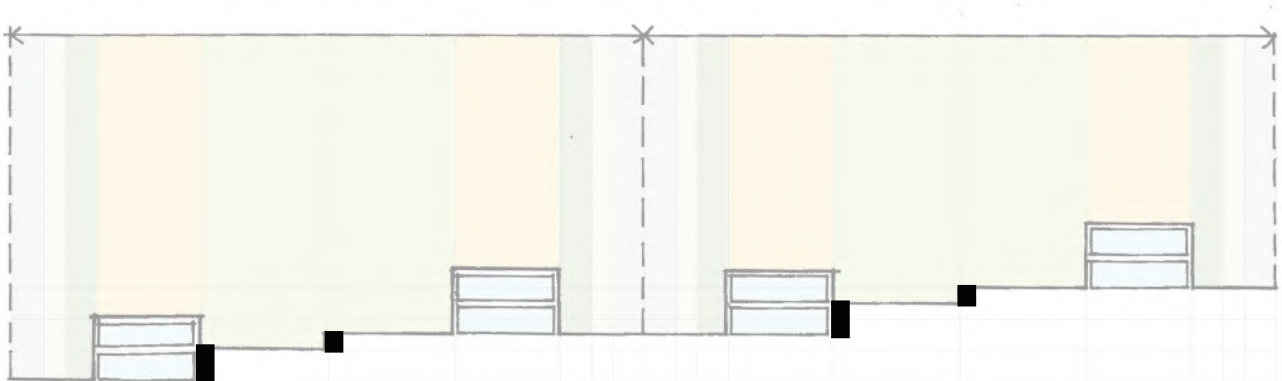
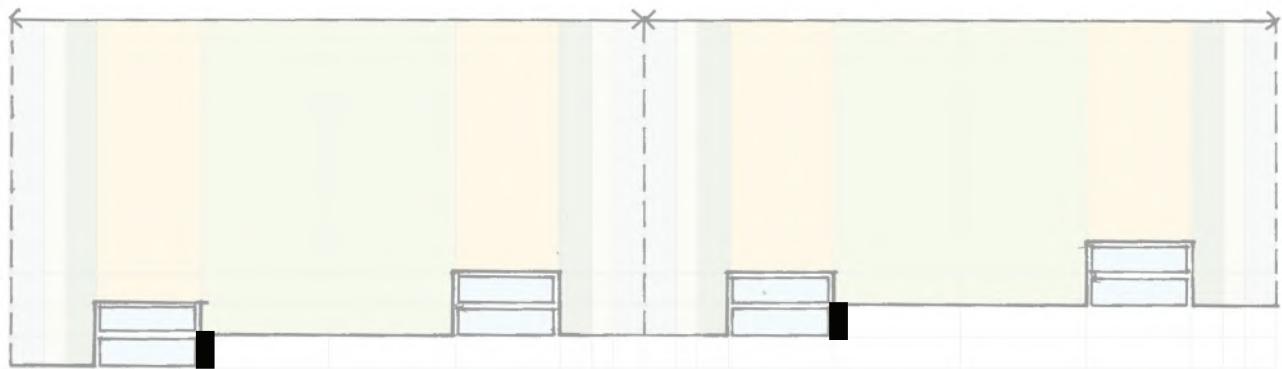
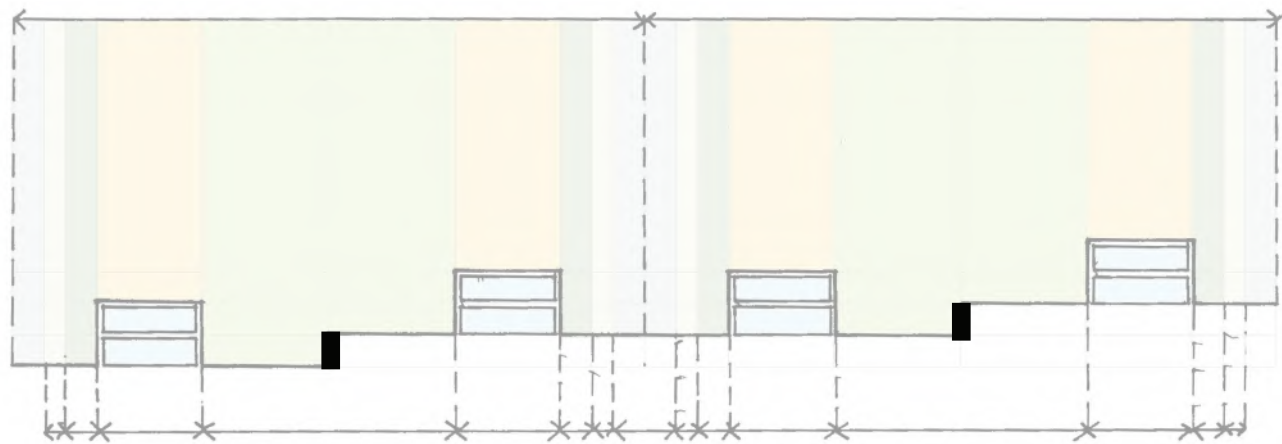


