

ACCEPTING INVESTMENTS

OPEN TO ACCREDITED AND NON-ACCREDITED INVESTORS



Forbes Farmhouse Development, LLC is offering its securities through Secure Living LLC, which is a "Funding Portal" licensed by the Securities and Exchange Commission and FINRA. Our SEC File number is 007-00324 and the Funding Portal Registration Depository (FPRD) number is 317308.

FORBES FARMHOUSE

A REGULATION CROWDFUNDING OFFERING

DEBT OFFERING
\$500 MINIMUM INVESTMENT
RASING \$535,000.00



Forbes Farmhouse Development

Historical Significance

This project undertaken holds deep historical significance. This endeavor involves land located in the southern United States, which has remained within the developer's family for over four generations. This enduring ownership serves as a potent link to heritage, resilience, and strength. Against the backdrop of a troubling history marked by the loss of African American land ownership—where approximately 90% of the 14 million acres of farmland owned by Blacks in 1910 has been either seized or lost—this project emerges as a symbol of hope and empowerment.



Forbes Farmhouse Development

Our Mission

Our mission is to transform a 5-acre family-owned property into a vibrant and inclusive community that harmoniously blends traditional barn design motifs with contemporary and sustainable architecture. We are dedicated to creating diverse living spaces and amenities that cater to various demographics, fostering a strong sense of belonging and connection among our residents.

Forbes Farmhouse Development

Our Vision

This groundbreaking residential crowdfunding opportunity involves the creation of a custom "built-to-rent" modern farmhouse-style residence, positioned as a highly lucrative multi-purpose rental catering to four significant growth markets. The luxury rental property features custom-designed accommodations, impressive amenities, flexible event space, all situated in a tranquil countryside setting. Beyond its financial potential, this project also aspires to be a compelling model for our community, illustrating that through strategic planning and collaboration, we can cultivate a culture of self-determination and economic empowerment.





Forbes Farmhouse Development

Design Concept



The Forbes Farmhouse is a stunning example of architectural innovation that seamlessly blends elements from the Barndominium, Modern Farmhouse, and Scandinavian style. This harmonious fusion results in a unique and visually appealing home that offers both aesthetic charm and practical functionality. The Forbes Farmhouse stands as a testament to the versatility and creativity of modern architecture, showcasing how different styles can be artfully woven together to create something truly exceptional.

Tallahassee's economic growth outpacing other Florida cities



TaMaryn Waters
Tallahassee Democrat

Published 6:59 p.m. ET Jan. 10, 2018 | Updated 8:31 p.m. ET Jan. 10, 2018



Within the city limits, 95 major developments are in the works or under review within the city limits. *Joe Rondone/Democrat*



Forbes Farmhouse Development

Tallahassee, FL

Tallahassee, Florida, has emerged as a city of promise and growth. According to a 2018 report by Tallahassee Democrat, its economy has been outpacing all other Florida cities, solidifying its position as a hub of opportunity and investment. Moreover, U.S. News & World Report recently recognized Tallahassee as one of the "150 Best Places to Live in the U.S.", underscoring its appeal as a destination for residents and visitors alike.

NEWS

Airbnb overperforms in Leon County, generates four times the amount of bed tax expected



James Call

Tallahassee Democrat

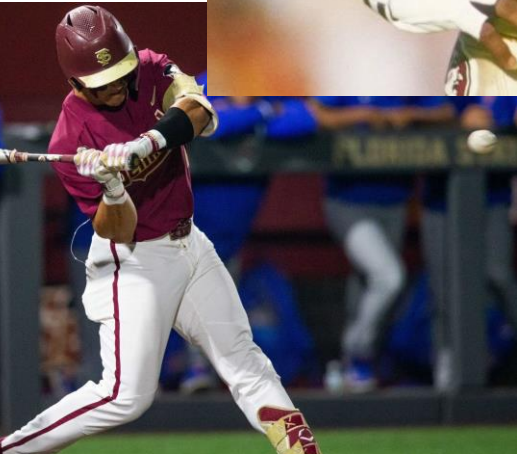
Published 4:00 p.m. ET Jan. 28, 2019 | Updated 5:22 p.m. ET Jan. 28, 2019



