



Colonial Capital Loan Summary

Arcadia Ln, LLC

Purpose:

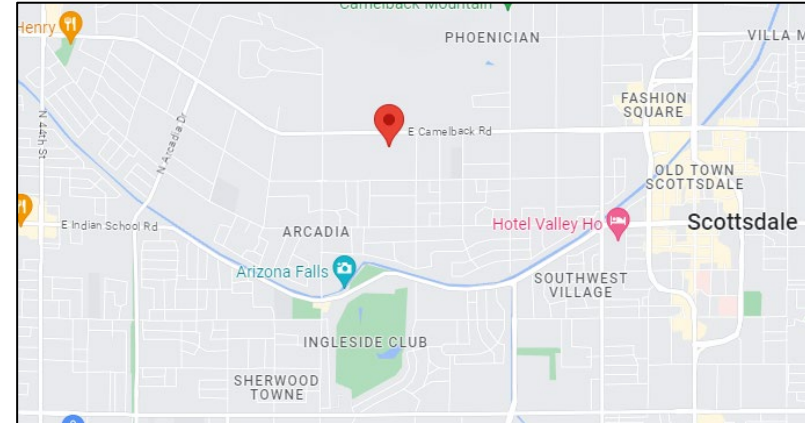
The refinance and renovation of a +/- 11,500-SF single family home, located at 4425 North Arcadia Lane, Phoenix, AZ 85018, and further identified as Parcel #172-30-016, Maricopa County. The borrowing entity Arcadia Ln, LLC purchased the property for \$5,000,000 (\$434.78-SF), of which Colonial provided \$2,500,000 (\$217.39-SF) at initial funding on 10/18/2023. We originally approved a \$4,300,000 loan to fund the purchase and holdback improvements for the property. However, an investor backed out at the last minute due to other matters and we funded a reduced \$2,500,000 amount. Now with this \$600,000 increase to \$3,100,000, the funds will go towards renovation reimbursements that the guarantors have fronted as well as a holdback for covering the remaining items.

Arcadia Ln, LLC is an LLC owned by Len and Kristy Barrie, who are the managing members. The borrower plans on selling the property in ~11 months post-renovation for \$8,000,000 (\$695.65-SF).

Borrower:

Arcadia Ln, LLC

Funding Date: ~December 12th, 2023



Property Address:

4425 North Arcadia Lane,
Phoenix, AZ 85018

Major Deal Points

Loan Amount: \$3,100,000

Rate: 11.50% per annum

Maturity: 12 Months.

Term: Monthly interest only payments, with the outstanding balance due in 12 months from the date of the note.

Minimum Interest: \$134,326.38; 6-months on new proceeds and balance of 2.5MM

Guarantor: Arcadia Ln, LLC
Len and Kristy Barrie

Default Rate: 22.00% per annum.

Investor and Colonial Capital, LLC will share 50/50 all per diem
Default Interest Collected



NON-DISCLOSURE & CONFIDENTIALITY AGREEMENT

Thank you for your interest in the investment opportunities offered by Colonial Capital, LLC and/or Colonial Management, LLC. In order to more fully evaluate the investment opportunities, Colonial shall provide you with certain information and financials which are proprietary and/or legally protected confidential information ("Confidential Information"). All Confidential Information is being provided strictly for evaluating the offered investment opportunity. By receiving the Confidential Information, you are expressly agreeing to the following terms and conditions:

- 1. Non-Use and Non-Disclosure.** In the course of evaluating the investment opportunity offered by Colonial, you will receive Confidential Information concerning the investment and the parties involved in the investment opportunity. At all times, you shall hold the Confidential Information in strict secrecy and confidence and shall not disclose, divulge, provide or otherwise make available any Confidential Information, or any portion or summary thereof, to any person or entity without Colonial's prior written consent. Furthermore, you shall use the Confidential Information solely for the purpose of evaluating whether to enter into the investment opportunity offered by Colonial. You hereby acknowledge that the Confidential Information is and shall remain the property of Colonial at all times, and that such Confidential Information shall not be used in any way detrimental to Colonial, its investors, or any matter, entity or individual related to the investment opportunity.
- 2. Non-Solicitation and Other Restrictions.** For a period of two (2) years from on which Colonial provided you with the Confidential Information, you shall not (i) use, directly or indirectly, any Confidential Information in connection with or for the purpose of soliciting any former, present or potential customer, borrower or investor of the Company in connection with any offer or sale of any service or product related to the investment opportunity; or (ii) solicit or attempt to solicit any employee or consultant of Colonial, a Colonial investor or any party or entity related to the investment opportunity with any offer of employment or consultancy, or hire, engage or otherwise employ any such person, if you first became aware of such person or entity through access to Confidential Information.
- 3. Remedies.** It is specifically understood and agreed that any breach of this Agreement is likely to result in irreparable injury to Colonial and that the remedy at law alone will not be sufficiently adequate to remedy such breach, and that in addition to any other legal and/or equitable remedy it may have, Colonial shall be entitled to seek the specific performance of this Agreement, and to seek both temporary and permanent injunctive relief (to the extent permitted by law) without the necessity of a bond or proving actual damages. In event that Colonial is required to take action to enforce the terms of this Agreement, Colonial shall be entitled to reimbursement of all fees and costs incurred in connection therewith, including its reasonable legal fees and costs.



Repayment:

- The primary source of repayment will come from the sale of the subject property. The borrower plans to list the property after completion of all renovations for \$8,000,000 (\$695.65-SF).
- The secondary source of repayment will come from the refinance of the property with a conventional lender.
- A tertiary source of repayment will come from the foreclosure and sale of the property and claims on the guarantors.

Subject Property

The subject property is an existing +/- 11,500-SF, 8 bed/7.5 bath single family home on ~1.48-ac of land, located at 4425 North Arcadia Lane, Phoenix, AZ 85018, and further identified as Parcel #172-30-016, Maricopa County. The subject property is located directly off East Camelback Road and North Arcadia Lane, just across the street from The Phoenician Resort.

The parcel is zoned RE-35 and has a large backyard, which includes a private pool, casita, tennis court, and a putting green. The tennis court is currently in average condition, but the borrower plans to have it resurfaced and repainted for a pickleball court. The subject property's most highlighted features would be its mountain views and its location. The property's prime location in the heart of one of Arcadia's best streets makes it a sought-after asset.

A majority of the major renovations such as plumbing and electrical work have been completed. The guest house needs a cosmetic update as well as the kid's suite on the second level. In terms of a percentage, they have completed 80% of the renovations.

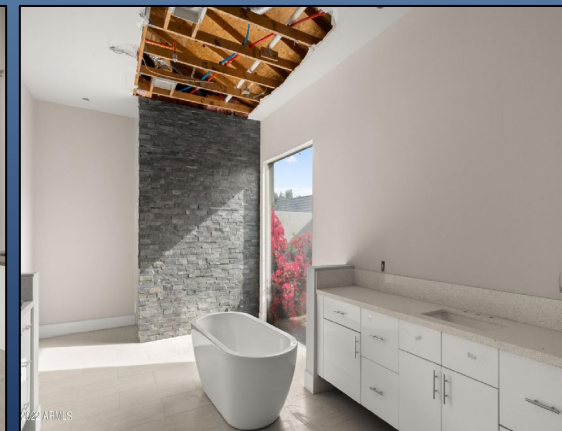
The borrower, intends on completing the renovations of the existing home with a total cost of renovations at **\$858,972.88 (\$74.69-SF)**.



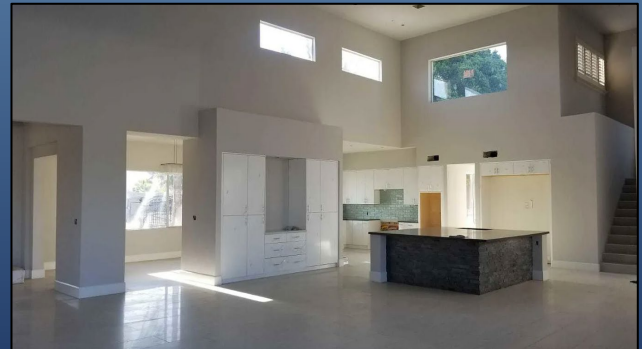
Subject Property Exterior Photos



Subject Property Interior Photos



Subject Property Interior - Colonial Site Tour Photos



Budget Overview:

Total cost of the project will be **\$5,858,972.88 (\$509.48-SF).**

This includes the purchase price of \$5,000,000 (\$434.78-SF), and total cost of construction or the sum of interior and exterior renovations will be **\$858,972.88 (\$74.69-SF).**

The borrower has a signed contract with Smart Choice Construction, LLC, a licensed general contractor who will be finalizing all of the interior/ exterior renovations.