D2) Podiums

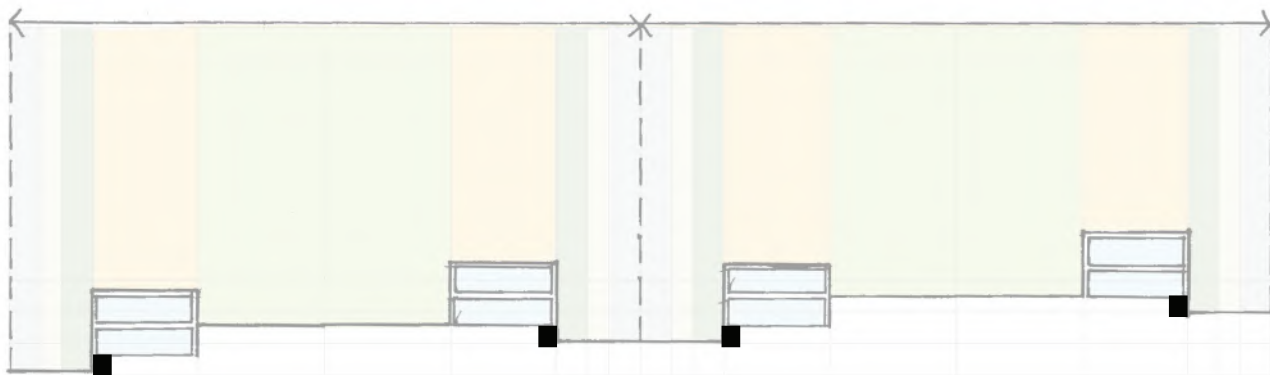
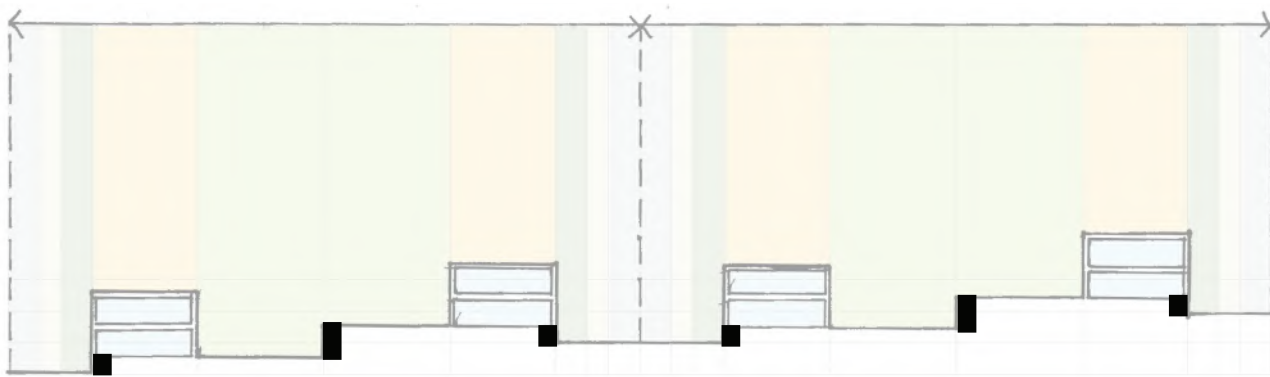
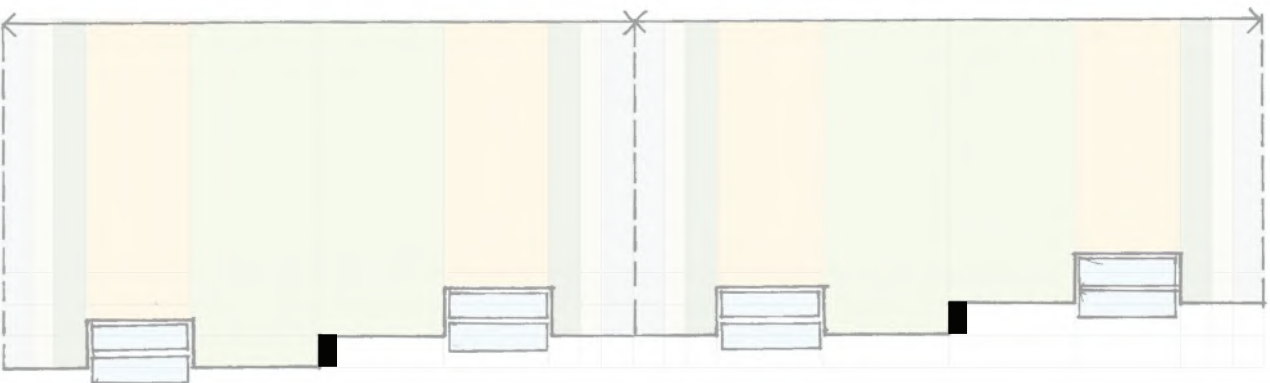
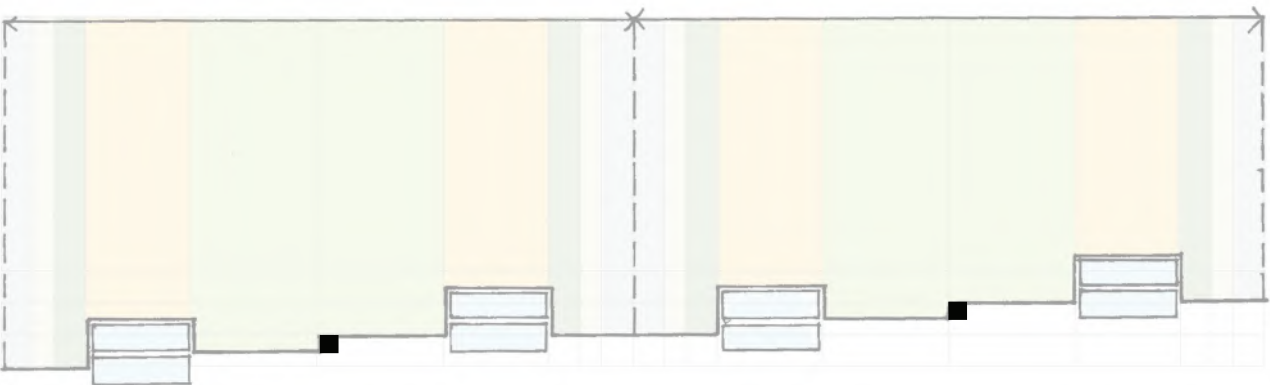


KALOKO MAKAI
RETAINING WALLS AND PODIUMS

Hawaiian builders have consistently used dark basalt boulders to construct podiums and retaining walls to deal with the complex topography of the islands, thus giving the appearance of a uniquely Hawaiian style. The following diagrams explore when landscape terraces and podiums would require stone walls as retainers.



