

Dallas Fort-Worth has the Answer for Everyone

Prepared by

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DISCLOSURES

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Explanations

The purpose of this report is to educate investors about real estate investment.

*The content should be taken for illustration purpose only. No guaranty is made nor implied.
Do your own due diligence.*

Contents

- I. Executive Summary
- II. Company Overview
- III. DFW NOW
- IV. DFW TOMORROW
- V. INVESTMENT OPPORTUNITIES

I. EXECUTIVE SUMMARY

Your Success is Our Business!

Our Mission is to spread prosperity among people by providing customized investment opportunities based on each investor's talents.

Customized Investment

Investment must be customized based on the investor's resources, short / long term objectives, and abilities, OR simply phrased as "God-given talents".

Our Challenge

The first step is to understand the clients at the personal level. Next, our challenge is to diligently seek investment opportunities from the standpoint of our clients.

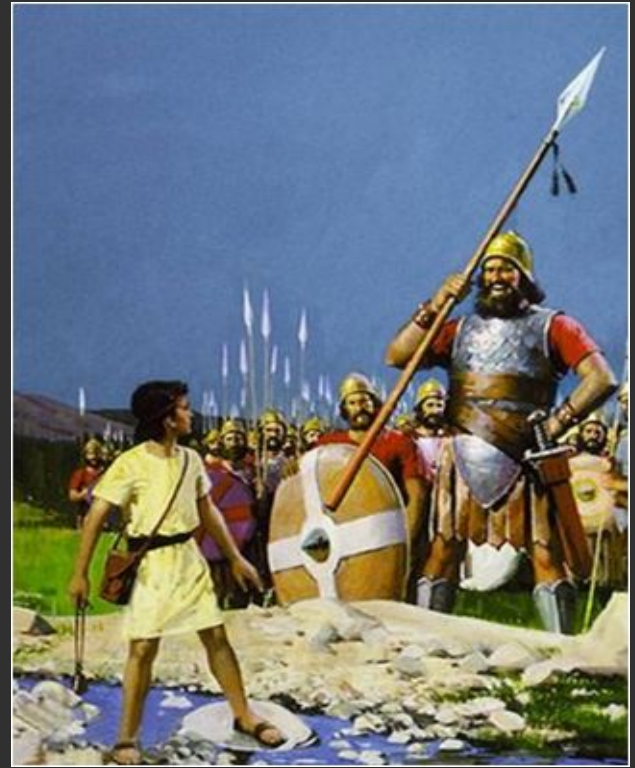
II. COMPANY OVERVIEW

Small David vs. Giant Goliath

II. COMPANY OVERVIEW

Introducing Five Stones Investment

King David led the Israelites to victory by defeating the Goliath with five little stones. Likewise, Five Stones Investment seeks to create success with a collaboration of small but talented investors in their respective field. We also commit ourselves to bringing success to our workers, customers, vendors and neighbors alike.



II. COMPANY OVERVIEW **Five Stones Investment**

About David Kim



- VERY GOOD HOMES LLC (2019-PRESENT)
 - ◆ Founded Commercial / Residential Brokerage
 - ◆ Residential Investment Strategy

- RE/MAX DFW ASSOCIATES (2014-2021)
 - ◆ Commercial Broker Associate
 - ◆ Top 250 in 2016 Texas
 - ◆ Produced KBS DFW 이슈와 투자

- Five Stones Investment (2010-present)
 - ◆ Founder & CEO

- Arcus Technology (2006-2009, 2018-2019)
 - ◆ Investor & VP Business Development
 - ◆ Achievements
 - ***Established global sales network***
 - Anchored customer – Red Box DVD Rental
 - ***Increased annual sales revenue from \$200,000 to \$5,000,000 in 3 years and growth continues***

- Education
 - ◆ Southwestern Baptist Theological Seminary
 - ◆ UCLA

III. DFW NOW

Everyone is coming to DFW.

III. DFW NOW Major corporations are coming!



III. DFW NOW others are coming too!



III. DFW NOW

Many Large Corps were already here!

