

HOMESTEAD INVESTMENT OPPORTUNITY

THE RUNDOWN

Aldredge Orchards is for sale near KC Northland:

https://www.zillow.com/homedetails/10455-N-Hwy-Platte-City-MO-64079/2488172_zpid/

Platte County Information

- 33 Acres
- 3 Bedroom, 2 bath home with multiple outbuildings.
- Entertainment farm near Platte City
- U-Pick Orchard: Mature Apple and Peach trees
- U-Pick Pumpkins
- Century-old barns
- Retail and food operations
- Stocked pond
- Farm-themed playground

Here is a Google Earth tour with Jeremiah, Chief Steward, Songbird Abbey:

<https://www.loom.com/share/8cc4a6bb44fa46dcb769d2b269f3f145?sid=584b9bef-3374-4629-ba5b-9e9d4f2928e4>

Here's a video by drone that the real estate agent has done:

https://video.wixstatic.com/video/f9be3a_99f70186a6084277ba7f00c0e4bc93ac/720p/mp4/file.mp4

More Photos:

https://drive.google.com/drive/folders/1DfZfTZyZ5JmcCBHlr50rHOsUIQp9J8Hu?usp=drive_link

Jeremiah and family have been to this farm with Restore Community Church for their Fall Fun Day several times.

The owners have owned this space for 40+ years and are ready to pass it along to someone who will keep the traditions and vision for the farm space and not sacrifice it to development. This has been on the market since 7/4/24.

WHAT WE'LL DO

Holding Company: We'll put the money into the Mustard Seed Corp as an investment to buy the homestead.

- The Mustard Seed Corp will purchase the homestead.
- The Mustard Seed Corp will purchase the Shepherd Huts.
- The Mustard Seed Corp will have the following business formed under it:

- The Nesting Place: Focus on hospitality on site using shepherd huts and existing cabins as glamping rentals for airbnb, glamphub, and travel agents. The Nesting Place will furnish and manage the shepherd huts, 3 bedroom cabin, and studio apartment.
- Alldredge Orchard: We will keep the orchard and current business model couched under it's own entity and running the way that it currently is for at least 2 years before making changes to Alldredge Orchard.

Songbird Abbey: Songbird Abbey is a non-profit, IRS designated charity. Songbird Abbey will operate onsite with use of the 5 bedroom home for the host family. Songbird Abbey will operate separately from the for-profit entities, having use of the facilities and grounds as needed. Songbird Abbey will have the opportunity to rent the shepherd huts once the donor base has been built up.

Financial Forecasting Google Sheet: [Click Here](#)

COUNTY PERMITTING AND ZONING:

Zoned: AG

Need: Platte County Agritourism License and/or Farm Entertainment License.

SHEPHERD HUTS

Shepherd Huts as explained by Jeremiah, Chief Steward, Songbird Abbey:

<https://www.loom.com/share/d86bd79182224a37a90c4f814c12c7b8?sid=28c987a0-e98c-446d-82a3-380904501ee9>

Shepherd Huts promo by Plankbridge: <https://www.youtube.com/watch?v=Dg5hQc09WaM>

Plankbridge Workshop Tour with the Owner: <https://youtu.be/No--NL5yfc>

Plankbridge Cabin vs Snug with the Owner: <https://youtu.be/blmzuhUE3nk>

LIVESTOCK

Jacob Sheep: Belle Ridge Jacobs out of Excelsior Springs, MO

<https://www.belleridgejacobs.com/>

Pam and Ed, Owners of Belle Ridge: <https://www.youtube.com/watch?v=Rcp2eoLb7qk>

WHAT YOU GET

1. Convertible Loan Note (CLN) - Opportunity to convert your investment into equity in the Mustard Seed Corp or be paid back. 5 year CLN @ 2% interest, 20% discount on shares at time of valuation.
 - a. Valuation cap: 6M
 - b. Time of Valuation: next financing round or 5 years
 - i. Note holders will be given the option for a second convertible loan note before finding another investor for the next financing round. Financing round to buy 9 more shepherd huts (for a total of 12) at \$738,000.
2. Delayed disbursement in the event of loan payback (primary method of payback).

- a. 15% profit sharing as a backup in the event of a dispute if the holding company can't pay back the loan.
 - b. Cap on the 15% profit share equal to _____ (so you earn money in the worst case scenario).
 - c. Floor on the profit share equal to _____ in annual profit so the holding company has room to grow the business.
3. Included terms where the investor gets paid back first if the holding company goes bankrupt or sells the land.
4. Shareholders agreement since the investor is a shareholder to maintain buy-back rights.

WHAT YOU PUT IN

You invest what you can and take your fair % of shares in the Mustard Seed Corp.

We are looking to raise \$3.2M USD.

This will be used to buy the homestead, buy our first shepherd hut to put on site as a glamping rental, build bee bed saunas, build hot/cold plunges, buy our wood heated sauna, equip a coffee roastery to be run on site, and start a flock of Jacob Sheep on site.

This will be structured as a holdings company so you will own shares in the holdings company at time of valuation.

Then we are responsible for managing the businesses, overseeing the rental units, taking care of the land and farm, and running the U-Pick Orchard.

We keep 50% ownership for managing and building the rental units at time of valuation.

EXIT TERMS

1. Convertible Loan Note - 2 year valuation or next financial disbursement round will determine share pricing. 20% discount on shares at that point.
2. Buy Back Rights - we keep buyback rights, so if there are disagreements in the future we buy you out at fair market value and you walk away (so you make money and leave, so a good investment anyway).
3. If the holding company cannot show a profit within 5 years, the holding company will dissolve and liquidate all assets. The investors will get first rights to the money up to 6% interest on their original loan.

How It Works & How To Move Forward

1. Sign a Letter of Intent to Invest for the money you would like to put in. We sign a letter of intent to purchase with that money. We give this to the realtor who will then setup a meeting with the current owners.
2. We will look at the current business documentation as they are available to include tax statements, profit and loss statements, etc. We will use this data in a financial pitch to the initial investors.
3. Make final business pitch to investors. At investor approval we will move forward, at investor dismissal we will look elsewhere, or at investor interest we will return to the owners with more questions. Once investors are happy with the business plan we will move on.
4. We make an offer contingent on Platte County approving an Agritourism License to the Holding Company. IF Platte County approves the license AND the offer is accepted, we inspect the property.
5. IF we decide to move forward, we hire a corporate lawyer to draft a Convertible Loan Note and we all sign it together.
6. You send the money to the Holding Company's bank account.
7. The Holding Company buys the land.
8. We host a party on site and celebrate!
9. And get to work.

Timeline

Once we have letters of intent to cover the amount needed we will inform our real estate broker (Paul Sidwell) about our intent to buy the homestead contingent on the Agritourism License. He will inform the owners and set up a next steps meeting. We will then apply for and meet with the Platte County Board to get an Agritourism license.

We will have 1 month after the application for Agritourism license is accepted for any disputes to be made from the community. At the next board meeting we will field any questions from the board and from the community.

Once approved we will talk with our broker to write a formal offer. Once this is accepted we will inspect the property.

It is likely we will need the investment by February 1, 2025 to be able to be onsite by April, 2025.

Text or call me (text first so I know who you are) - 682-365-4383

Email me - jeremiah@songbirdabbey.org

Much love,

Jeremiah, Tricia, Mike & The Songbird Abbey team

Letter of Intent