EMBEDDING LOCAL
CHARACTER IN
RESIDENTIAL TYPES



KALOKO MAKAI
RETAINING WALLS AND PODIUMS

Retaining walls



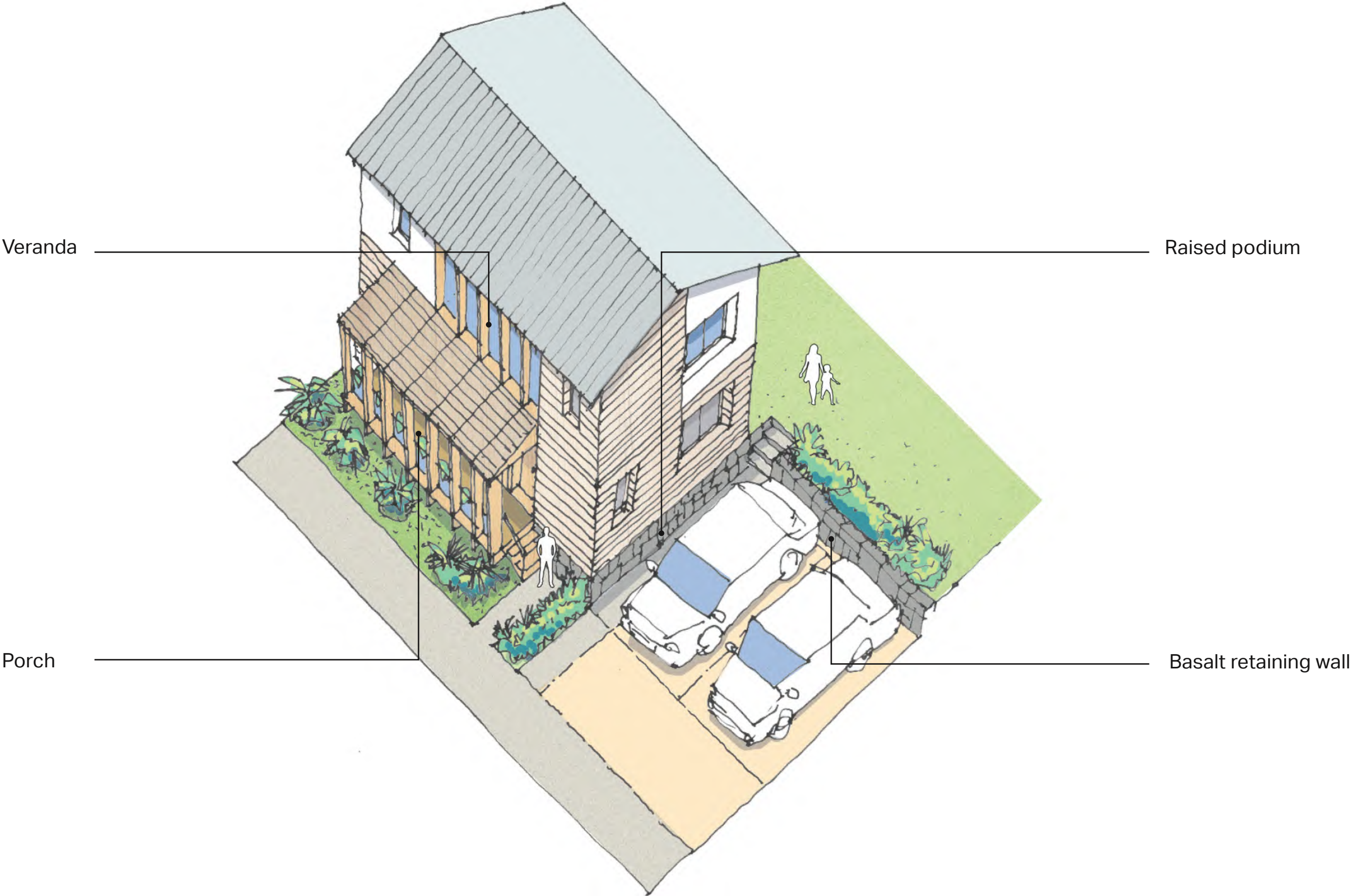
Podiums



KALOKO MAKAI
SUMMARY OF ELEMENTS



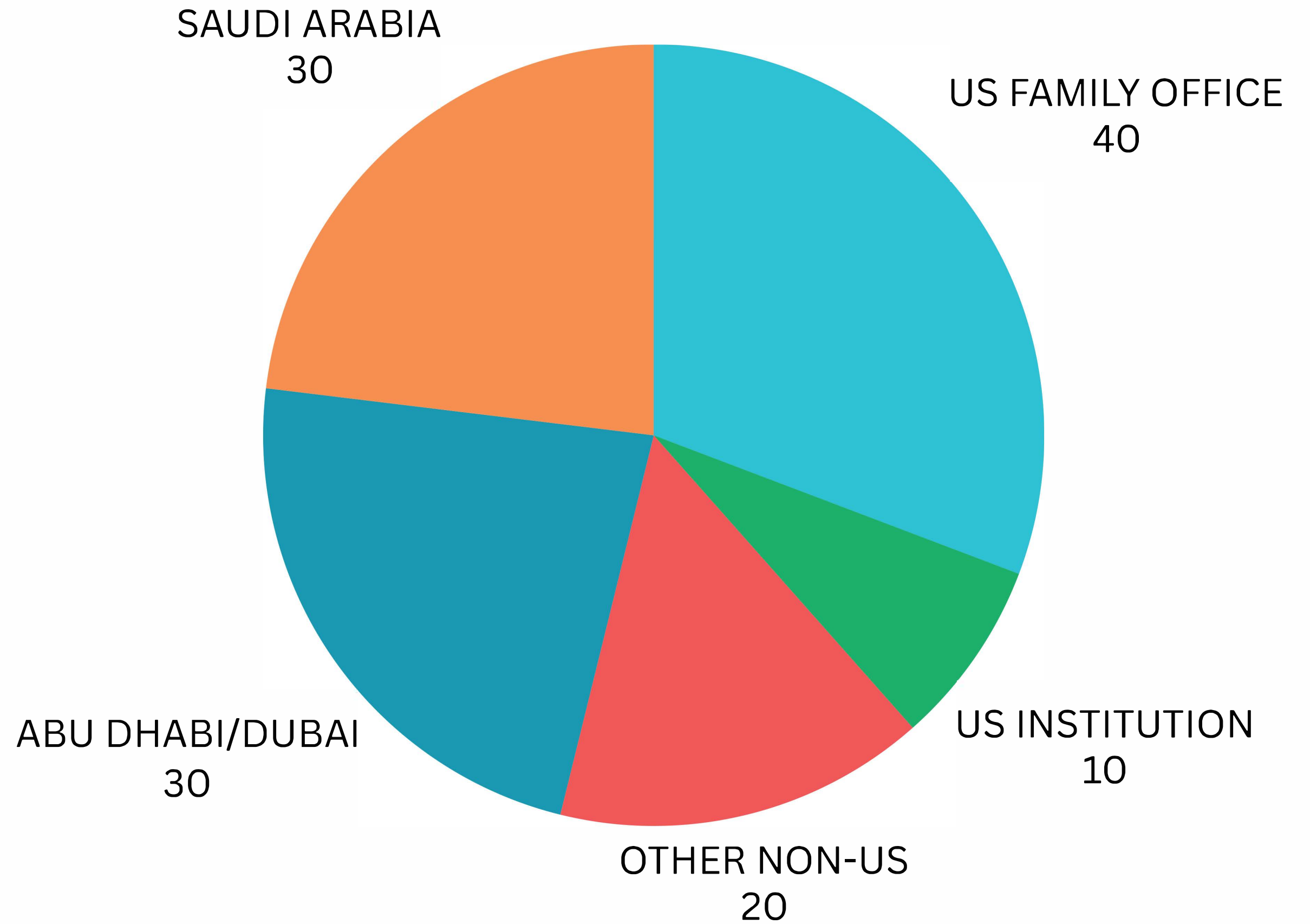
EMBEDDING LOCAL
CHARACTER IN
RESIDENTIAL TYPES:



KALOKO MAKAI
PROJECT TIMELINE



**Network of Potential
Predevelopment Investors**
(Number of relationships)



KALOKO MAKAI

TRACK RECORD AND SOURCE OF POTENTIAL INVESTOR LEADS

Team	Track Record	Approximate Quantitative Measure	Estimated Value	Potential Investor Network
ANDREW MCDONALD Chief Executive Officer	TV Production and Hosting	8 separate shows, 22 total episodes	25+ years experience	United States Andrew has direct personal relationships and/or business partnership with the Founders of Sovereign Wealth Fund Institute, Family Office Experiences, and other national and global capital groups. https://www.swfsummit.com https://familyofficeexperiences.com/
	A-list celebrity clients and family offices	100+ connections	\$500 billion to \$1 trillion	
	Partners with real estate development, master planning, M&A and finance	Core L&S team and access to a multitude of trusted strategic advisors	Invaluable	
	Hapuna Estates, Mauna Kea Resorts https://maunakealiving.com/real-estate/	69 acres, 28 SFR lots, 18 unit duplex site,64 unit condos site	Over \$200 million	
	Magic Village by Pininfarina (in partnership with Wyndham) Magic Place by Pininfarina (Future development of a convention center planned) https://magiccompanies.com/magic-place-by-pininfarina/ https://magiccompanies.com/magic-village-by-pininfarina/	460 acres, 760 condos 540 acres, 2 Hotels, 22 Restaurants, Gourmet Market, Retail Stores	\$2+ billion	United States (Predevelopment- \$20M+) United States (Project equity -\$100M-\$S00M)
	Seasoned Public Speaker and Educator in Leadership, Peak Performance, Real Estate, Impact Investing, and Business (C-suite Master Mind Groups and Private International Family Office Events)	SO+ speaking engagements (audience size range: 20 - 500)	\$500 billion to \$1 trillion Heads of State/Industry, Prominent Family Offices, Pro Athletes and Alist Celebrities	United States (Construction Financing -\$S0M-\$100M) (rolling credit lines)
	Legacy Education Alliance, Inc. Partner/Owner	26 years old live event company focused on real estate and investment education with over \$900M in historic sales and a SM+ database. The company was restructured out of COVID as a platform company.	\$30+ million	NY/Dubai/Hong Kong (Predevelopment - \$20M-\$3SM) NY/Dubai/Hong Kong (Project Financing - \$S0M-\$100M)
	Co-founder of Sambazon (early career) (Pioneered triple bottom-line business model: People I Planet I Profit) sambazon.com	Largest Acai company in the world in over 600,000 locations and growing	Over \$1 billion	Abu Dhabi (Predevelopment -TBD)
	Early career multi-sector founder, entrepreneur, and consultant.	18 businesses across 9 industries		Abu Dhabi (Project financing - \$100M+)

KALOKO MAKAI

TRACK RECORD AND SOURCE OF POTENTIAL INVESTOR LEADS

Team	Track Record	Approximate Quantitative Measure	Estimated Value	Potential Investor Network
GEOFF TURNBULL Chief Development Officer Master Planning & Design	King Salman Bay Urban Framework , Red Sea Global - Jeddah, Saudi Arabia	118 km2 / 45 square miles	SAR 1 trillion / USD\$ 260 billion	Worldwide Geoff has relationships with the world's best civil engineers, starchitects, designers, builders, and developers, which offers connectivity to all of their funding sources for prestigious projects. Abu Dhabi (Predevelopment – \$50M) Abu Dhabi (Project financing – \$500M+) Abu Dhabi (Construction financing – N/A) Saudi Arabia (Predevelopment – TBD) Saudi Arabia (Project equity – TBD)
	King Salman Bay Phase 1 Concept Masterplan, Red Sea Global - Jeddah, Saudi Arabia	11 km2 / 4.2 square miles	SAR 90 million / USD\$ 240 million	
	AMAALA Island – AMAALA, Red Sea, Saudi Arabia https://www.amaala.com/en/home https://vimeo.com/453702926/f99e50d783 Password: NickNaples	5.6 km2 / 2.1 square miles	25 billion SAR / USD\$ 6.7 billion	
	Triple Bay Phase 1 – AMAALA, Red Sea, Saudi Arabia https://www.amaala.com/en/home	22 km2 / 8.4 square miles	60 billion SAR / USD\$ 16 billion	
	Executive Directors Office of Urban Development Senior Advisory Role - Abu Dhabi Urban Planning Council, Abu Dhabi, United Arab Emirates: 1. Masdar City http://www.masdar.ae/ 2. Al Raha Beach East 3. Abu Dhabi International Airport Mid-Field Terminal http://www.adac.ae/english/ https://www.youtube.com/watch?v=2hzU1DR7Rjk 4. Yas Island https://yasisland.ae/	Abu Dhabi City Quadrant – 60 km2 / 23 square miles	AEC 73 billion / USD\$ 20 billion AED 74 billion / USD\$ 20 billion AED 17 billion / USD\$ 4.6 billion	
	Yas Island - ALDAR Properties PJSC. Abu Dhabi Largest Real Estate Development, Management & Investment Company https://yasisland.ae/the-story-of-yas-island/ https://youtu.be/WXBHPJcyj6U		AED 92 billion / USD\$ 25 billion AED 92 billion / USD\$ 25 billion	
	Shady Canyon - The Irvine Company / SWA Group ttp://www.goodplanning.org/Thriving-Communities/Live/villages/shady-canyon/ http://www.shadycanyongolfclub.com/	8 km2 / 3 square miles	Undisclosed	
	Wharekauahu Country Estate , Boffa Miskell Limited, New Zealand http://www.wharekauhau.co.nz	20 km2 / 7.7 square miles	Undisclosed	

KALOKO MAKAI

TRACK RECORD AND SOURCE OF POTENTIAL INVESTOR LEADS (cont'd)

Team	Track Record	Approximate Quantitative Measure	Estimated Value	Potential Investor Network
KURT ENGLISH Chief Legal Officer	Advisor for startups to Fortune 1000 in strategic planning, financing, legal, management and sales	1,000+ companies	\$100's billions combined market cap (including companies common in mutual fund portfolios (disclosure limited by attorney/client privilege obligations)	Potential Investor Network United States Kurt has direct personal relationship with HNW individuals and family offices. 45 year friendship with multi-billionaire investor with track record in technology and real estate investment, and family office. Primarily U.S. deals with U.S. companies or some companies based outside the U.S. but with U.S. subsidiaries or U.S. companies they own with transactions in the U.S.
	Thousands of early-stage capital, production, sale, development and financing for real estate ventures	- > 30 Commercial Property Refinancing - >4,000 Residential Development Financing - >10 Development Entitlement - >100 Raw Land and Natural Resource Rights	U.S. Natural resources rights and financing (collectively\$ trillions, transaction sizes from \$500M to over \$1 T, multiple states) U.S. Real estate	
	Builders, developers, regulators and inspectors	- > 20 Residential Development Contract - >8,000 Multi-Family Lease, Refinance Transactions	(multi-family, retail, office, collectively greater than \$2B; \$1M to \$400M) U.S. Companies (transactions in technology, manufacturing software, logistics, real estate collectively many \$billions;> 1,000 transactions of transaction sizes, \$100k to \$50M) Financing (debt and equity), M&A (transactions in technology, manufacturing software, logistics, real estate collectively \$billions;> 1,000 transactions, \$100k to \$5M) Technology transfers (dozens of transactions: licensing, sale & muti- y ear income streams; collectively \$billions; transac tions sizes, \$100k to \$200M)	