EXXON

AT&T

ENERGY TRANSFER EQUITY

HALLIBURTON

FLOUR CORP

AMERICAN AIR

KIMBERLY CLARK

HOLLY FRONTIER

SOUTHWEST AIRLINES

TEXAS INSTRUMENTS

TENET HEALTH CORP

JC PENNEY

GAME STOP

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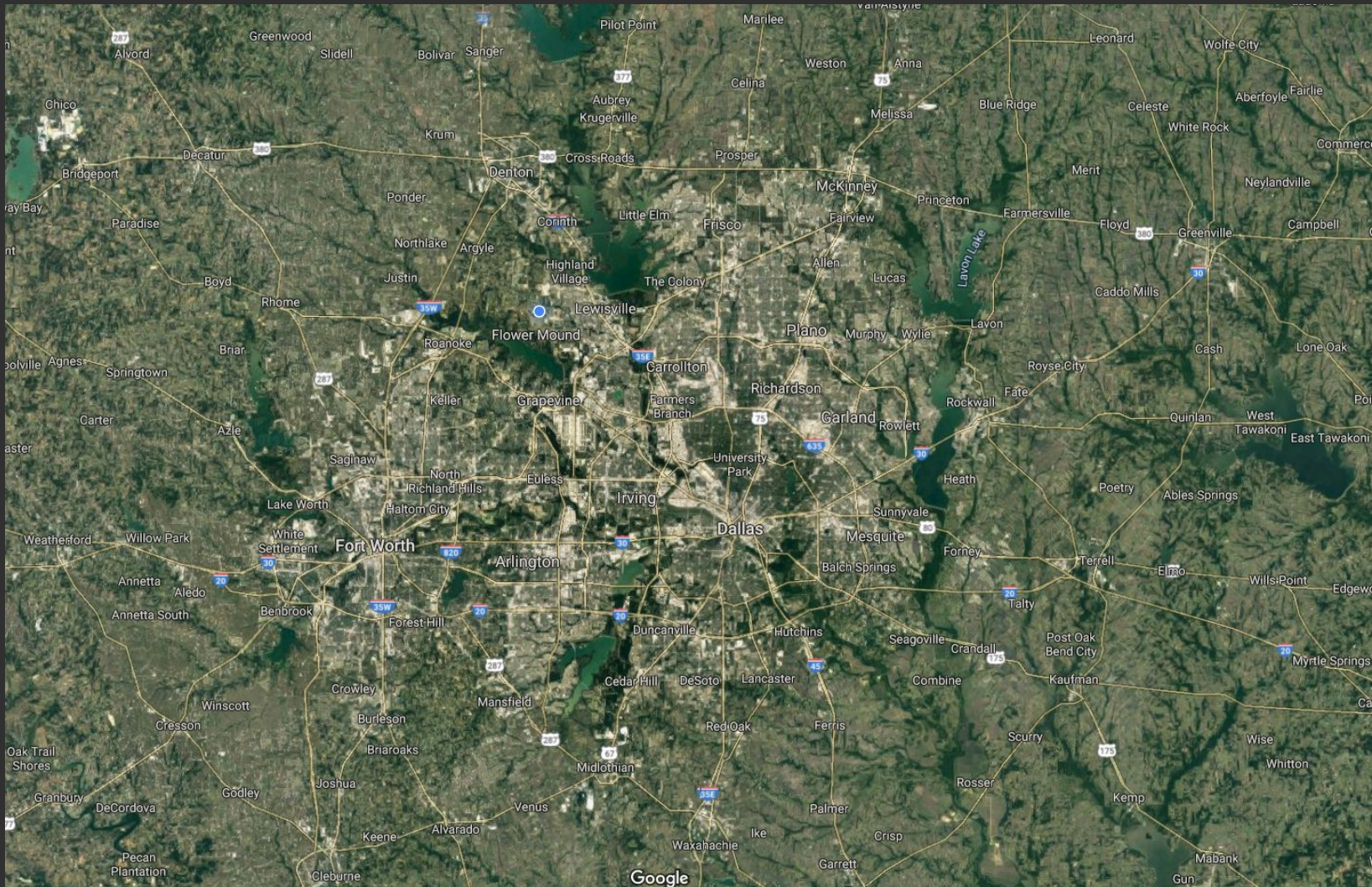
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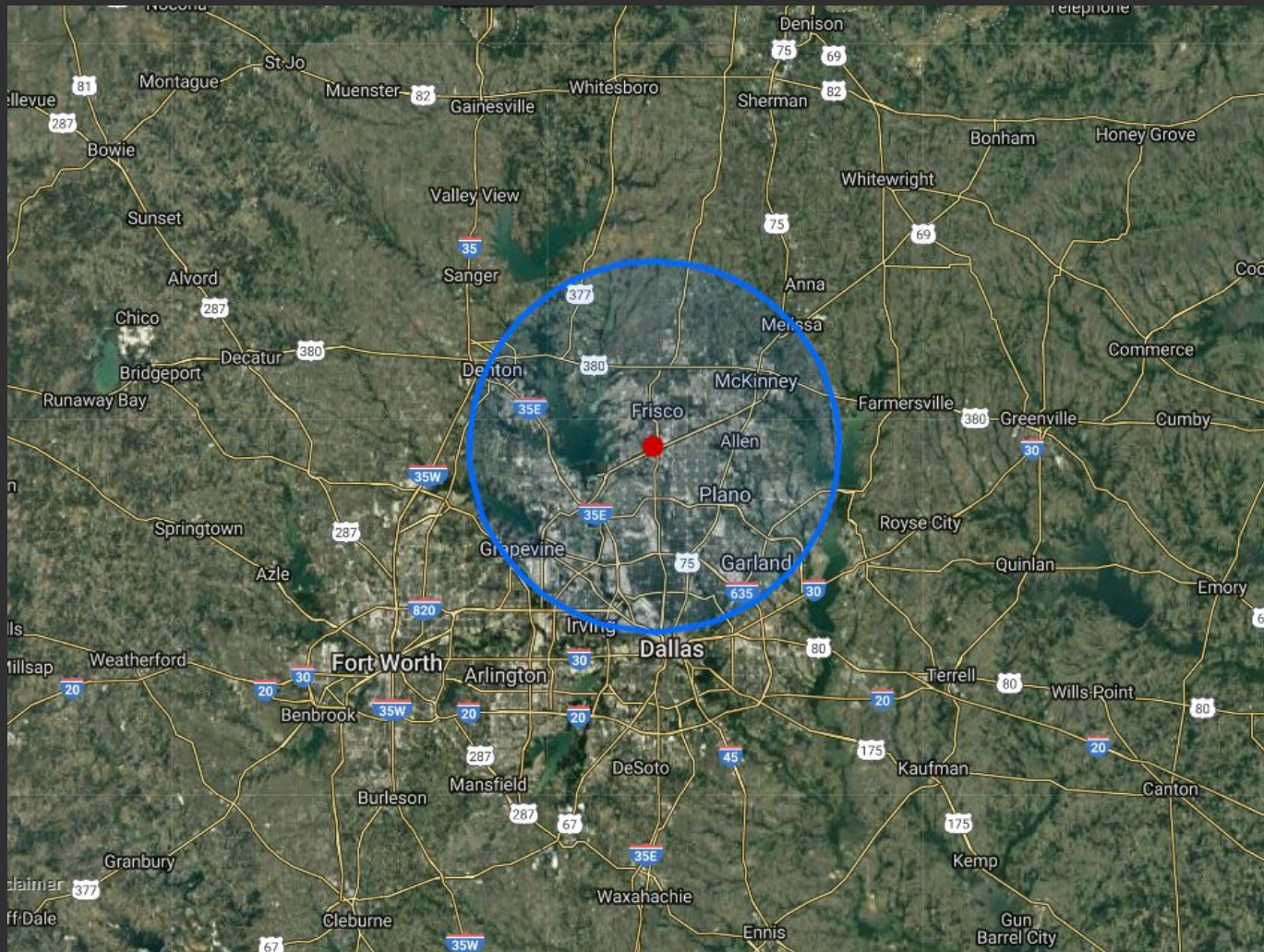
PIZZA HUT