Forbes Farmhouse Development

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Forbes Farmhouse Development

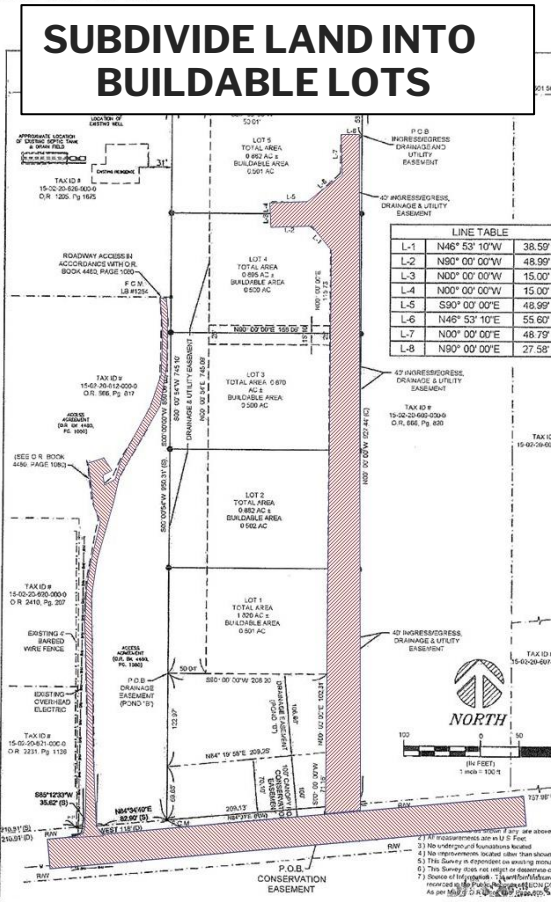
College Sports Hub

Tallahassee is not only a thriving economic center but also a vibrant college sports hub. Florida State University (FSU) and Florida A&M University (FAMU) have earned their place in sports history with championship-level teams. Recent accomplishments include FSU's championships in football, women's softball, and basketball, and FAMU's notable achievements in football, track and field, and marching band competitions. These universities contribute to Tallahassee's dynamic sports culture, attracting fans and visitors from across the nation..

