



**"Creative Funding Solutions.... When All Else Fails"**

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**Below are the 'highlights' of what can be offered through our 'Creative Partnership Programs' with a short summary of some of the specialty programs such as the Stock-Bond, Lobby Fund etc... for your review.**

CPP allows us to be able to handle in-house, self-funded Small Green Energy Projects and other real estate projects (a list of the type of projects we will self-fund will be provided upon request) and for the larger projects, of 10 million and higher, CPP uses over 100 relationships with hedge funds, investment banking firms, pension funds, private investors etc. to secure the funding thru both debt and equity. Creative Partnership's HR division affiliate company, provides Human Resources from everything from safety manuals to monthly services. (Full details will be provided upon request). This is "B to B" funding only. We are not mortgage brokers or investment agents.

## **FUNDING SOLUTIONS**

We have the ability, utilizing 'OTBP ' Outside The Box Partners' to apply creative solutions. We never promise rates or timelines but we do have SOLUTIONS!

Together, through our Partners, here are several of the best funding options for acquisitions, startups and construction. These are in addition to the more traditional methods thru debt and equity groups.

"Outside The Box" partners can assist in:

Acquiring bank instruments such as SBLC's or BG's along with MTNS's (fresh cut and seasoned. Procedures provided upon request) and are direct to two trade desks (current programs are available upon request).

Fuel : Seller for fuel such as D2, D6, JP54 etc. (pricing and procedures available upon request).

In-ground gold mine assets for funding thru a private investor (Program guidelines provided on request) - a 'limited time' program.

Loans and Monetization: Gems, artwork, NFL contracts, certain bonds, and Gold/Silver/Platinum.

### **Buyer's for gold as well.**

Land program: If you own the land your project will be located on and it is worth 10 million or higher after development we can secure 100% funding for the project thru a private investor. (Program guidelines available upon request)

### **Lobby Fund (NO Debt-Lobby Opportunity)**

Working directly (Creative Partners ) with a well-respected federal government relations firm in Washington, DC, with expertise in capitalizing innovative companies in the following areas:

1. ENERGY: Clean-Green Technology
2. Cyber Security

- 3. Transportation Infrastructure
- 4. Healthcare & Health IT Innovation

The lobbying firm secures major federal funding through several sources: Congressional appropriations, Competitive grants, and Government contracts. These funds are FREE and do NOT have to be paid back. A fourth source is Low-interest loans.

If Client qualifies, they must contribute some form of 2% of requested funds prior to the lobby firm rendering their services with 7 points due at closing. If the lobby and the firm we work with decide to take on the project, the Client must be serious, have the ability to contribute some form of 2% and hire our firm prior to exploring these options. NO tire kickers please! A detailed explanation of this process will be discussed with Senior Partners within the firm CPP work with.

Essentially, federal funds can be used for any activity relevant to growing your business, and must create jobs within the US.

### **Stock Bond Program**

The highlights are simply this. The stock bonds are issued to you FREE of charge. The stock bonds are then sold by you and at closing are fully insured through A-rated or better insurance companies using SLS policies. The stock bonds are insured for 150% of the face value. Once insured it pays out at 150% of face value in 10 years. There is a 2 year moratorium on the stock bonds so no payment is due the first two years. You can either use the stock bonds as secondary collateral or sell the stock bonds on the market using QIB's. The most popular way is to sell the stock bonds. If you choose to go and sell the stock bonds then once the stock bonds are sold, you receive your money for your project with no partner and NO Debt. Only a 6.50% coupon payment due on stock bonds for 8 year term. You never repay the principal back from the sale of your stock bonds. The cost of the insurance and our end fees are taken out of the loan you receive from the financial institution or the money received from the sale of the stock bonds. There is NO charge for the stock bonds. The only charge upfront is for the prospectus work to be done for the program by the group I represent. This program can be used for almost any project.

### **Up to 90% LTC-Non-Recourse Real Estate Construction Fund**

Submissions are accepted starting at USD \$10 million and up. USA, Canada, Central America including Mexico, and Caribbean projects are considered for both straight debt and joint ventures at \$25+MM. All other locations are straight debt only.

- Multi-Family
- Hospitality
- Mixed-use Commercial
- Mixed-use Retail
- Golf Course
- Marina
- Office
- Condo
- Large scale resorts with or without single family
- Medical
- Assisted Living
- Recreational