FRITO LAY

IV. DFW TOMORROW

Plenty of Land to Grow



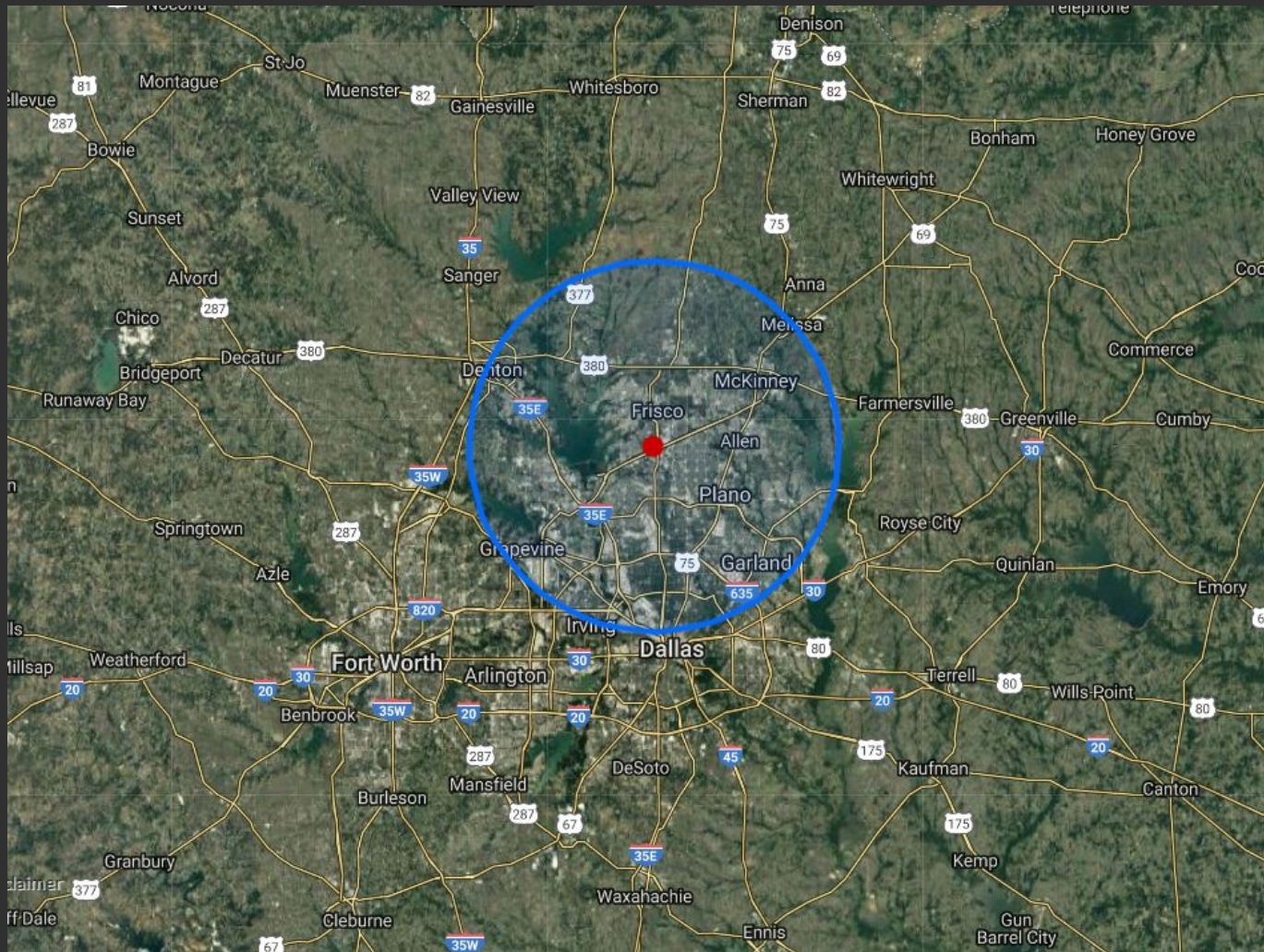


IV. DFW NOW Major corporations are coming!