PHASE 1: Site Development

OR BK 5486 PG 1300

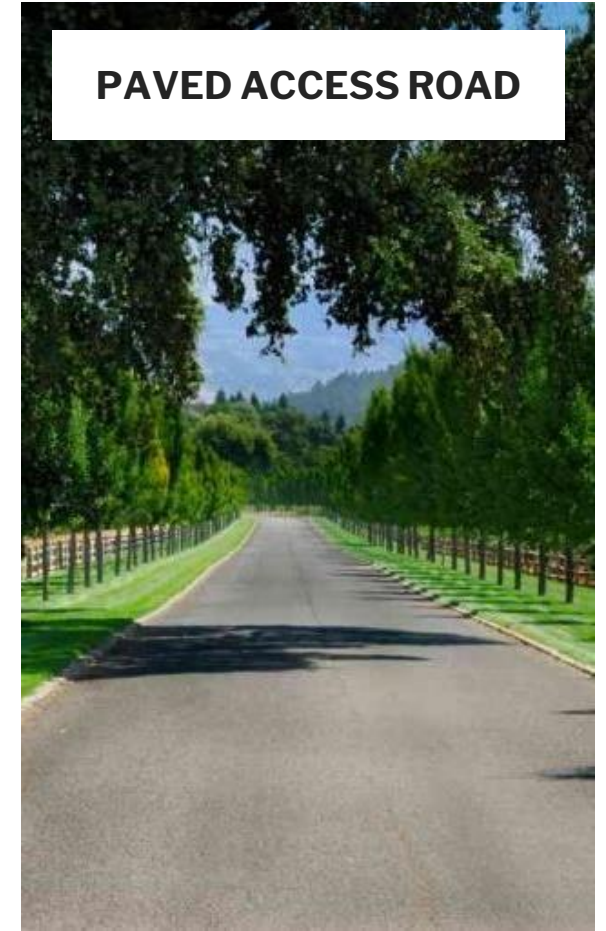
SUBDIVIDE LAND INTO BUILDABLE LOTS



LAND CLEARING & EXCAVATION



IRRIGATION & RETENTION PONDS



PAVED ACCESS ROAD

SITE DEVELOPMENT AND BUILDABLE LOTS

LOCATION

Moccasin Gap Road, Miccosukee, FL 12345

COST ESTIMATE

\$414,887.41

DETAILS

The initial steps involve careful land clearing and excavation to prepare the foundation for five buildable lots. As the first phase unfolds, a well-constructed paved access road will connect the community, enhancing mobility and accessibility for residents and visitors alike.





THE FEATURES

Additionally, essential utilities, including electrical, water, sewer, irrigation systems, retention ponds and a structurally engineered paved access road will be thoughtfully integrated as part of the site development to ensure accessibility, sustainability, and environmentally conscious addition to the community.

PHASE 2: Forbes Farmhouse (Vacation Rental)

**LANDSCAPE DESIGN
SITE AMENITIES**



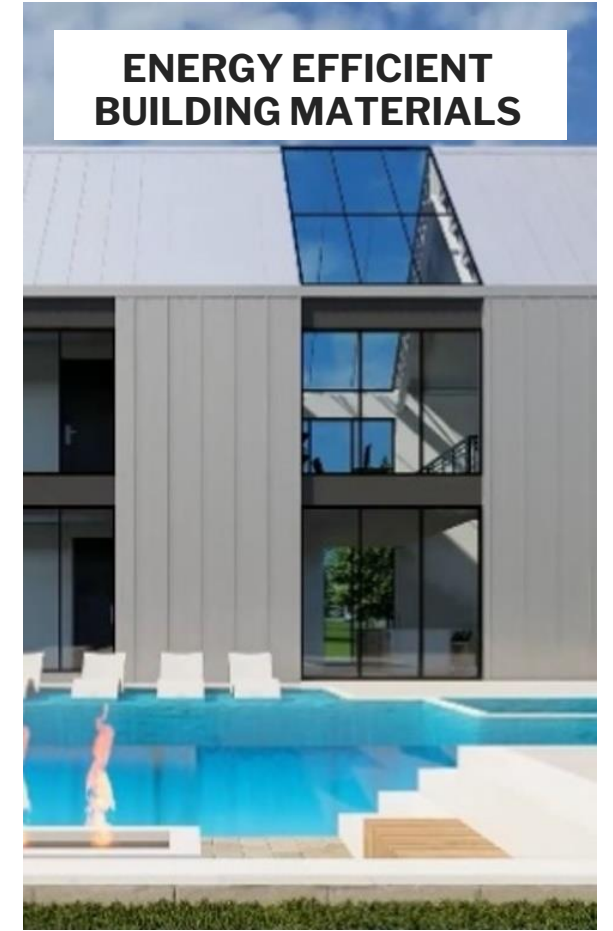
**MODERN FARMHOUSE
DESIGN**



**MULTI-PURPOSE
INTERIORS**



**ENERGY EFFICIENT
BUILDING MATERIALS**



SIPS : Structural Insulated Panels

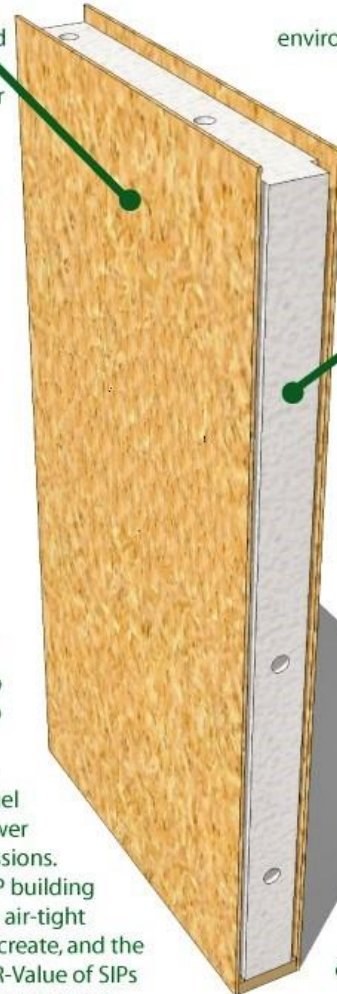
Overall, SIPs provide a high-performance building envelope combining strength, energy efficiency, fast installation, and design flexibility through advanced off-site panelized construction.

