

A \$4B Ultra-Luxury Resort Project in the Bahamas that becomes The Ultimate Profit-Making and Global Problem-Solving Machine

The Utopian Islands and The Utopian Renaissance ("The Utopian Islands, LLC") is a \$4B joint venture for our extraordinary Ultra-Luxury Bahamian Project. The Utopian Project is so much more than just the Ultimate Private Resort in the world for the uber wealthy and elite, it's the Ultimate Solution for saving our world – we are combining caring with capitalism and competition to teach the world how to save itself. We have secured an LOI for \$3.25B, due to close in Q3 of 2026. We are immediately seeking a \$100M convertible note (secured by the islands and a surety bond) to begin our quest immediately. The remaining funds will be raised in Private Equity as our estates are sold to this exclusive UHNW community.

THE UTOPIAN ISLANDS & THE UTOPIAN RENAISSANCE

The Utopian Islands and The Utopian Renaissance is a \$4 billion, 10-Year project with two main parts, which we call (1) The Ultimate Resort and (2) The Ultimate Renaissance.



PART I: CREATING THE ULTIMATE PRIVATE ARCHIPELAGO RESORT—YEARS 1-5

We are building the ultimate private island resort in the Exuma region of the Bahamas, known as "Billionaires' Row," on 33+ private islands. This breathtaking region is untouched and secluded away from the rest of the world, with Nassau being ninety miles away by boat or plane. Our private resort's has no hotels or high rises – only custom-designed Balinese Estates that will be sold by private invitation to only the wealthiest, smartest and most powerful in the world, and offer its estate owners exclusively, total privacy with the best security in the world, with all the amenities and services one could desire, including our own Private Bank. Additionally, our resort will have the ultimate amenities, including a Super-Yacht Marina and Service Center, a world-class Medical Center with Hospital and "Medical Estates," our own shipping company, and our own direct air service via our private jets from Miami (just 250 miles via our private jets).

ISLAND GROUP #1 – OUR FIRST 250 PRIVATE ESTATES – THE SALE OF WHICH WILL ALREADY MAKE THE \$4B PROJECT PROFITABLE

TYPE OF ESTATE & DESCRIPTION	AREA	PRICE	DEPOSIT	STATUS	DATE
1. 100' x 100' PRIVATE ISLAND	AREA 1	\$1,000,000	\$100,000	SALE	12/15/2023
2. 150' x 150' PRIVATE ISLAND	AREA 2	\$1,500,000	\$150,000	SALE	12/15/2023
3. 200' x 200' PRIVATE ISLAND	AREA 3	\$2,000,000	\$200,000	SALE	12/15/2023
4. 300' x 300' PRIVATE ISLAND	AREA 4	\$3,000,000	\$300,000	SALE	12/15/2023
5. 400' x 400' PRIVATE ISLAND	AREA 5	\$4,000,000	\$400,000	SALE	12/15/2023
6. 500' x 500' PRIVATE ISLAND	AREA 6	\$5,000,000	\$500,000	SALE	12/15/2023
7. 600' x 600' PRIVATE ISLAND	AREA 7	\$6,000,000	\$600,000	SALE	12/15/2023
8. 700' x 700' PRIVATE ISLAND	AREA 8	\$7,000,000	\$700,000	SALE	12/15/2023
9. 800' x 800' PRIVATE ISLAND	AREA 9	\$8,000,000	\$800,000	SALE	12/15/2023
10. 900' x 900' PRIVATE ISLAND	AREA 10	\$9,000,000	\$900,000	SALE	12/15/2023