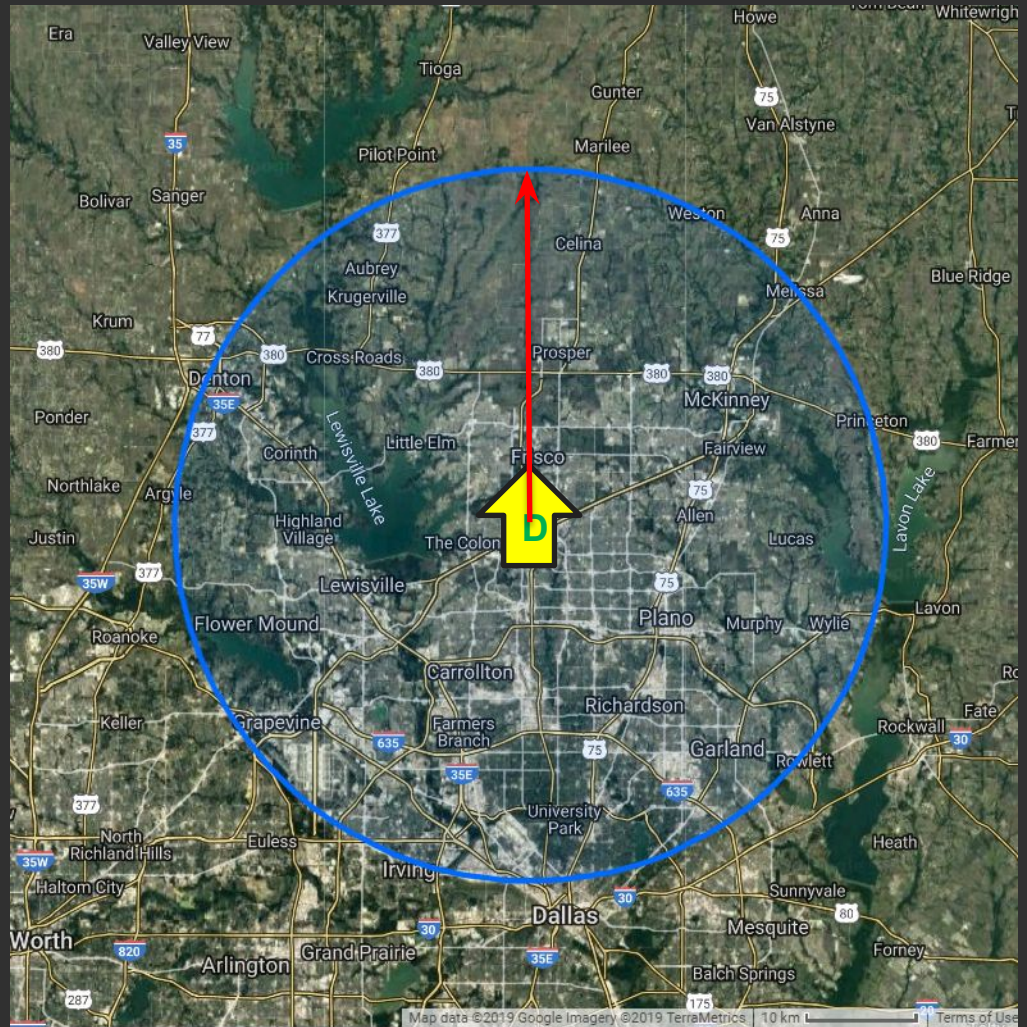


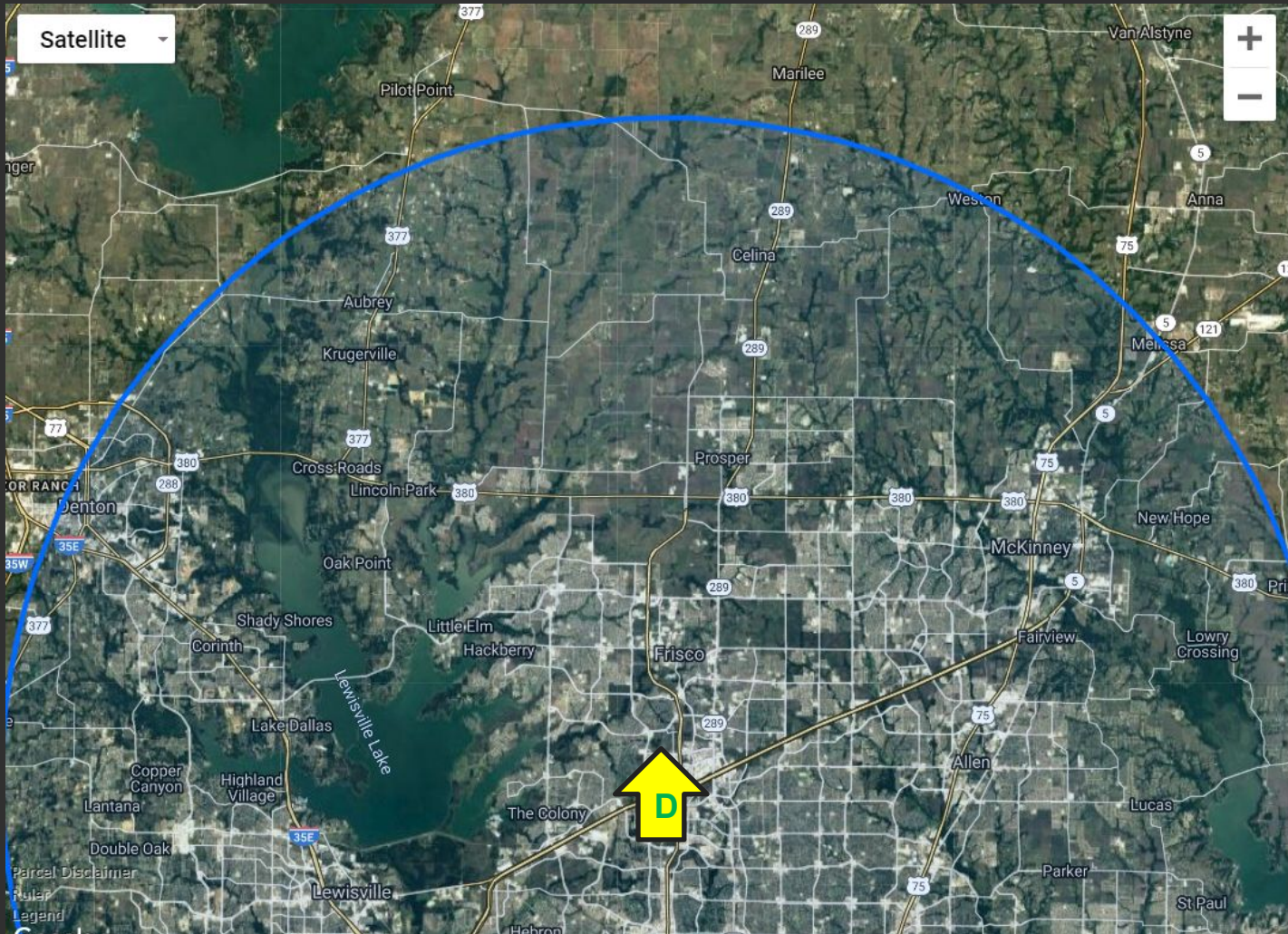
IV. DFW NOW others are coming too!



