



GARDEN OF EDEN INVESTMENT GROUP INC

Vertically Integrated Supply Chain For Green-Built Sustainable Homes

8 The Green, Suite R Dover Delaware, 19901 USA

www.GoInvestmentGroup.com (818) 309-8725

LETTER OF INTENT

10.30.2023

Charles Sealey

charlessealey@comcast.net

(302) 287-7637

Dear Charles Sealey,

RE: Secured Bullet Loan Proposal

Pursuant to our telephone call, please accept this letter as a Letter of Intent for establishing a Secure Bullet Loan Agreement for \$100M. This Bullet Loan Proposal would involve the Private Lender, GOE Investment Group, and a Multi-Partner Trust Agreement we have created with our Switzerland Asset Management Partner that involves an AA Rated Bank issuing a Standby Letter of Credit SBLC for \$110M to the Private Lender.

The \$100M bullet loan will be used to purchase 7 Estate Villas in the Sobha Hartland 2 Development in Dubai. GOEIG will purchase 7 Estate Villas out of only 9 that are on the private shoreline of the private Crystal Lagoon. The Sobha Hartland 2 Community is divided into two (2) integrated sustainable communities-- a large Multi Family Luxury Apartment Community separated from the private Villa Gated Community.

The \$100M Loan will be paid in full in one (1) balloon payment within the time period negotiated that includes a fixed \$10M loan fee for a total of \$110M paid to Private Lender. Below is a description of the Secured Bullet Loan proposal that can be negotiated in the Multi-Partner Trust Agreement.

GOEIG has a strategic partnership with a prominent Switzerland Global Asset Management Firm with international investment partners working with their bank and partner banks, including AA and AAA rated international banks based in strategic locations throughout the world including Asia & Europe managing emerging market and global equity investment strategies. The Switzerland Global Asset Management firm fully complies with **FINMA (Swiss Financial Market Supervisory Authority)** to protect investors, provide guarantees in Trust Agreements supported by AAA Rated Bank Standby Letters of Credit. <https://www.trinitywealthmanagement.ch/private-equity>

FINMA is a financial-markets regulator with the Swiss Federal Banking Commission; supervises banks, securities firms to ensure compliancy with licensing, ordinances to ensure banks, securities firms meet obligations under Acts, Ordinances; monitors compliance with regulations on combating money laundering by financial service providers, banks, securities firms, insurers, institutions; protects investors against illegal activity, violations of supervisory law; works with international organizations, financial institutions, associations in supervisory and enforcement proceedings representing Swiss interests in developments at international levels.

<https://www.finma.ch/en/finma/activities/regulation/>

Secured Bullet Loan Proposal

Below is a description of the Secured Bullet Loan Proposal that can be negotiated in the Multi-Partner Trust Agreement with GOEIG Asset Management Partner.

1. GOEIG and Private Equity Lender form a Joint Partnership Loan Agreement and GOEIG Asset Manager creates Trust Agreement functioning as Trustee to Manage Loan Funds

Secured Real Estate Bullet Loan in a Joint Partnership Loan Agreement for \$100M is secured with GOEIG Asset Management Partner who creates a Multi-Partner Trust Agreement that is tied to a AA Rated HSBC Bank of London who issues a cash backed 110M SLBC to Private Lender guaranteeing the Bullet Loan Balloon Payment on or before the due date.

2. Trustee of the Multi-Partner Trust Agreement

The Trustee of the Trust Agreement uses the directions given as specifically guided by directions outlined in the Trust Agreement to do the following:

- 1) **Execute the Multi-Partner Trust Agreement**
- 2) **Initiate the AA Rated Bank SBLC to Private Lender**
- 3) **Safeguard the loan assets in the Trust Agreement/Bank Account**
- 4) **Make balloon payment to the Private Lender on or before the due date**
- 5) **Make Real Estate property payment pursuant to RE Property Purchase Agreement**

Best regards



Rodger Dewey, President

8 The Green, Suite R

Dover, Delaware 19901 USA

(818) 309-7825

rodger.dewey@GoInvestmentGroup.com

www.GoInvestmentGroup.com