SUMMARY OF OUR OFF-MARKET PRE-SALE OFFER

OUR 'CORPORATE ESTATE' PRE-SALE OFFER

OPTION A
THE SUPERSPACE ESTATE
PRICE: \$10M
DEPOSIT: \$1M

OPTION B
THE GRAND ESTATE
PRICE: \$15M
DEPOSIT: \$1.5M

OPTION C
THE BEACH ESTATE
PRICE: \$8M
DEPOSIT: \$800K

OUR 'SPECIALTY ESTATES & VILLAS' PRE-SALE OFFER

THE UTOPIAN MEDICAL CENTER WITH THE SUPERSTOCK MEDICAL WINGS
PRICE: \$12.5M
DEPOSIT: \$1.25M

UTOPIAN MARINE & SUPERYACHT SERVICE CENTER WITH 33 SUPERSTOCK BAYS
PRICE: \$13M
DEPOSIT: \$1.3M

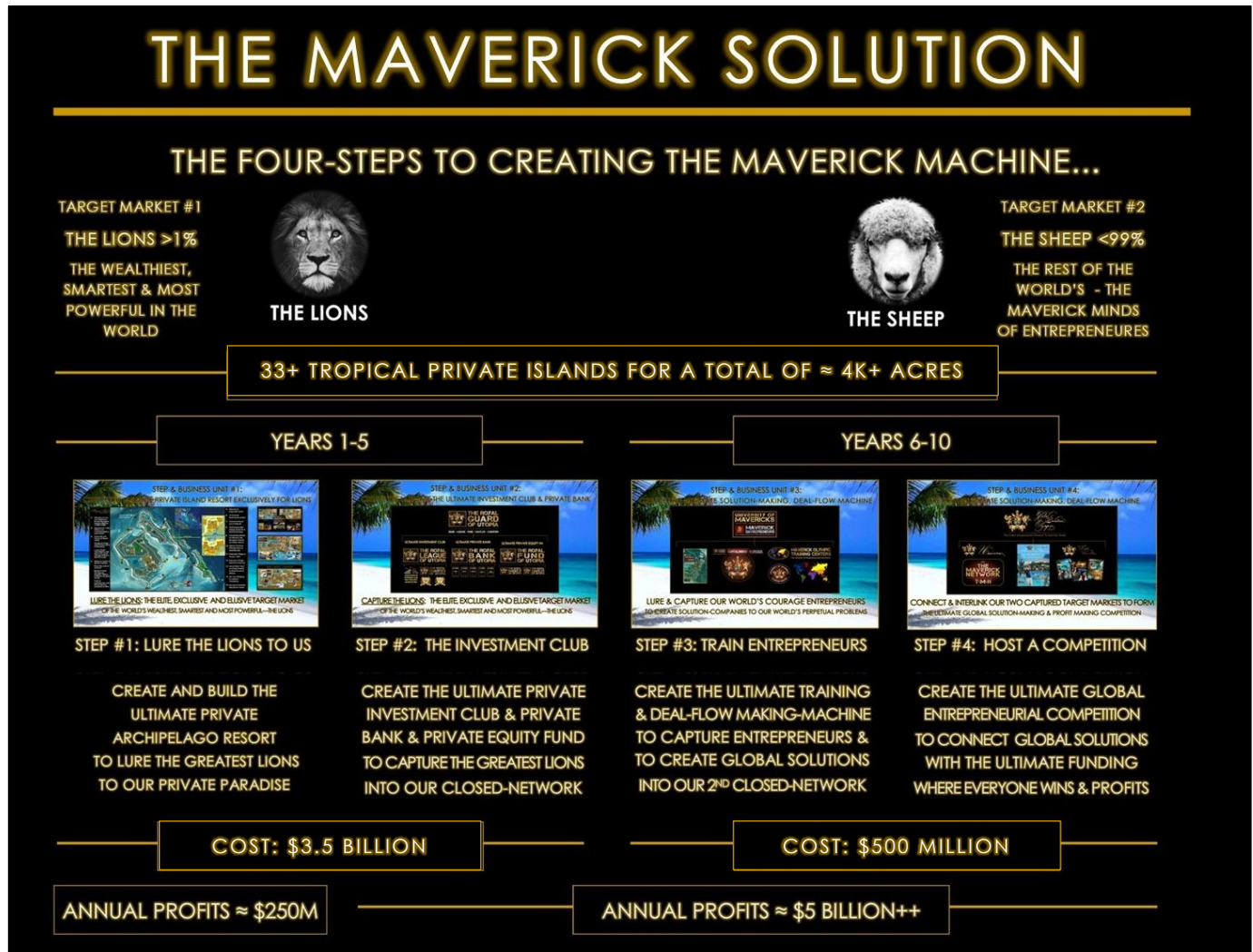
THE UTOPIAN ISLANDS 75 PRIVATE VILLAS
PRICE: \$3M
DEPOSIT: \$300K

THE UTOPIAN POOL CLUB & SUNBATHERS CLUB PRIVATE POOL CLUB VILLAS
PRICE: \$5M
DEPOSIT: \$500K

2,000 SQ YARD 10 BEDROOMS / 7 BATH VILLAS
PRICE: \$8M
DEPOSIT: \$800K

PART II: CREATING THE ULTIMATE RENAISSANCE—YEARS 6-10

With our own Bahamian Private Bank based upon the Gold Standard as the foundation, The Utopian Renaissance, the Parent Company of all four (4) major business units, will form a unique Investment Club exclusively for our Corporate Estate owners & World Club Members. Then, we will launch our revolutionary entrepreneurial training company and university with its unique FINTECH platform to offer all entrepreneurs globally free training and all the tools and templates needed to create viable and fundable global solution companies. And then finally, we will host a global entrepreneurial competition, with our Investment Club as the Judges of the competition, whereby we teach and fund these extraordinary entrepreneurs who have created massive global solutions companies that seek to solve our world's perpetual problems. Our End Goal: Everyone Wins and We Teach our World how to Save itself.



