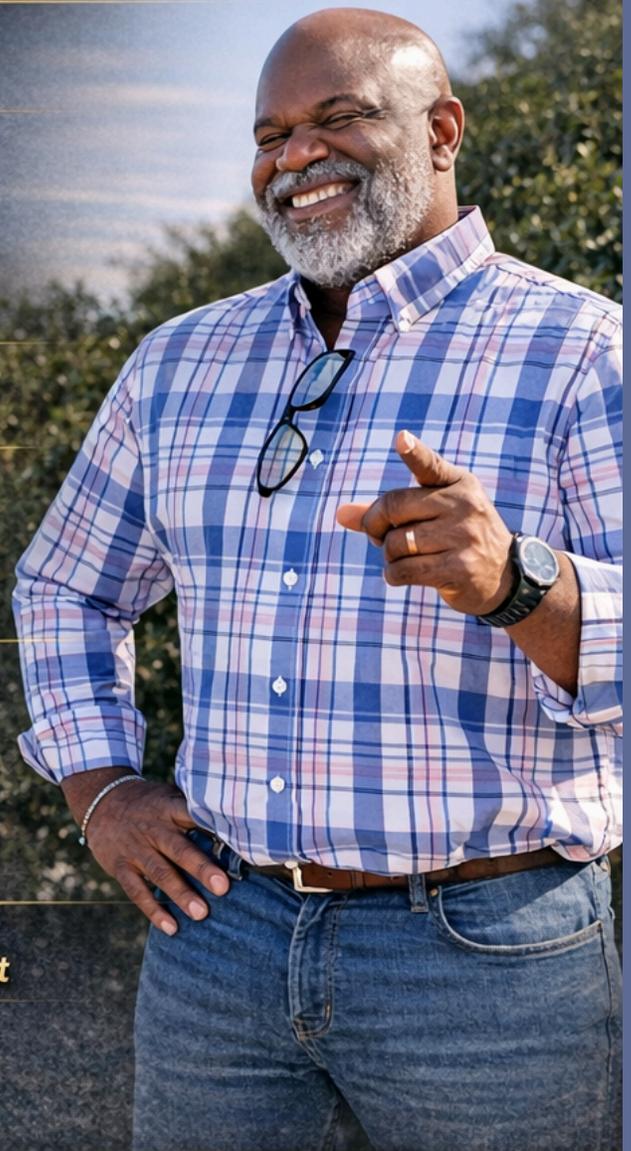


WHY I CREATED THE PEARL Business Financing Institute Local Housing Partnerships

Wardell Sims Jr. | Founder & CEO

“Real estate development shouldn't be limited to institutional investors.”



THE PROBLEM

Housing Shortage & Limited Access

- ◆ Millions of homes needed in the U.S.
- ◆ Most opportunities restricted to large investors.

THE SOLUTION

Creating Access to Real Estate Development

- ◆ Own Equity in Projects
- ◆ Invest with a Manageable Amount

HOW IT WORKS



1 INVEST IN
A PARTNERSHIP



2 PRO TEAM
MANAGEMENT



3 MODULAR
HOUSING BUILT



4 PROPERTY
SALES



5 PROFIT
DISTRIBUTION



THE MISSION

Create Housing | Expand Opportunity | Build Wealth

*Empowering Professionals to **Build Wealth**
Through Real Estate Development.*

Learn More:

www.wardellsimsjr.com/pbfi-lhp