KALOKO MAKAI

TRACK RECORD AND SOURCE OF POTENTIAL INVESTOR LEADS (cont'd)

Team	Track Record	Approximate Quantitative Measure	Estimated Value	Potential Investor Network
CAP HAVEKORST Chief Operating Officer & Director of Hawaiian Projects	Magnum Properties CEO, Principal Broker	>\$75M Member of Hawaii Association of Realtors – Principal Brokers, RAM and HI Central, Lahaina Yacht Club	\$25 million	1990-2001 Raised over \$500M for Technology Ventures. teveo.com , Radius (RDUS), Sold Radius to KDS in 2001 2001 to Present – Real Estate Financing of \$100M + Silicon Valley Contacts and Venture Capital Firms Depth and Breadth of Government Contacts at High Level in the State of Hawaii, County of Maui, City and County of Honolulu and County of Hawaii Consider selling up to 25% entitled shovel ready parcels to qualified developers with elevation and plan control / CC&R’s in place. Consider getting a community bond established for the new homeowners to absorb the underground utilities through their property tax bills
	City and County of Honolulu – State of Hawaii Project Manager and Eminent Domain Senior Agent	HART – Elevated Rail Project – Skyline 20.9 Miles of Land	>\$2 billion in land acquisition and utility movement with Ledcor, AECOM, NAN, Hawaiian Dredging, Title Guaranty, HECO	
	County of Maui Project Development and Senior Land Agent	Lahaina Bypass and Extension Lahaina Watershed Project Airport Road Kihei Turnabout Lower Honoapiilani Road Widening	\$1 billion in land acquisition and utility movement with Ledcor, Aecom, NAN, Hawaiian Dredging	
	Kulana Capital Management- Rental Solutions LLC CEO, Principal Broker	Oahu and Maui Over 400 Doors of Rental Properties- Sold to Prudential	\$25 million	
	Hawaii Pacific Solar LLC Co-founder, COO SOLAR Partner, Solar Designs, Inc., Conergy and Rockwell Financial Group	55 megawatts on Maui, Honolulu and Kihei Solar Farm – Including the County of Maui Buildings, HHDC Housing Buildings, and 2.7MW Solar Farm and Partners with Maui Wind Farm	\$58 million	



LAND & SEA

DEVELOPMENT

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Land & Sea Development LLC is an International Real Estate Development company with a focus on Wellness, Luxury & Sustainability. We are committed to optimizing the integrity, efficiencies and longevity of our market making projects as stewards of responsible development - serving the environment, communities and our capital partners.

Our Core Leadership is comprised of globally recognized industry experts and pioneers who have led their field with creative solutions within a broad spectrum of iconic transactions. The team has an uncommon level of achievement and excellence in the fields of Wellness Entrepreneurship, Luxury Design, Urban Development, Master Planning, Mergers & Acquisitions, Project and Investment Management.

Our Objective is to create collaborative solutions to the increasing demand globally for:

- **Sustainable Luxury Homes, Master-planned communities**
- **Designed Work-force & Affordable housing**
- **Resort & Hospitality**
- **Private-Public Facilities**
- **Healthcare Facilities and Wellness Centers**
- **Industrial Manufacturing Buildings**
- **Commercial Retail**
- **Transitional Renovations from Non-Performing Assets**



Andrew McDonald

Chief Executive Officer

A seasoned entrepreneur and real estate leader, Andrew McDonald brings over 25 years of diverse experience to Land and Sea Development. Known for his energy, innate optimism, and ability to identify and seize opportunity, Andrew is an invaluable asset in maximizing investment returns.

His uncommon entrepreneurial journey encompasses launching and scaling businesses to advising global leaders, A-list celebrities, and influential family offices. It follows that his partners are the current titans in the worlds of real estate development, master planning, mergers and acquisitions, and finance.

Consistently reflected in Andrew's professional endeavors are his considerable expertise and deep passion for generating prosperity. His approach is rooted in a firm belief that every client deserves a comprehensive range of proficiency in service. Therefore, he champions collaboration for mutual growth and continually seeks to redefine paradigms of impact investing.

When not spearheading business ventures, Andrew enjoys outdoor sports, yoga, reading and travel. He is also a seasoned public speaker, eager to share his insights with business leaders, professional performers, athletes, and those with disabilities. Above all, Andrew values his family time and is a committed philanthropist. He views success -- business and personal -- as interconnected, and prioritizes 'giving back' as an essential component of a purposeful life.

At Land and Sea Development, Andrew's unique blend of entrepreneurial acumen, industry knowledge, and philanthropic spirit aligns seamlessly with the company's ethos of globally responsible development.

Recent Hawaiian Development Project



Andrew McDonald

Chief Executive Officer





Geoff Turnbull

Chief Development Officer
Masterplanning & Design

Geoff Turnbull is a highly accomplished and internationally recognized Development & Design Expert. His 30+ years of extensive experience in Masterplanning, Design, Project and Construction Management has yielded unparalleled achievements.

His stunning resume chronicles his journey to masterminding the largest, most expensive, and progressive developments in the world. Working alongside the brightest minds in the industry, Geoff has been able to push limits of what's possible – in improving the integrity, efficiencies, and longevity of dramatic and ambitious projects. Numerous awards attest to his capacity.

Working for Abu Dhabi's Largest Real Estate Development, Management, and Investment Company – ALDAR Properties PJSC, Geoff played a lead key role in the Masterplanning and Delivery of Yas Island – one of the largest leisure tourism projects in the world which hosts the Formula One Abu Dhabi Grand Prix. Geoff has acted as Senior Advisor for Abu Dhabi's Urban Planning Council, and most recently, leading King Salman Bays Masterplan, the largest development in Red Sea Global (RSG) & AMAALA combined portfolios.