Post funding of renovations, Colonial's total exposure will be \$3,100,000 (\$269.57-SF)

Please see Exhibit A for a breakdown of the construction

Subject Property Valuation

Sales Comparison Approach

Post Renovation Sales Comparables

Below are recent sale comparables that are similar condition to the subject property in the immediate area within the last year. The sales utilized represent the best data available for comparison with the subject. These sales were chosen based upon their similar physical characteristics, economic characteristics, and locations.

Finished Product Comps											
Property Address	Approx SF	Bed	Bath	COE	Sold Price	Price/SF	Approx Lot SF	Price/Lot SF	Year Built	Date Listed	Days on Market
4211 N 66th St, Scottsdale, AZ 85251	5,797 SF	5	5.25	10/9/2023	\$7,000,000	\$1,207.52	49,658 SF	\$140.96	1964	x	x
6235 E Montecito Ave, Scottsdale, AZ 85251	6,045 SF	5	7	5/10/2023	\$7,200,000	\$1,191.07	36,155 SF	\$199.14	2018	x	x
4401 N 61st St, Scottsdale, AZ 85251	8,965 SF	7	8.5	3/31/2023	\$5,795,000	\$646.40	49,658 SF	\$116.70	1981	1/12/2023	78
4951 E Rockridge Rd, Phoenix, AZ 85018	8,385 SF	5	6	3/24/2023	\$7,000,000	\$834.82	64,469 SF	\$108.58	1991	9/15/2022	190
5715 E Monterosa St, Phoenix, AZ 85018	6,500 SF	5	5.5	12/14/2022	\$7,550,000	\$1,161.54	27,443 SF	\$275.12	2022	2/16/2022	301
Averages:		7,138 SF			\$6,909,000	\$1,008.27	\$45,477	\$168.10			

Currently On-Market

4931 E Calle Del Norte, Phoenix, AZ 85018 – 4 B/6.5 Ba, 6,251-SF
 Listed Price - \$7,500,000 (\$1,199-SF)

4550 N Rubicon Ave, Phoenix, AZ 85018 – 5 B/5.5 Ba, 6,307-SF
 Listed Price - \$6,950,000 (\$1,102-SF)



Subject Property Valuation

Opinion of Value

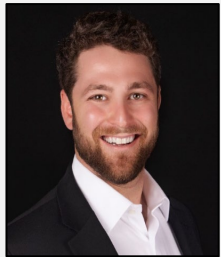
Polly Wintergalen, Partner, ROCO Luxury Homes



Polly Wintergalen is a very seasoned high end Realtor. She is an Arizona native, born and raised in the coveted Arcadia neighborhood where she and her husband, Ed, have raised their three children. She has expertise in the Arcadia market, and surrounding Paradise Valley and Scottsdale areas, in terms of a deep knowledge not only of the homes and lay of the land, but also of the schools, restaurants, entertainment, and network of community leaders.

It is her opinion that the subject property has a value of \$5,000,000 as is, and prospective value upon completion of renovations of between \$6,250,000-\$7,275,000. Polly has no connection monetarily to this transaction.

Jonah Joffe, Realtor, The Joffe Group



Jonah was born and raised in Phoenix and has lived in the Arcadia area his entire life. After time spent working in commercial real estate with RED Development and for The Phoenix Suns, Jonah brought his experience to the family business, The Joffe Group, with the hope of bringing a new generation of fresh ideas to the group's thirty-plus year legacy. His work ethic and achievement drive have always been his strength, which he uses to achieve results. It hasn't taken long for Jonah to become a force in the real estate market selling more than 225 million dollars in his first 4 years in the business.

It is his opinion that the subject property has a value of \$5,000,000 as is, and prospective value upon completion of renovations of between \$7,000,000-\$7,275,000. Jonah has no connection monetarily to this transaction other than being a Colonial investor.