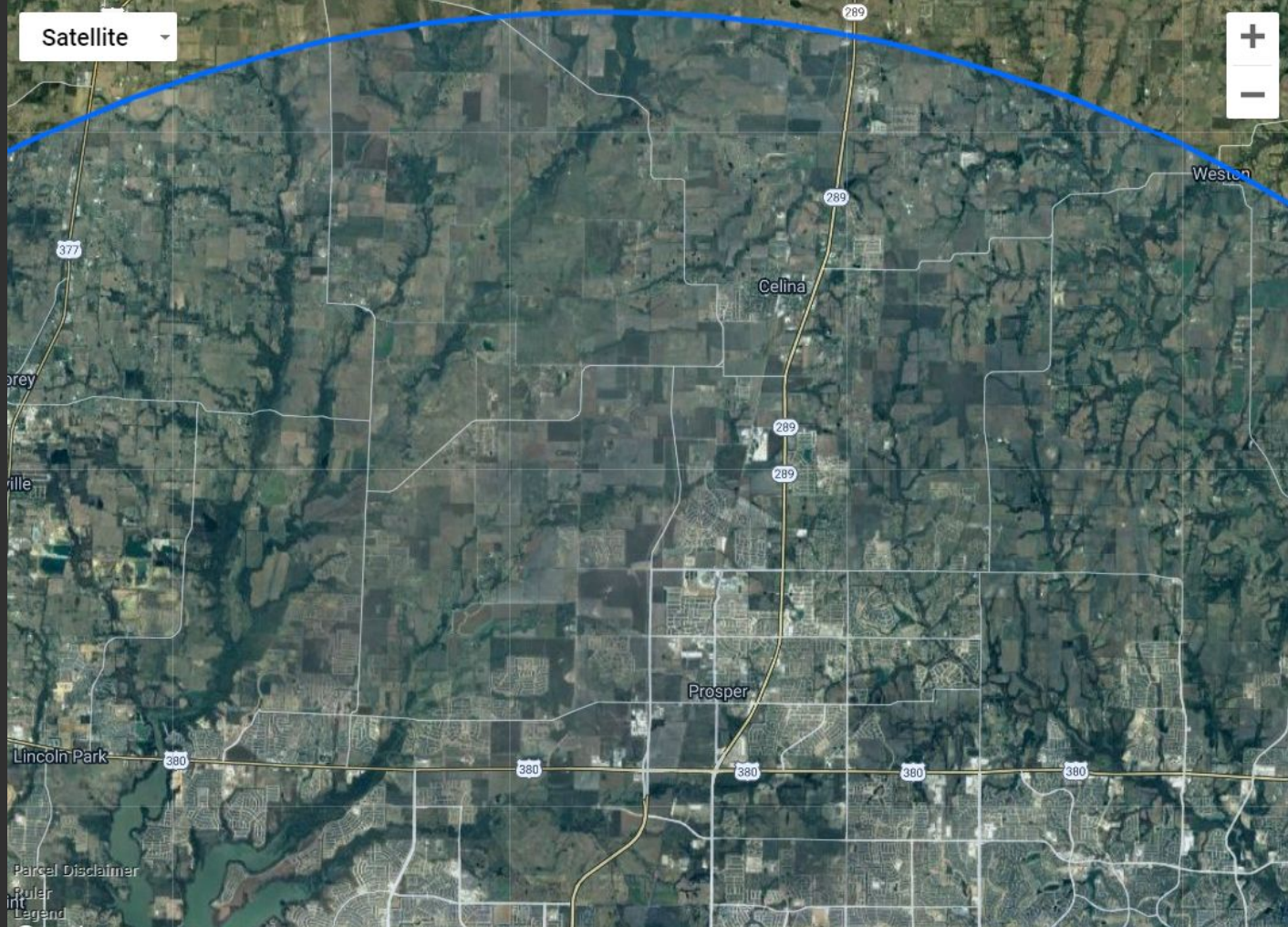


Growth Opportunity
20 miles radius
from
New
North Dallas
Downtown





Satellite



Parcel Disclaimer

Fulton
Legend

Google



Vast Land to fuel future growth needs

IV. DFW TOMORROW

Independent cities want to grow.

New homes built.

National brands MUST come.

IV. DFW TOMORROW

Texas is truly different from other states.

Business-friendly environment.

No State Income Tax for Businesses or Individuals.

Abundance of educated workforce.