Please see our Overview Video attached. If you would like to learn more, we have a comprehensive online secure Due Diligence room, with a full video series available for review immediately. I look forward to hearing from you soon. Please see below our 10-year financial summary below, and introductory video at: <https://youtu.be/89Qyqan32yk>

All my best,

Erica

Erica Drake

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CREATING OUR OWN HIDDEN PARADISE AND ITS SECRET MAGICAL KINGDOM



TYPE: FINANCIAL PROJECTIONS FOR USD 3.2 BILLION CAPITAL RAISE
TARGET: THE UTOPIAN RENAISSANCE
BY ERICA DRAKE

Summary of Financial Projections for The Utopian Renaissance "The Ultimate Resort & The Ultimate Renaissance Combined"

All Financial Projections (Forecasts) are shown in USD The Utopian Islands, LLC - Proprietary & Confidential - ©2024 - All Rights Reserved	FORECASTS		FORECASTS		FORECASTS		FORECASTS		FORECASTS		FORECASTS		FORECASTS	
	Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Year 8 Total	Year 9 Total	Year 10 Total	Year 1 Total	Year 2 Total	Year 3 Total	Year 10 Total
1. Income Statement														
Revenue	1,073,130,253	3,821,491,308	5,347,588,135	1,901,732,218	1,274,851,600	1,318,851,600	1,186,116,600	1,301,676,600	1,474,476,600	1,486,376,600				
COGS	328,193,150	1,623,212,500	2,014,371,100	431,341,660	185,828,910	119,395,160	84,661,660	389,146,380	432,246,380	433,436,380				
Gross Profit	744,937,103	2,198,278,808	3,333,217,035	1,469,390,558	1,088,922,690	1,199,456,440	1,101,454,940	912,530,220	1,042,230,220	1,052,940,220				
SG&A	44,889,787	115,448,783	275,858,058	151,729,838	115,419,189	123,449,919	123,855,242	144,360,532	191,444,419	191,444,419				
EBITDA	700,255,736	2,075,830,105	3,061,166,377	1,306,144,720	973,551,310	1,075,512,421	977,599,698	768,169,688	850,785,801	850,785,801				
Net Income(Loss)	496,887,709	1,812,462,078	2,857,198,351	1,053,321,693	720,295,550	822,956,061	719,237,338	526,327,614	608,543,727	614,218,717				
2. Cash Flow Statement														
Cash and Cash Equivalents, Beginning of Period:	YEAR1 -	YEAR2 -	YEAR3 -	YEAR4 -	YEAR5 -	YEAR6 -	YEAR7 -	YEAR8 -	YEAR9 -	YEAR10 -				
Net cash provided by (used in) Operating Activities	700,255,736	2,075,830,105	3,061,166,377	1,306,144,720	973,551,310	1,075,512,421	977,599,698	768,169,688	850,785,801	850,785,801				
Net cash provided by (used in) Investing Activities	(4,424,856,003)	(181,125,000)	(35,125,000)	(154,125,000)	(8,000,000)	-	-	-	-	-				
Net cash provided by (used in) Financing Activities	3,200,000,000	-	-	-	-	-	-	-	-	-				
Cash Flow for the Period	(524,600,273)	1,834,705,105	3,023,041,377	551,919,720	965,551,310	1,075,512,421	977,599,698	768,169,688	850,785,801	850,785,801				
Cash and Cash Equivalents, End of Period:	(524,600,273)	1,310,104,832	4,333,146,210	4,885,065,929	5,850,617,839	6,926,130,260	7,897,923,958	8,666,093,646	9,676,479,448	10,692,540,238				
3. Balance Statement														
Assets														
Cash and cash equivalents	(524,600,273)	1,310,104,832	4,333,146,210	4,885,065,929	5,850,617,839	6,926,130,260	7,897,923,958	8,666,093,646	9,676,479,448	10,692,540,238				
Marketable securities	-	-	-	-	-	-	-	-	-	-				
Investments (Estate)	120,375,000	196,425,000	508,237,500	508,237,500	-	-	-	-	-	-				
Accounts receivable, net and other	-	-	-	-	-	-	-	-	-	-				
Total Current Assets	(404,225,273)	1,446,529,832	4,441,483,710	4,993,403,429	5,850,617,839	6,926,130,260	7,897,923,958	8,666,093,646	9,676,479,448	10,692,540,238				
Property, Plant and Equipment, net	-	175,000,000	175,000,000	175,000,000	175,000,000	175,000,000	175,000,000	175,000,000	175,000,000	175,000,000				