•**Energy Efficiency** - SIPs provide superior insulation and air sealing, reducing energy costs by up to 50% compared to conventional framed walls.

•**Strength** - The rigid foam core bonded between oriented strand board gives SIPs exceptional structural strength and the ability to span long distances.

•**Faster Construction** - SIPs install rapidly on-site, cutting weeks off construction schedules. The panels arrive pre-cut with openings.

OSB is made from fast-growing, small-diameter trees that can be harvested from plantations, avoiding the need for cutting old-growth trees. Even the smallest scraps of wood can be turned into OSB, virtually eliminating waste.



EPS FOAM is a recyclable material that is completely inert in the environment, and is in fact often used as a soil additive. Producing EPS foam insulation requires less energy than producing fiberglass insulation, and no CFCs are used in the process.

ENERGY EFFICIENCY

SIP homes require up to 50% less energy to heat and cool than stick-framed homes, meaning less fossil fuel consumption and fewer greenhouse gas emissions. The efficiency of a SIP building is a result of both the air-tight envelope the panels create, and the substantially higher R-Value of SIPs when compared to stick-framed walls.

AIR QUALITY

SIP panels release no volatile organic compounds (VOCs). Furthermore, because SIP-built structures are so air-tight, indoor air quality can be closely controlled, a huge advantage for those with environmental or chemical allergies.



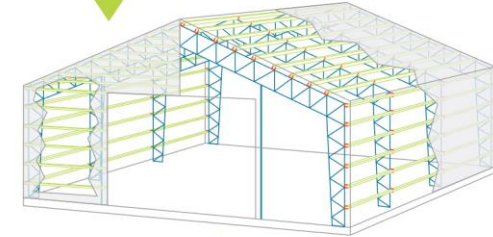
Structure : Steel Column w/ Steel Webbed Truss

Miracle Truss® Buildings are a **hybrid, clear span building design combining the strength of steel with the flexibility of wood**. Our parallel-chord webbed truss design utilizes the strength of interconnecting structural angle, much like a steel truss bridge, and has tremendous load-bearing potential while still remaining economical. As a complete pre-engineered package, your building will efficiently manage compression, tension and shear by evenly distributing the load throughout the whole super structure. Because our trusses share bridge design aspects, this **allows for considerably large free spans that can meet the highest wind and roof load requirements** while maintaining an efficient, weight reducing use of materials. By using edge-mounted wood secondaries every two feet, you gain the flexible customization of traditional framing while benefiting from the natural thermal break wood offers.



EASY ASSEMBLY

Bolt together. No welding required. We provide all the necessary hardware and materials for you to dry-in your building. You will receive a detailed assembly guide that will walk you through the entire process. If you have any questions, our team is always happy to help.



MADE IN THE U.S.A

As a Veteran owned business, we support our country's economy by sourcing all of our steel and materials within the U.S.A.

SPACIOUS INTERIOR

No posts, and no flat ceiling means more usable space within the same square footage of a non-clear span

MODERN FARMHOUSE- STYLE RESIDENCE FOR VACATION RENTALS

LOCATION

Moccasin Gap Road, Miccosukee, FL 12345

PRICE

\$890,836.80

DETAILS

Phase 2 is the construction of the Forbes Farmhouse, a 4,000+ square foot, 3-story Modern Farmhouse style residence, complete with flexible spaces and modern amenities designed to blend farmhouse charm with contemporary functionality, catering to the leisure and businesses travelers alike.





THE FEATURES

This versatile property is designed with both vacation and corporate events in mind, targeting business travelers, remote workers, executives seeking an upscale and comfortable accommodation option in the greater Tallahassee area.

