



**S.H.A.R.E.**  
COMMUNITY DEVELOPMENT CORP  
DEVELOP | BUILD | SELL | MANAGE

MULTIFAMILY REAL ESTATE INVESTING  
*TRANSFORMED*

## “THE ARCHITECTURE OF LEGACY” *BRIEFING*

**THE SCDC INVESTOR-PURCHASER PRESENTATION REPRESENTS A FINELY TUNED PROPRIETY ENGINE OF INTELLECTUAL PROPERTY FOR REAL ESTATE INVESTING THAT IS DESIGNED TO SAVE YOU FROM THE TRIALS, ERRORS, AND BARRIERS THAT MOST PEOPLE ENDURE.**

REQUEST ACCESS @ [SCDCTEXAS.COM](https://scdctexas.com)

*Supplying Humanity with Achievements, Resources, and Education*

**ONE DECISION | ONE DEPOSIT | YOUR FINANCIAL LEGACY**

**1-HR LIMITED-TIME ONLINE EXCLUSIVE**



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**BRIEFING**

# IMAGINE

A New Paradigm Shift in Wealth Creation Featuring a Fully Democratized System that DECODES the method for You to Own an Institutional Scale Real Estate Portfolio of Income Producing Assets From a Single Strategic Capital Deployment.

**EMPIRE SCALE  
PORTFOLIO:**

**25 to 1,000 Buildings**  
140 to 5,600 apartment units  
Grows year after year

**ACQUIRING A \$74 MILLION DOLLAR  
MULTIFAMILY REAL ESTATE EMPIRE**

**1  
DEPOSIT**

**LIFETIME  
MEMBERSHIP  
UNVEILED**

*Opening the door to Class-A multifamily portfolio ownership — once reserved exclusively for the ultra-wealthy — to select Individuals who envision leaving enduring inheritances for their loved ones.*

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# UNLOCK

The *VAULT* to **Hassle-Free** perpetual 100%+ financing — including all closing costs and fees — that grants you 100% fee-simple ownership. Unlike a REIT or syndication, you hold the deed. You own the asset. You receive 100% of everything it produces. *SEIZE* the moment of our momentum.

**FEE-SIMPLE OWNERSHIP – PIONEER’S REWARD**

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## 100% PLUS

Financing & Funding Perpetually

All Closing Costs & Fees Covered  
Cash Flow & Equity Appreciation  
Growth  
Tax Advantages and Full Liquidity  
Options

### THE QUADRUPLE-WIN PHILOSOPHY™

- 1 Investor-Purchaser Wins
- 2 Resident Wins
- 3 Community Wins
- 4 SCDC Wins

*Better than an **Apartment Syndication** or a **REIT!***

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# DISCOVER

## BRIEFING

The revolutionary architectural and engineered superior products granting exclusive membership to 100% ownership of beyond Class-A Affordable Penthouse Fortress™ multifamily assets every year.

### PRE-CERTIFIED BEYOND CLASS-A CONSTRUCTION

8000 PSI Reinforced Precast Insulated Concrete Panel Construction, Engineered for 100-year Durability making them resistant to hurricanes, tornados, fires, floods, earthquakes, pests, & sound.

### MASTER-PLANNED MULTIFAMILY SUBDIVISION COMMUNITIES

Environments that mirror million-dollar single-family master-planned subdivisions. Mixed-use ecosystems with resort-style amenities as standards for SCDC Lake Communities™ & SCDC Flagship Communities™.

### 5-STAR PENTHOUSE CALIBER FURNISHED & STAGED INTERIORS

The new standard of living for the multifamily industry across America. Turnkey-staged to five-star hotel standards with high-end furniture and integrated smart-home technology with middle-income rental rates.

### THE SCDC UTILITY INDEPENDENCE SYSTEM™

The SCDC Solar Microgrid System with EV Charging & Backup Batteries, the SCDC Water Treatment Facility™ and the SCDC Propane Gas Commercial Services™ allowing us to complete site developments much faster.