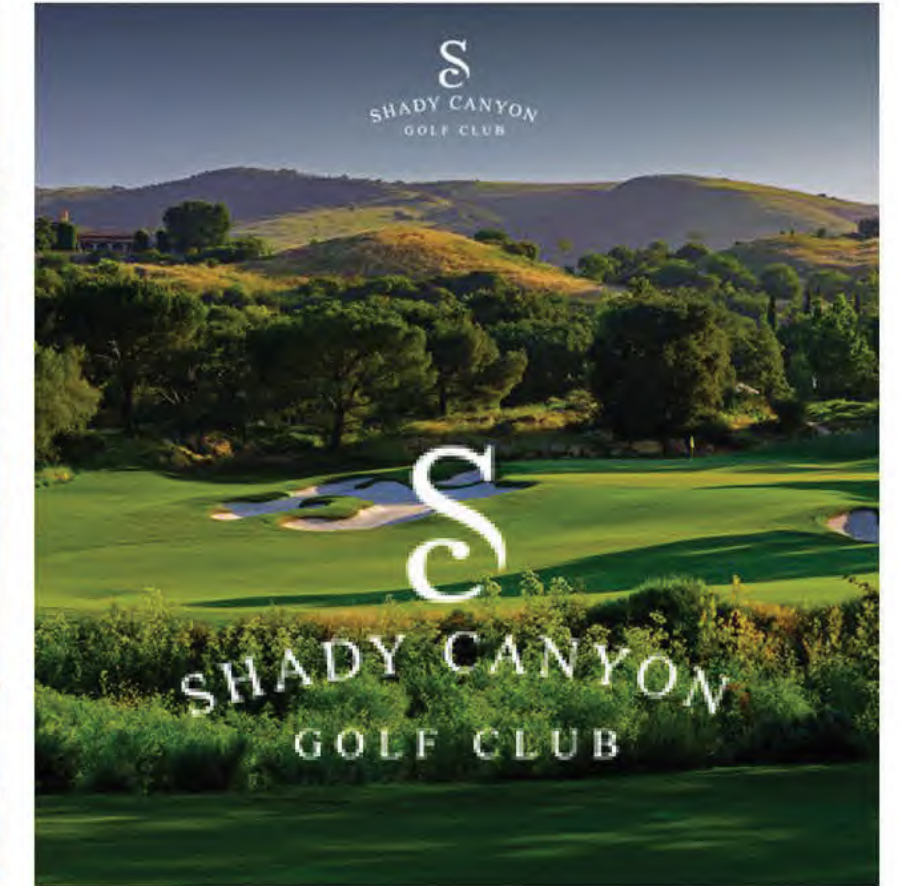
Geoff's extraordinarily diverse experience allows him to formulate projects that respect and respond to the environment they inhabit, while maximizing development value through design differentiation. Some significant examples include:

- Wharekauahu Country Estate - New Zealand <https://www.wharekauhau.co.nz/>
- Shady Canyon - California, USA <https://shadycanyongolfclub.com>
- Yas Island - Abu Dhabi, United Arab Emirates <https://miral.ae/wp-content/uploads/2021/02/Miral-Investment-Brochure-English-3.pdf>
- AMAALA Island & Triple Bay – Red Sea, Saudi Arabia
 - <https://www.redseaglobal.com/our-destinations/amaala>
 - <https://www.youtube.com/watch?v=wgWnpiimCKs>
 - <https://www.youtube.com/watch?v=2mFFeJ7AR8k>
- King Salman Bay Urban Framework - Jeddah, Saudi Arabia



Geoff Turnbull

Chief Development Officer
Masterplanning & Design



AMAALA Triple Bay Masterplan - Red Sea



Geoff Turnbull

Chief Development Officer
Masterplanning & Design





Kurt English

VP & Chief Legal Officer

The extraordinary resume of Kurt English reveals a vast spectrum of expertise developed over a long and robust career. He is a valued advisor to a myriad of businesses, from start-ups to Fortune 1000 firms, providing direction in strategic planning, finance, legal affairs, management, sales -- and mergers and acquisitions, where he founded Mergers and Acquisitions Advisory (www.mergersacqadvisory.com).

At the same time, Mr. English currently provides early-stage capital and production financing for real estate ventures and various other industries. The transactions he has managed and contracts he has negotiated, for a wide variety of companies, total Trillions in value. He is a highly strategic technician whose interest in real estate -- as an investor, principal, and advisor -- has been a common and growing focus over the decades. He has negotiated real estate transactions for the sale, development and financing of thousands of properties. He also guides builders and developers in learning the basics of real estate development, construction and negotiating with regulators and inspectors to facilitate project completion.

A corporate and securities attorney and member of the California Bar, Mr. English was an Associate at Wilson, Sonsini, Goodrich and Rosati in Palo, CA, and a sought-after member for numerous fiduciary and advisory boards. Additionally, he has played an executive role for companies in technology, software, electronics, mining and real estate – to name a few.

Kurt English's achievements are rooted in an incredible and uncommon level of academic preparation. From the University of Southern California in Los Angeles, he earned his Master of Business Administration (MBA) and Juris Doctor (JD). He further holds Bachelor of Science degrees in Electrical Engineering, as well as, Mechanical Engineering and Material Science from USC.

At Land & Sea Development, Kurt English is an esteemed partner in a world-class team of talented entrepreneurs who share his commitment to leadership in globally responsible development.



Kurt English

VP & Chief Legal Officer

Real Estate Transactions

- Refinance transactions of urban multi family, over 5,000 units
- Refinance transactions of suburban multi family, over 3,000 units
- Over 30 refinance transactions of commercial property
- Lease transactions for over 60 commercial tenants and over 20 commercial landlords
- Development financing of over 4,000 homes
- Development entitlement for over 10 properties
- Raw land and natural resources rights for over 100 properties
- Residential development contract creation and negotiation for over 20 projects

**The above list of Real Estate related transactions and projects are protected by Attorney Client Privilege*



Cap Havekorst

COO & Director of
Hawaiian Projects

California and Hawaii
Licensed Bureau

Hawaii RB--19584
California No. 01349909

Worldwide Executive with Over \$2 Billion in Real Estate Transactions. Operational and Board Level Experiences with industries in Digital Payments, High Technology (Apple, Oracle, DEC, Touchstone, Radius), Renewable Energy (Solar, Wind, Battery Storage) Finance (Venture Capital and Real Estate), Eminent Domain (Right of Way) HART, State of Hawaii, County of Maui Public Works projects, Escrow Services, and Property Management. Experiences have included Federal and State & Local Government Procurement and RFP's.

Some of these positions included Chairman, Board Member, CEO, Partner, Chief Operations Officer, Vice President of Sales and Marketing, Chief Financial Officer.

Walter Havekorst boasts over 35 years of experience in IT management, marketing, and sales. His diverse management experiences included overseeing and administering organizations with more than 3000 employees and structuring implementing corporate financials ranging from \$50 million to \$1 billion. With advanced skills in C-Level and Board Level communication, Walter Havekorst maintains a reputation as a superb motivator and negotiator.

Mr. Havekorst has been at the reins and responsible for the design of three commercial solar farms (3-10 MW) along with several additional projects on private properties. And most recently, he has been involved with Hawaii Pacific Solar LLC, as co-founder and involved in engineering and the financing business with SOLAR Partner, Solar Designs, Inc., Conergy and Rockwell Financial Group.