Affordable Labor Pool

Infrastructure

Strategically Located

V. INVESTMENT OPPORTUNITIES

1. Land

to keep or to develop

2. Commercial

Retail Strip Centers

Industrial Warehouse

Office Building

Hotels

3. Residential

Single Family Homes

Multi Unit

4. Business Ideas

Restaurant –

Franchise

Co-Own

Flip Homes

Multiple Home Rental --

high demand,

liquid cash,

tax breaks (5 incomes)

Q&A

Texas vs California

TEXAS vs CALIFORNIA

	TEXAS	CALIFORNIA
PROPERTY TAX	2.1% - 2.9% (DFW homes) COUNTY ASSESSED APPLIES TO HOME & BUSINESS	1% PURCHASED PRICE BUSINESS EXEMPTED (?)
HOME PRICE	LOW MEDIAN HOME PRICE	HIGH MEDIAN HOME PRICE
BUSINESS ENVIRONMENT	PRO-BUSINESS GROWTH POTENTIAL LOW LABOR COSTS	RESTRAINTS SATURATED HIGH LABOR COSTS
SCHOOL	TOP 6% SENIORS AUTO ADMISSION TO UT AUSTIN MORE TX COLLEGE FOCUSED	COMPETITIVE UC ADMISSION
THINGS TO DO	HUNTING, FISHING, HOME & WORK	NATURE LEISURE KOREAN CULTURE ACCESS

TEXAS Property Tax Review

- County assessed annually
- Typically, City, County, School District

Sample Tax Breakdown based on a home valued at \$335,236

Jurisdiction	Tax Amount	Tax Rate
Town Of Flower Mound	\$1,471.69	0.44%
Denton County	\$756.21	0.22%
Lewisville ISD	\$4,718.45	1.41%
Total Estimated Tax Rate		2.07%

Texas School Tax can be used for



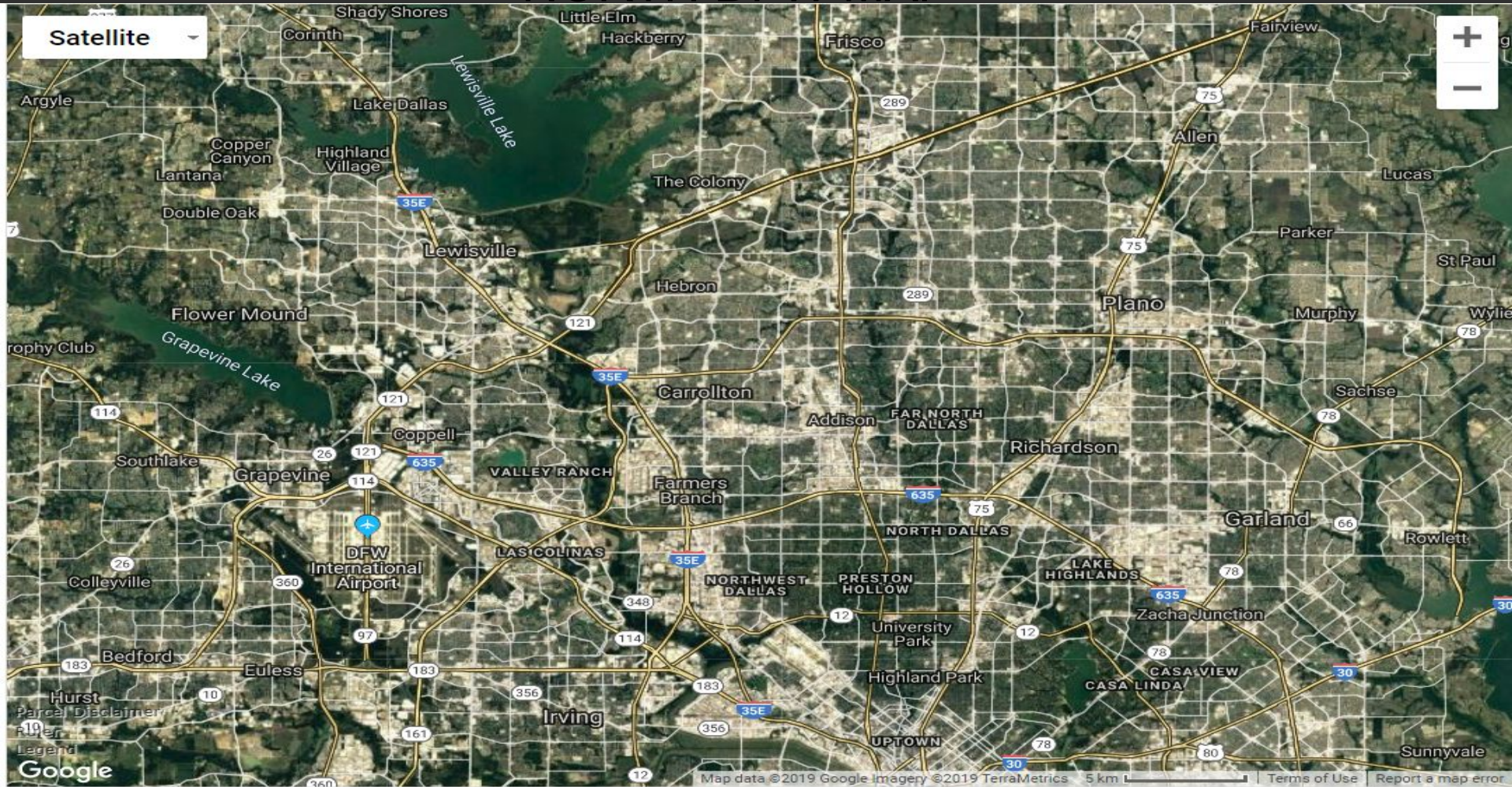


“Lewisville Store May
Open Sooner than
Second Half of 2019”

