

# Chicago Investment Club

They will look at projects from \$1 Million to the \$2 Billion worldwide. They are interested in the projects such as Energy, housing, Waste managements, Technology, infrastructure, Solar, Wind, etc.

What I like about the Club:

1. It is a simple “get it done” personal kind of system where the rules and conditions are made up as negotiations advance to fit the project making it a FAST, below market deal, that makes sense to all involved.
2. The lenders are already very successful entrepreneurs who have made their \$ thru experience, by assessing and taking risks and putting a fair market price on these risks instead of a banker with no business experience and totally restricted by rules and rates.
3. 60% of the submitted projects are funded
4. It cuts out the middle man, the banks and fund managers, that are too regulated and only pay little to negative interest rates to the investor. This is why it was formed by and for experienced retired entrepreneurs.
5. Entrepreneurs know how to structure a deal, make decisions and get it done fast.
6. These guys are willing to take larger risks for larger returns as evidenced by many African loans in Uganda, Ethiopia, and others.
7. Many of these lenders have “benefits to humanity” motivations that lend to our “Clean cheap hydropower”, “advancing education in third world countries”, promoting “Mother Theresa’s legacy”, assisting small upstart countries develop and learn from experienced American business men.
8. Our deal can easily be structured in performance based stages as the project becomes more secure and larger \$ are required at lower interest and terms.
9. Remember these guys with \$ already know where to get the large sums we will eventually need beyond their personal resources because they had to access them to get where they are, and will either refer and guide us or want to be part of the big stages in each of our projects.
10. The Club is a wealth of knowledge, experience and connections that we can utilize much more than an unconnected stupid bank loan officer.

11. Investors are really motivated because all true entrepreneurs are driven by the chase until they die. These investors like the “Club” because it allows them to do it at their own pace and in many cases use their business talents to give back to the entrepreneurial system and society.

What it takes to present our opportunities:

1. Our contact info by answering 5 questions.
2. 3 to 5 sentence project description
3. Exec. Summary or teaser that we have.
4. \$600 refundable app fee

Protocol:

Within the body of the submission email, please provide the following:

1. First and last name of the main Principal involved:
2. Address of where the project is at:
3. Address of where the Principal is at:
4. The exact funding amount requested, including desired structure (debt, debt /equity, and percentages), also include equity invested, or available, from principals:
5. Brief summary of project highlights, # of units, square footage, product mix, with the total of construction jobs and most importantly sustainable jobs after construction is completed (Please limit to 5 sentences or less):

Attach to the email an Executive Summary or Brief on the project. The Executive Summary must be 3 to 5 pages long and cannot be longer than 5 pages or you will receive an email back with a decline!

In this plan there should be no personal information (Personal Financial Statements, tax returns, or any other personal information of that type). The executive summary should include the following, as a guideline (there is NO required format, only focused on pertinent and relevant information)

1. Project overview
2. Principals and advisory, with appropriate organizational structure and management overview

3. Funding requirements, and use of funds

4. Market, product, or service overview, including critical timeline related information, as well as milestones (past and future)

5. Competitive advantages and challenges

6. Financial information pertaining to the project, including historical financials (if available) and 3-5 proforma

7. Exit Strategy (if defined)

PLEASE NOTE: Within the summary there should be clear communication of what the necessary capital raise is (see #3).

Once the executive summary is reviewed and gains initial acceptance (for further review, NOT A COMMITMENT TO FUND), a conference call will be scheduled to review the entire process.

From there you can decide if you want to choose to move forward.