### PRE-CERTIFICATIONS:



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# “THE ARCHITECTURE OF LEGACY”

BRIEFING

# CAPTURE

Your Portion of the **multi-trillion-dollar** housing industry for decades while simultaneously helping to solve the **American National Housing Crisis**.

01

THE MARKET DEMAND

**8.2 MILLION UNITS  
HOUSING SHORT**

America is facing a national housing emergency. This number is accelerating, with a projected deficit of 9.6 million units by 2035 without intervention.

02

THE PRODUCTION SOLUTION

**\$2 TRILLION  
DOLLAR DEPLOY**

SCDC is a problem-solving multifamily real estate conglomerate designed to execute our vision through a two-trillion-dollar, five-year national deployment plan.

03

THE DUAL SATISFACTION  
RETURN

**SOLVE CRISIS +  
LEGACY PROFIT**

This is the largest investment window of our generation. Help solve the American Housing Crisis while creating Financial Freedom & Generational Wealth.

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**TURNKEY | HANDS-OFF**

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BRIEFING

# EXPLORE

WHAT OUR LEGACY BUILDERS SAY:

The hallmark of sophisticated, intelligent capital deployment. The ultimate synergetic output of SCDC design-science, engineered for Legacy Builders to seize the Great Market Recalibration of renters.

**120 +**

Video Testimonials from  
across the country

**950 +**

Founding Investor-Purchasers  
Legacy Builders

[sharecommunitydevelopmentcorp.com/scdc-testimonials-the-power-of-social-proof](https://sharecommunitydevelopmentcorp.com/scdc-testimonials-the-power-of-social-proof)

REQUEST ACCESS @ [SCDCTEXAS.COM](https://scdctexas.com)

“ They offer a concierge approach. I have the opportunity to invest in a multitude of apartments and sit back and let the concierge service take care of everything. ”

**Alix Shutello**

*Founding Investor-Purchaser | Legacy Builder*

“ At first, I was skeptical because the opportunity sounded too good to be true. After hearing Odell's detailed plans, I wired my deposit right away. ”

**Angela Knighton**

*Founding Investor-Purchaser | Legacy Builder*

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**BRIEFING**

# SECURE

Your Pre-Construction Membership now before sold out.

These exclusive terms expire the moment vertical construction begins.

**GROUND-UP NEW CONSTRUCTION**  
**DISASTER-RESISTANT STRUCTURES**

**REINFORCED PRECAST CONCRETE**  
**100-YEAR DURABILITY STANDARD**

**350+**

**COMMUNITIES**  
**ALREADY**  
**RESERVED**

**YOUR PORTION OF**

**3000+**

SCDC Lake Communities™  
SCDC Flagship Communities 綿

**131**

SCDC Metro Areas™ Nationwide  
SCDC Manufacturing Dark Facilities 綿  
SCDC Distribution & Logistics Centers 綿

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**QUALIFIED MEMBERS ONLY**

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**BRIEFING**

# RESERVE

**THE SCDC WEALTH  
MULTIPLIER™**

**THREE ENGINES. ONE SYSTEM.  
DESIGNED TO CREATE DYNASTIC WEALTH.**

A complete financial operating system built for your legacy. Our proprietary three-engine system shifts generational wealth from **Hedge Funds** to **Families**, systematically eliminating financial vulnerability to secure your future.

## THE BRIEFING REVEALS:

- How a New Playbook and New Math has been rewritten to work for you.
- Our Proprietary Capital Stack Financing Method first developed 25 years ago.
- How we democratize access to assets once reserved only for the ultra-wealthy.
- How to receive twelve months of prepaid interest-only payments reserves.



THE  
**FINANCE**  
ENGINE



THE  
**PERPETUAL**  
ENGINE



THE  
**SCALE**  
ENGINE

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**ACTIVATE SUCCESS NOW**

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