CAPEX	-	175,000,000	175,000,000	175,000,000	175,000,000	175,000,000	175,000,000	175,000,000	175,000,000	175,000,000				
Accumulated Depreciation	-	-	-	-	-	-	-	-	-	-				
Goodwill	501,323,683	501,323,683	501,323,683	501,323,683	501,323,683	501,323,683	501,323,683	501,323,683	501,323,683	501,323,683				
Intangible, net	23,175,000	23,175,000	23,175,000	23,175,000	23,175,000	23,175,000	23,175,000	23,175,000	23,175,000	23,175,000				
CAPEX	23,175,000	23,175,000	23,175,000	23,175,000	23,175,000	23,175,000	23,175,000	23,175,000	23,175,000	23,175,000				
Accumulated Amortization	-	-	-	-	-	-	-	-	-	-				
Goodwill	-	-	-	-	-	-	-	-	-	-				
Non-current assets	-	-	-	-	-	-	-	-	-	-				
THE UTOPIAN ISLANDS (Total PPE)	3,413,757,320	3,413,882,320	3,518,007,320	3,518,132,320	3,518,132,320	3,518,132,320	3,518,132,320	3,518,132,320	3,518,132,320	3,518,132,320				
THE UTOPIAN ISLANDS (Total Depreciation and Amortization)	(203,368,027)	(406,356,053)	(610,344,080)	(813,280,440)	(1,016,456,800)	(1,219,533,160)	(1,421,409,520)	(1,623,115,840)	(1,824,632,660)	(2,026,349,320)				
Total Non-Current Assets	4,211,489,382	4,199,244,356	4,034,001,329	4,535,403,329	4,290,147,542	4,037,591,182	3,785,054,822	3,491,192,748	3,201,396,614	3,053,508,600				
Total Assets	3,817,262,709	5,645,774,788	8,475,485,638	9,528,807,332	10,140,765,382	10,963,721,443	11,682,958,781	12,209,286,394	12,977,830,122	13,752,048,838				
Liabilities + Equity														
Total Current Liabilities	120,375,000	196,425,000	508,237,500	508,237,500	-	-	-	-	-	-				
Total Non-Current Liabilities	-	-	-	-	-	-	-	-	-	-				
Total Liabilities	120,375,000	196,425,000	508,237,500	508,237,500	-	-	-	-	-	-				
Shareholder Equity	3,200,000,000	3,200,000,000	3,200,000,000	3,200,000,000	3,200,000,000	3,200,000,000	3,200,000,000	3,200,000,000	3,200,000,000	3,200,000,000				
USD equity - 25%	-	-	-	-	-	-	-	-	-	-				
Net Income	496,887,709	1,812,462,078	2,857,198,351	1,053,321,693	720,295,550	822,956,061	719,237,338	526,327,614	608,543,727	614,218,717				
Dividends	-	-	-	-	-	-	-	-	-	-				
Retained Earnings	-	496,887,709	2,309,349,788	5,167,148,138	6,220,469,832	6,940,765,382	7,763,721,443	8,482,358,781	9,009,286,394	9,617,830,122				
Total Equity	3,696,887,709	5,509,349,788	8,367,148,138	9,420,469,832	10,140,765,382	10,963,721,443	11,682,958,781	12,209,286,394	12,977,830,122	13,752,048,838				
Total Liabilities + Equity	3,817,262,709	5,645,774,788	8,475,485,638	9,528,807,332	10,140,765,382	10,963,721,443	11,682,958,781	12,209,286,394	12,977,830,122	13,752,048,838				
Balance	-	-	-	-	-	-	-	-	-	-				

Please note: These Financial Projections are based Upon our 10-year financial forecasts, based upon our LOI for an Equity Financing of \$3.2B, as well as the purchase of all five island groups (shown above – accounting for 700+ estates sold) and the acquisition of additional service land on Great Exuma for our "Specialty Estates," as well as The University of Mavericks, and the development and implementation of Part II – The Utopian Renaissance (all Four Steps shown above). Highly detailed Financial Projections are available and can be found in our Due Diligence Room. These financial projections clearly detail each island group individually and include full breakdowns of all projections. We believe when one envisions their desired plan, one should always "Start with the End in Mind and then, work backwards!" as if you don't know your desired "end result", you can't achieve it. Failure is not an option for us, and we don't think small!



Paradise with a Noble Purpose and a Magical Power