Colonial Valuation

Based recent sales comparables of similar properties provided, and our market experts, Colonial is valuing the property post renovation conservatively at **\$7,000,000 (\$608.69-SF)**.

LTV: 44.3% (Post Renovation)

Post funding of renovations, Colonial's total exposure will be **\$3,100,000 (\$269.57-SF)**



Borrower Background:

Len & Kristy Barrie – Arcadia Ln, LLC



Len Barrie is a Canadian former professional ice hockey forward who played 184 games in the National Hockey League. He played for the Philadelphia Flyers, Pittsburgh Penguins, Los Angeles Kings, and Florida Panthers. He was a co-owner of the Tampa Bay Lightning, and was the president and coach of the Victoria Grizzlies of the British Columbia Hockey League. Len's son, Tyson Barrie is currently a defenseman on the Nashville Predators.

Len & Kristy are Canadian Citizens who have invested in Fix and Flip short term investments, and long-term real estate holdings. Len & Kristy were the original inventors behind our initial funding of the purchase of this residence in October 2023 and will be buying out their partner, Bill Predebon.

Borrower/Guarantor Financial Background:

Len & Kristy Barrie's personal financial statement dated 11/24/2023 reflects a Net Worth of \$8,700,000 on Total Assets of \$11,200,000, centered in Savings/Retirement Accounts and Securities of \$2,000,000, Real Estate properties owned of \$4,000,000, Vehicles of \$200,000, and Other Assets of 5,000,000. With Total Liabilities of \$2,500,000, which accounts for the 1st loan on the subject property with Colonial Capital.

It should be noted that the Barrie's are supplying a majority of the liquidity and down payment for the project. The Barrie's are wealthy Canadians who has partnered with Predebon on several fix and flips. Their son, Tyson, is also an investor in this project.



Summary

Based on a low loan to value and cost, as well as a very desirable neighborhood, this loan should provide investors a reasonable return based on the perceived risks.

No one should consider investing unless they are prepared to own the subject property.

Rob Leonard Sr.
Executive Director (Founder)
Rob@colonial-capital.com
C: 602.430.0436

Chris Carlson
Executive Vice President
Chris@colonial-capital.com
C: 623.326.9253

Rob Leonard Jr.
Vice President
RobJR@colonial-capital.com
C: 602.622.4195

Wyatt McPherson
Business Development | Underwriting
Wyatt@colonial-capital.com
C: 480.993.5988

Thomas White
Business Development Executive
Tom@colonial-capital.com
C: 214-601-6890

Exhibit A

Draw number 1

	Company	Description	Cost	Paid	Paid To Date	Cost to complete	Receipt/ Invoice number
1	RG Enterprises	Construction	86520.00		3500.00		Zelle
2		Main house	Draw		2000.00		Zelle
3			Draw		3500.00		Zelle
4			Draw		3500.00		Zelle
5			Draw		3500.00		Zelle
6			Draw		3500.00		Zelle
7			Draw		15000.00		
		Inside closets	18000.00				
	RG Enterprises	Outside	50000.00	11/22/23	10000.00		
				1/5/23	10000.00		
8	Smart Choice	Construction upper and Casita/outside	50000.00		18000.00		
	Smart choice	Ozzie/Guest house		12/1/23	10000.00		
9	Needs for Trees	Landscape design	5000.00		5000.00		91323-01KK
10	Sun Stone Supply	Tile Main area	2166.34	10/4/23	2166.34		8128389
11	Miriam Serranto	Palm Tree Trim	1800.00	10/9/23	1800.00		Zelle
12	Extra Mile Painting	Stucco repair	1587.00	10/15/23	1587.00		Venmo
1	Extra Mile Painting	Outside	35480.00	11/8/23	35500.00		
13	Custom courts	Tennis court	9380.00	11/17/2023	6000.00		
14	Strike Force Pest Control	Termite Exterminate	936.00	10/15/23	936.00		Visa Wells
15	House Inspection	Inspection	1000.00	10/15/23	1000.00		Cash Wellswithdraw
16	<u>build.com</u>	Lighting/powder/ dinning room		10/12/23	3172.12		MC (8870)
17	Amazon	Ring lights and camera		10/30/23	605.03		Wells (2233)
18							
19	Scandinavian Designs	Barstools		10/31/23	630.00		Visa (3117)
20	La Maison	Lighting		10/2/23	799.00		20005
21	La Maison	Lighting		10/2/23	670.00		20008
22							
23	Extra Mile Paintin	Outside house	24000.00	11/22/23	35500.00		
24	I&A Air Conditing	Start up and fix	5956.50	10/27/23	5956.50		1923
25	Diana Albelais	Electrician	16540.00	10/27/23	5235.00		
26	Diana Albelais	Electrician		11/4/23	1300.00		
27	Polk Landscape	Phase 1	124000.00	11/4/23	25000.00		
28	Polk Landscape	Phase 1		11/17/2023	25000.00		
29	Polk Landscape	Phase 1		11/22/23	18000.00		
	Polk Landscape	Phase 2	57000.00				
30	Kohler	Plumbing			9896.19		S169902176
31	Ferguson	Plumbing		11/8/23	1951.37		926085
32	Ferguson	Lighting living rm		11/8/23	6781.22		925929