- Open Concept Layout
- Unique Interior Design
- High-End Furnishings
- Smart Home Technology
- Indoor/Outdoor Spaces
- Tranquil Natural Environment

















Forbes Farmhouse – Floor Plans

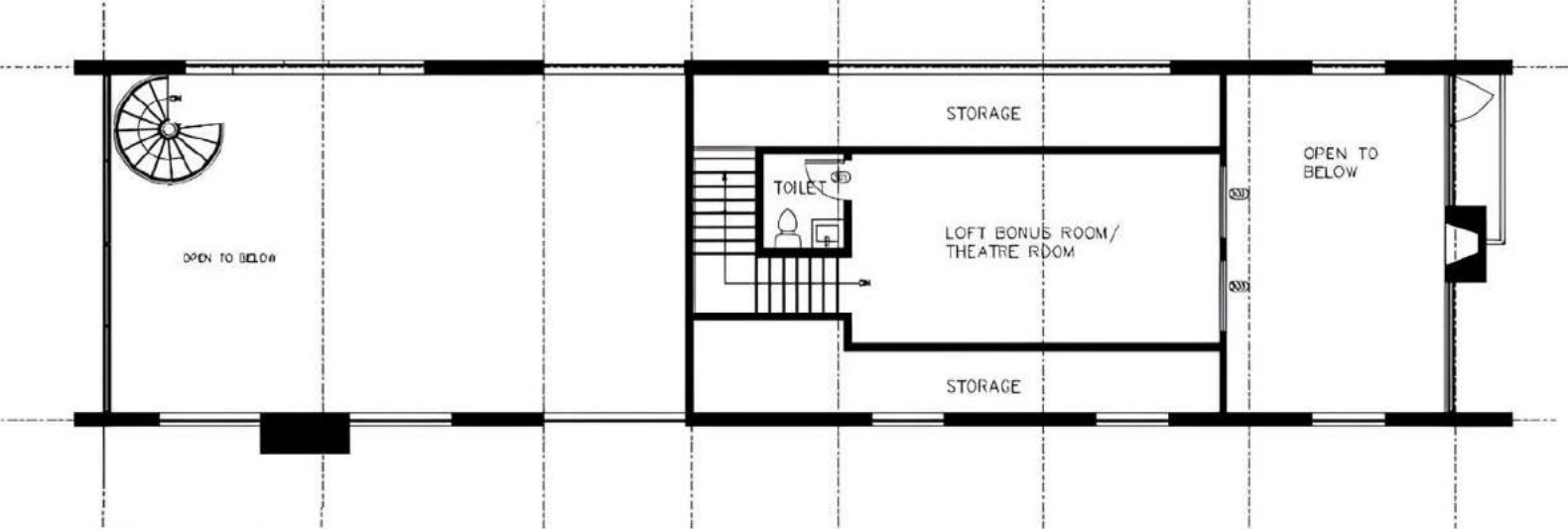


Main Floor



Second Floor

Forbes Farmhouse – Floor Plans

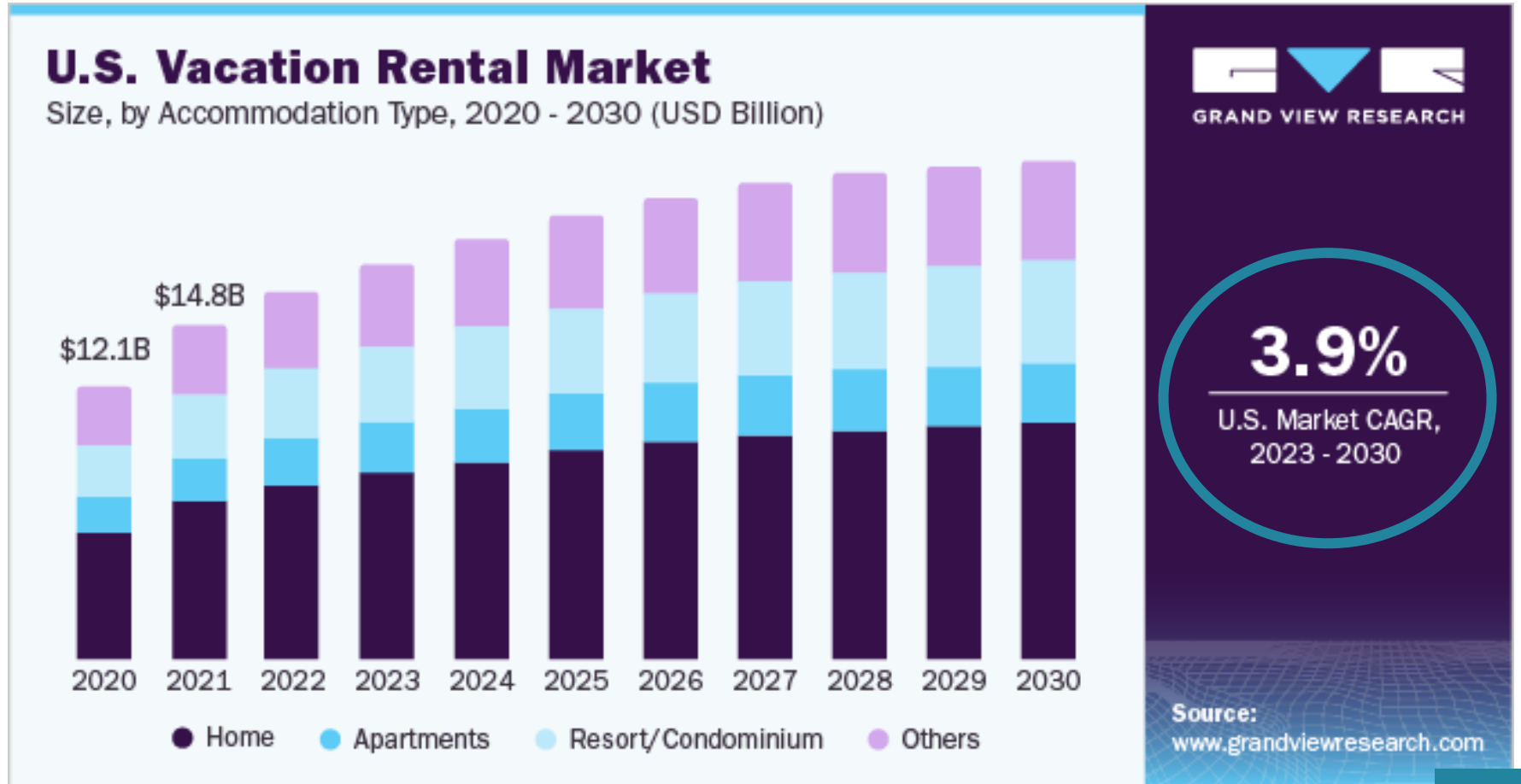


Third Floor

THE MARKET: VACATION RENTALS

NATIONAL TRENDS

The vacation rental market has witnessed remarkable growth driven by changing traveler preferences. The rise of platforms like Airbnb and Vrbo has made it convenient for travelers to choose unique, personalized accommodations over traditional hotels. National trends indicate that travelers are seeking more spacious and home-like environments over the typical hotel experience, enabling them to experience destinations like locals



THE MARKET: EVENT SPACE RENTAL

NATIONAL TRENDS

The event space rental industry in the US has experienced significant growth in recent years, with an average annual revenue of \$5.8 billion. This thriving market offers ample opportunities for entrepreneurs to tap into the demand for flexible event spaces. Marketing and advertising play a crucial role in the success of event space rental businesses. On average, event space rental businesses typically allocate around 10-15% of their revenue towards marketing and advertising efforts.

The average annual revenue for event space rental businesses in the US can vary significantly depending on various factors such as location, size of the space, and demand. However, according to industry reports, the average annual revenue range for event space rental businesses in the US is typically between \$100,000 and \$500,000.