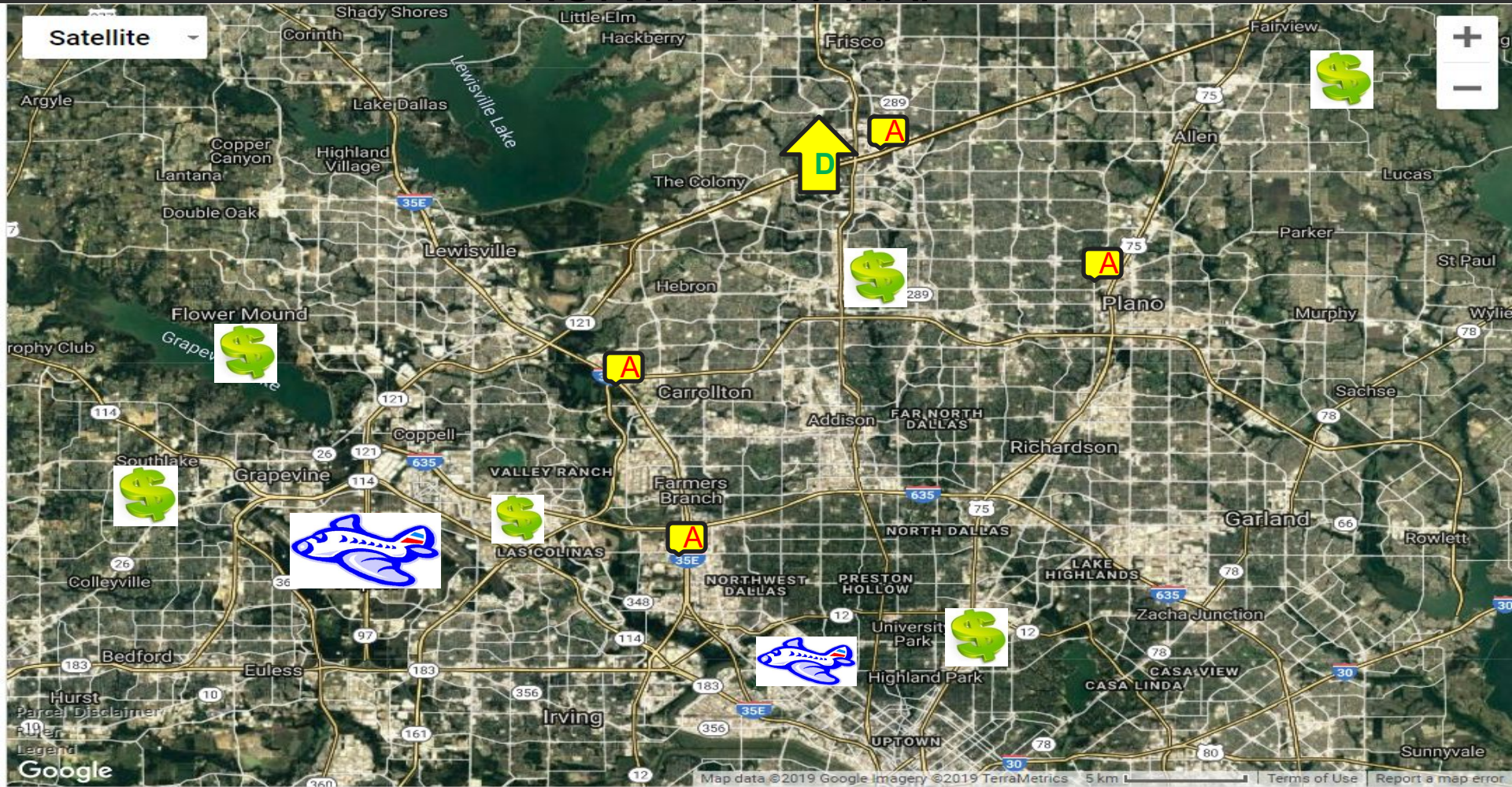
Zion Market
CEO Kyu-Man Hwang



NORTH DFW MAP



NORTH DFW MAP



Your Success is Our Business!

Five Stones Investment