	Company	Description	Cost	Paid	Paid To Date	Cost to complete	Receipt/ Invoice number
34	Cory Segui	Cabinets/lighting			3000.00		
35	Best Buy/Magnolia	Audio/video	40104.85	11/8/23	40104.85		BV5WLB-0
36	BBQ Galore	Outdoor bbq		11/8/23	8998.64		10178142701
37	BBQ Galore	Outdoor bbq		11/9/23	5847.02		10178142704
38		Outdoor lighting	8000.00				
39							
40							
	Wall Mart	Weeding supplies			200.00		
42	Amazon	Workout matflooring		11/8/23	1207.36		Visa (3117)
43	Amazon	BBQ Kegger		11/8/23	915.18		Visa (3117)
44	Costco	Safe		11/9/23	518.62		
	Benjamin Quote	Electrical work	37904.82				
45	Benjamin/Electrician	Electrician ring cams		11/19/23	620.00		
46	Benjamin/Electrician	Garage lights		11/12/23	1300.00		
47	Benjamin/Electrician	Supplies		11/16/23	1440.00		
48	Benjamin/Electrician	Outside work		11/21/23	4500.00		
	Benjamin/Electrician	Outside panel pool		11/21/23	2000.00		
	Benjamin/Electrician	Outside work					
	Benjamin/Electrician	Home Screen		11/29/23	2300.00		
	BenjaminElectrician	Hanging lights		12/1/23	750.00		
	Benjamin/Electric	Pool panel and lightbulbs		12/2/23	1800.00		
49	Wine racks America	Wine rack	2370.62	11/12/23	2370.62		Visa (5572)
50	Pro source	Upstairs flooring	6081.60	11/10/23	6081.60		CG316990
51	Amerizona	Main house	17838.37		9000.00		93673
52	Amerizona	Casita	6071.43		3000.00		93674
53	Amerizona	upstairs	5833.85		3000.00		93675
54	Amazon	Kegerator		11/8/23	915.18		114-9698688-9019465 visa (3117)
55	Amazon	Gym flooring		11/10/23	1207.36		Visa (3117)
56	Mod lighting	Entrance sconces		11/8/23	361.83		#624409 Mc (1147)
57	Amazon	Ring doorbell		11/12/23	64.99		Visa (2233)
58	Home Depot	Tile Master		11/13/23	525.60		
59	Home Depot	Tile up & pool house		11/13/23	357.78		
60	Ferguson	Rohl master bath		11/13/23	3384.58		
	Ferguson	plumbing		11/20/23	5628.74		949083
	Ferguson	Living room lights		11/8/23	6781.22		925929
	Ferguson	Kitchen faucets		11/8/23	555.91		0926085-1
	Ferguson	Kitchen faucetets		11/28/23	1395.46		926085
61	AF Arizona Fireplace	M bed elec fireplace	4461.80	11/13/23	4461.80		