Professional awards Mr. Havekorst has earned include Digital 100 Sales Achievement Circle, Apple Account Executive of the Year, and RE/MAX Platinum Club qualification award. He is also a Graduate from USC with a B.S. in Business Administration and a minor in Entrepreneurship.



Cap Havekorst

COO & Director of
Hawaiian Projects

California and Hawaii
Licensed Bureau

Hawaii RB--19584
California No. 01349909

Hawaiian Real Estate Highlights

- County of Maui - Land Agent and Project Development Manager - Lahaina Bypass, Lahaina Watershed Project, Kihei Turnabout, New Airport Road
- State of Hawaii - Lahaina Bypass Extension and FTA funding for HART
- City and County of Honolulu - 20.9 Mile acquisition and project development and construction for Skyline Elevated Rail Project. Close to \$1 Billion in Land Acquisition and utility movement oversight with Ledcor, Aecom, NAN, Hawaiian Dredging to name a few.
- Close ties with Hawaii Government at different levels on different Islands.
- Principal and Founder of Rental Solutions Hawaii - Managed over 400 SFR Rentals in Honolulu Area from 2007-2012, Sold to Prudential Locations.
- Founded Hawaii Pacific Solar and placed close to 55MW of solar on the Islands, including County of Maui, HHDC Buildings Honolulu, & Kihei Solar Farm.
- Consulted on 10H Kaanapali Subdivision for 18 original homes, double final proposal for affordable housing
- Lead Residential and Commercial Brokerage Activities on Oahu, Kauai, and Maui for project brokerage activities since 2007. Property Volume in excess of \$500M plus Rail Project

Fortune 500 Highlights

- Apple Computer, Inc. 1988 - Senior Sales Representative - Noted on Youtube for the NASA/McDonnell Douglas sale of 2000 Macintosh and LaserWriters to Design the International Space Station 300-500 employees supervisory.
- Digital Equipment Corporation (DEC) now HP - National Sales Manager for Signing the Ingram Micro Distribution Contract valued at \$300 million per year 25 employee supervisory
- Radius-President/COO - Over \$700 million in revenue as an Apple Developer for Radius Displays. Operated in 12 Countries and 50 states. Sold to KDS in 2001 150 employee supervisory
- Have served on Several Board of Directors involving Technology and Real Estate



Cap Havekorst

COO & Director of
Hawaiian Projects

California and Hawaii
Licensed Bureau

Hawaii RB--19584
California No. 01349909



	Phase 1	Phase 2A	Phase 2B	Phase 3A	Phase 3B	Phase 4A	Phase 4B	Phase 5A	Phase 5B	Phase 6
Net Cash Flow	\$663,509,112	\$154,902,901	\$388,506,492	\$308,940,612	\$155,168,645	\$198,662,394	\$154,323,520	\$44,871,546	\$47,160,459	\$696,783,045
Cumulative Net Cash Flow	\$663,509,112	\$818,412,014	#####	#####	#####	\$1,869,690,157	\$2,024,013,677	\$2,068,885,223	\$2,116,045,683	\$2,812,828,728
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Cash Flow	\$663,509,112	\$154,902,901	\$388,506,492	\$308,940,612	\$155,168,645	\$198,662,394	\$154,323,520	\$44,871,546	\$47,160,459	\$696,783,045
Cumulative Net Cash Flow	\$663,509,112	\$818,412,014	#####	#####	#####	\$1,869,690,157	\$2,024,013,677	\$2,068,885,223	\$2,116,045,683	\$2,812,828,728

Initial Investment

\$30,000,000

3 Year Investment			
	Year 1	Year 2	Year 3
Revenue Share Percentage	10.0%	10.0%	10.0%
Revenue Share Net Cash Flow	(\$30,000,000) \$66,350,911	\$15,490,290	\$38,850,649
Cumulative Share Net Cash Flow	(\$30,000,000) \$36,350,911	\$51,841,201	\$90,691,851
IRR	160%		
Multiple	3.02X		

5 Year Investment					
	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue Share Percentage	10.0%	10.0%	10.0%	8.0%	8.0%
Revenue Share Net Cash Flow	(\$30,000,000) \$66,350,911	\$15,490,290	\$38,850,649	\$24,715,249	\$12,413,492
Cumulative Share Net Cash Flow	(\$30,000,000) \$36,350,911	\$51,841,201	\$90,691,851	\$115,407,100	\$127,820,591
IRR	164%				
Multiple	4.26X				

7 Year Investment							
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Revenue Share Percentage	10.0%	10.0%	10.0%	8.0%	8.0%	5.0%	5.0%
Revenue Share Net Cash Flow	(\$30,000,000) \$66,350,911	\$15,490,290	\$38,850,649	\$24,715,249	\$12,413,492	\$9,933,120	\$7,716,176
Cumulative Share Net Cash Flow	(\$30,000,000) \$36,350,911	\$51,841,201	\$90,691,851	\$115,407,100	\$127,820,591	\$137,753,711	\$145,469,887
IRR	165%						
Multiple	4.85X						

10 Year Investment										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue Share Percentage	10.0%	10.0%	10.0%	8.0%	8.0%	5.0%	5.0%	3.0%	3.0%	3.0%
Revenue Share Net Cash Flow	(\$30,000,000) \$66,350,911	\$15,490,290	\$38,850,649	\$24,715,249	\$12,413,492	\$9,933,120	\$7,716,176	\$1,346,146	\$1,414,814	\$20,903,491
Cumulative Share Net Cash Flow	(\$30,000,000) \$36,350,911	\$51,841,201	\$90,691,851	\$115,407,100	\$127,820,591	\$137,753,711	\$145,469,887	\$146,816,033	\$148,230,847	\$169,134,338
IRR	165%									
Multiple	5.64X									