	Company	Description	Cost	Paid	Paid To Date	Cost to complete	Receipt/ Invoice number
62	Home Depot	Up toilet and tile Master fireplace tile		11/14/23	1278.74		H04752-352774
63	Tuff Turf	Putting green	31000.00	11/14/23	10000.00		
	Tuff Turf	Back yard Grass	20000.00				
64	Extra Mile	Painting inside		11/220/23	23500.00		
65	CCT	Tennis court	9380.00	11/15/23	9380.00		
66	CCT	Pickleball nets		11/16/2023	900.00		
67	Garage doors and	Gate Repair	26000.00		12000.00		1553
68	Home Depot	Up kitchenette		11/15/23	3674.43		
69	Home Depot	Up kitchenette		11/16/23	562.47		
70	Spencers	Appliances	80559.70	11/15/23	28000.00		
71	Glacier Window services	Window Cleaning	1500.00		1500.00		
		Final window clean	1500.00				
72	Diana	Const. Cleaning	1600.00		1600.00		
	Diana	Construction Clean	3000.00				
73	Home Depot	Tile up & leaf blower		11/17/23	429.67		
74	Home Depot	Wall paneling upstairs		11/19/23	1937.88		
75	Lumens	Hallway lights		11/19/23	2012.06		L1983942
76	Kevin Studio	Master bath lights		11/19/23	696.96		SH1454
77	Kevin Studio	Master bath lights		11/19/23	358.00		SH1455
78	1 stop lighting	Entrance light		11/19/23	2098.20		11180648
79	Anasazi	Brick Pavers		11/20/223	5417.47		69131
	Art Zepeda	Labour pavers	7400.00				
80	Home Depot	Boxwood hedge		11/20/23	299.99		H0472-354589
81	Home Depot	Tile master		11/20/23	34.82		
82	Home Depot	Tile master		11/20/23	245.29		
83	Lamps Plus	Master Fan		11/21/23	717.30		jL1121231026095279005
84		M Bed Wallpaper					
85	Lucky locksmith	Front door lock		11/21/23	235.00		
86	Theo / Betsy	Tile delivery		11/22/23	300.00		
87	Amorho	Barthroom mirrors		11/23/23	1948.70		2203
88	Gym	Accessories	4000.00				
89	Amazon	Basketball backboard		11/21/23	124.91		114-9106898-6334613
	Amazon	Bathroom lighting			437.53		
	Amazon	Bathroom mirrors			298.99		
	Amazon	Bathroom mirrors			319.00		
		Tennis court lighting	2500.00				
	The Bath outlet	Powder room sink		11/29/23	1708.69		5288312
	The Bath outlet	Powder accessories		11/30/23	940.96		5288321
	Kohler Scottsdale	Steam shower		11/29/23	6806.59		S169910152
	Movers La Maison	Furniture delivery		11/29/23	2115.00		
	Scott Keith	Misc labour			500.00		
		Firepits	17500.00				
90		Resurfacing	27000.00		4500.00		

	Company	Description	Cost	Paid	Paid To Date	Cost to complete	Receipt/ Invoice number
91	Boyd Pools	Heater new pumps	8000.00		5000.00		
92	Art Zepeda	Brick Pavers played	7400.00		3700.00		
93	Foresight Sports	Golf simulator	15000.00				
		Door stops/knobs	1000.00				
	Standard Plumbing	Jorge plumbing part			279.12		
	Floor and Decor	Master Fire		11/30/232	2114.09		Rbo14797602781277
	Floor and Decor	Master Fire		11/1/23	1644.09		Add To above order number
	Floor and Decor	Slab delivery		12/2/23	363.06		Rb014797602781277
	Floor and Decor	Mortar and grout		11/30/23	127.50		1014702602789860
	Floor and Decor	Sample tiles		11/30/23	59.19		1014701602783659
	Home Depot	Pressure washer		12/04/2023	479.00		
	Floor and Decor	Bbq glass tiles		12/1/23			RB014706602809347
	Floor and Decor	Bbq glass tiles		12/1/23	4699.94		Rb014706602809346
	Floor and Decor	Bbq glass tiles		12/2/2023			Rb014706602809346
		New/outside doors	10000.00				
	Ace Hardware	Hoses		12/2/2023	352.17		
	Floor and Decor	M fireplace grout		12/2/2023	21.11		10114702602799906
	Pottery Barn	Outside planters		12/4/23	946.28		333382737737
95	B Inspired	Design and Management fee	95000.00		60000.00		
	Interest Paid						
	Totals To Date		858972.88		533458.76	292609.30	