DEVELOPMENT PROFORMA



	Pre-Development	Phase 1	Phase 2A	Phase 2B	Phase 3A	Phase 3B	Phase 4A	Phase 4B	Phase 5A	Phase 5B	Phase 6	Total
Capital Raise	\$30,000,000											\$30,000,000
Revenue												
Residential												
Units Constructed		1,248	680	575	1,006	321	639	390	0	0	580	5,438
Unit Sales		\$1,114,007,550	\$305,163,399	\$630,104,670	\$640,096,928	\$199,479,824	\$266,544,814	\$242,555,159	\$0	\$0	\$1,070,928,654	\$4,468,880,999
Unit Rentals		\$15,870,745	\$28,405,138	\$35,765,157	\$53,590,075	\$59,836,346	\$74,969,766	\$83,202,562	\$85,698,639	\$88,269,598	\$93,806,814	\$619,414,838
HOA and CAM	\$6,300	\$7,860,513	\$12,146,785	\$15,767,011	\$22,103,336	\$24,122,979	\$28,150,398	\$30,606,159	\$30,606,159	\$30,606,159	\$34,257,537	\$236,227,035
Residential Revenue		\$1,137,738,809	\$345,715,321	\$681,636,838	\$715,790,338	\$283,439,149	\$369,664,978	\$356,363,879	\$116,304,797	\$118,875,757	\$1,198,993,005	\$5,324,522,872
Other Rental												
Commercial/Retail		\$3,253,420	\$4,955,714	\$6,778,959	\$9,685,488	\$11,341,438	\$13,177,377	\$15,334,030	\$15,794,051	\$16,267,873	\$18,947,182	\$115,535,532
Office		\$7,741,203	\$15,153,939	\$18,285,606	\$27,970,852	\$28,809,977	\$38,648,452	\$39,807,906	\$41,002,143	\$42,232,207	\$43,499,173	\$303,151,457
Hotel/Convention Center					\$6,526,920	\$9,334,708	\$11,242,755	\$11,799,777	\$12,174,416	\$12,539,648	\$12,915,837	\$76,534,059
Other Revenue		\$10,994,622	\$20,109,652	\$25,064,565	\$44,183,260	\$49,486,123	\$63,068,584	\$66,941,712	\$68,970,609	\$71,039,728	\$75,362,193	\$495,221,048
Total Inflows	\$30,000,000	\$1,148,733,431	\$365,824,974	\$706,701,402	\$759,973,598	\$332,925,271	\$432,733,562	\$423,305,592	\$185,275,407	\$189,915,484	\$1,274,355,198	\$5,849,743,920
Cost												
Land Acquisition	\$15,000,000	\$15,000,000										\$15,000,000
Soft Costs	\$50,000,000	\$15,000,000	\$30,000,000	\$5,000,000								\$50,000,000
Residential Development		\$343,502,123	\$100,315,592	\$204,681,448	\$219,642,164	\$81,660,140	\$94,881,781	\$105,340,678	\$0	\$0	\$416,159,088	\$1,566,183,014
Less (Community Bond)	(\$25,000)	(\$15,761,078)	(\$5,626,013)	(\$8,401,493)	(\$10,238,078)	(\$4,007,228)	(\$4,794,546)	(\$4,872,542)	\$0	\$0	(\$12,336,612)	(\$66,037,592)
Escrow and Fees	3.50%	\$38,990,264	\$10,680,719	\$22,053,663	\$22,403,392	\$6,981,794	\$9,329,069	\$8,489,431	\$0	\$0	\$37,482,503	\$156,410,835
Commercial/Retail Development		\$8,133,550	\$4,011,728	\$4,186,434	\$6,757,902	\$3,413,463	\$3,739,240	\$4,403,329	\$0	\$0	\$5,478,184	\$40,123,830
Office Development		\$19,353,007	\$17,951,250	\$6,692,623	\$22,841,694	\$0	\$22,435,439	\$0	\$0	\$0	\$0	\$89,274,012
Rental Unit Maintenance	55.00%	\$8,728,910	\$15,622,826	\$19,670,836	\$29,474,541	\$32,909,990	\$41,233,371	\$45,761,409	\$47,134,251	\$48,548,279	\$51,593,748	\$340,678,161
HOA/CAM Maintenance	100.00%	\$7,860,513	\$12,146,785	\$15,767,011	\$22,103,336	\$24,122,979	\$28,150,398	\$30,606,159	\$30,606,159	\$30,606,159	\$34,257,537	\$236,227,035
Commercial/Retail Maintenance	55.00%	\$1,789,381	\$2,725,643	\$3,728,427	\$5,327,019	\$6,237,791	\$7,247,557	\$8,433,717	\$8,686,728	\$8,947,330	\$10,420,950	\$63,544,543
Office Maintenance	55.00%	\$4,257,661	\$8,334,666	\$10,057,083	\$15,383,968	\$15,845,487	\$21,256,649	\$21,894,348	\$22,551,179	\$23,227,714	\$23,924,545	\$166,733,301
Marketing Expenses	1.50%	\$6,703,321	\$6,703,321	\$6,703,321	\$6,703,321	\$6,703,321	\$6,703,321	\$6,703,321	\$6,703,321	\$6,703,321	\$6,703,321	\$67,033,215
Community General Development		\$16,666,667	\$29,166,667	\$29,166,667	\$106,744,838	\$0	\$1	\$0	\$12,500,000	\$12,500,000	\$0	\$206,744,839
Natural Zone	\$25,000,000	\$8,333,333	\$8,333,333	\$8,333,333								\$25,000,000
Parks	\$25,000,000	\$8,333,333	\$8,333,333	\$8,333,333								\$25,000,000
School	\$25,000,000		\$12,500,000	\$12,500,000								\$25,000,000
Hotel/Convention Center	\$106,744,838				\$106,744,838							\$106,744,838
Hospital	\$1						\$1					\$1
Dryland Forest	\$25,000,000								\$12,500,000	\$12,500,000		\$25,000,000
Infrastructure	\$50,000,000	\$15,000,000	\$3,888,889	\$3,888,889	\$3,888,889	\$3,888,889	\$3,888,889	\$3,888,889	\$3,888,889	\$3,888,889	\$3,888,889	\$50,000,000
Water Waste Treatment	\$30,000,000							\$30,000,000				\$30,000,000
Industrial	\$25,000,000							\$8,333,333	\$8,333,333	\$8,333,333		\$25,000,000
Total Outflows	\$30,000,000	\$485,224,319	\$210,922,072	\$318,194,910	\$451,032,986	\$177,756,626	\$234,071,168	\$268,982,072	\$140,403,860	\$142,755,025	\$577,572,153	\$3,036,915,193
Net Cash Flow	\$0	\$663,509,112	\$154,902,901	\$388,506,492	\$308,940,612	\$155,168,645	\$198,662,394	\$154,323,520	\$44,871,546	\$47,160,459	\$696,783,045	\$2,812,828,728
Cumulative Net Cash Flow	\$0	\$663,509,112	\$818,412,014	\$1,206,918,506	\$1,515,859,118	\$1,671,027,763	\$1,869,690,157	\$2,024,013,677	\$2,068,885,223	\$2,116,045,683	\$2,812,828,728	

This presentation is an assessment and estimate of costs and revenues as of today. These numbers are subject to adjustment as final bids and timelines are received, and contractual commitments are made. Efforts will be undertaken to find competitive vendors and save costs where the company believes they are desirable. This document is provided in connection with raising money for a real estate investment. There are no forward looking statements in this document. The terms and conditions of any investment and all representations related to such investment would only be included in and subject to the final investment contracts executed between the company and any investor.

This information is confidential, and not for disclosure to anyone without getting the company's permission to forward it.

A scenic photograph of a waterfall cascading over a rocky cliff into a pool of water. The surrounding area is lush with green vegetation and trees. The word "Mahalo" is overlaid in a large, white, serif font on the right side of the image.

Mahalo

THANK YOU