THE MARKET: CORPORATE EVENTS

NATIONAL TRENDS

The U.S. corporate event market size was valued at \$95.3 billion in 2020, and is estimated to reach **\$510.9 billion by 2030, registering a CAGR of 17.3% from 2021 to 2030.**

Corporate event refers to public gathering of at a predetermined time and place for incentive group events, marketing events, product launches, company general meetings, corporate retreats, or training programs, conference, seminar, tradeshow and exhibition. The purpose for staging an event can be increase in business profitability, celebratory, and community causes. Corporate events help to build and strengthen relationship with existing and future clients and agencies.



<https://www.researchandmarkets.com/reports/5480865>

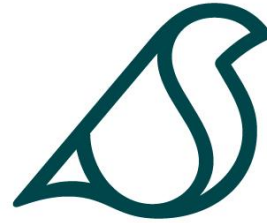
THE MARKET: CORPORATE HOUSING

NATIONAL TRENDS

The US corporate housing market is projected to see significant growth in the coming years driven by rising business travel and demand for flexible extended-stay accommodations like recovery, workforce mobility, and hybrid remote work. The total market size is expected to reach \$11-12 billion by 2027, nearly doubling over the next several years.

- According to Grand View Research, the total addressable market will reach **\$12.06 billion by 2027, expanding at a 5.9% CAGR from an estimated \$7 billion in 2020.**
- Major growth factors include increasing business travel post-pandemic, employee mobility, hybrid remote work arrangements, and corporate efforts to control lodging costs.
- Providers like Sonder, BlueGround, and Zeus Living are rapidly expanding furnished unit inventories across US cities to meet demand.

BUNGALOW



Sonder



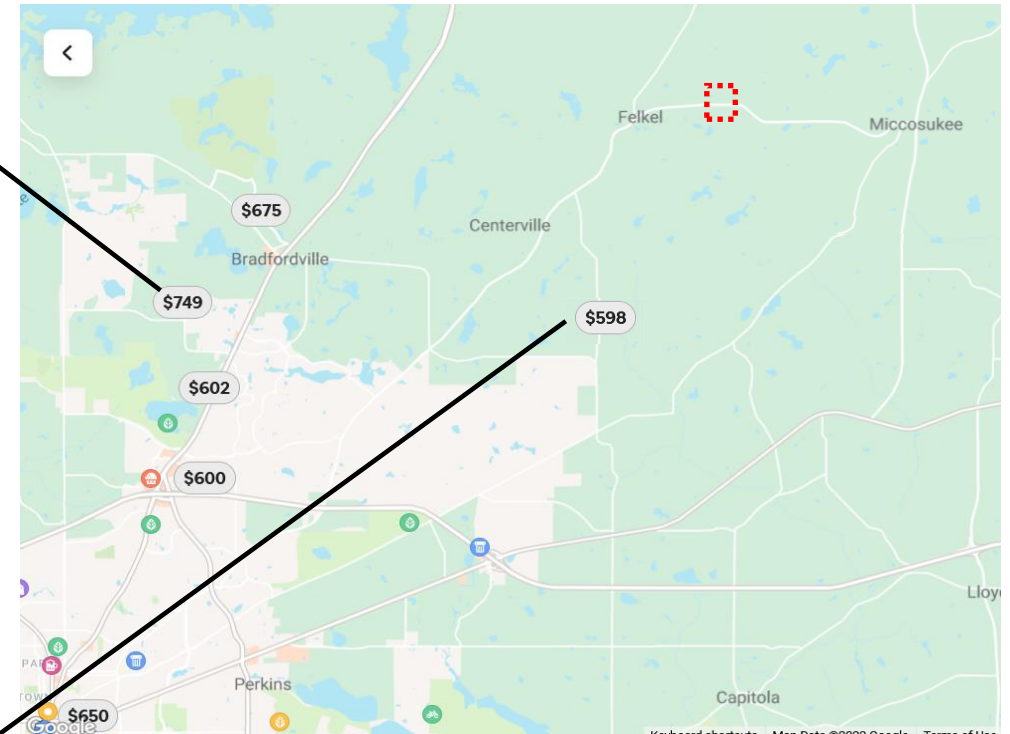
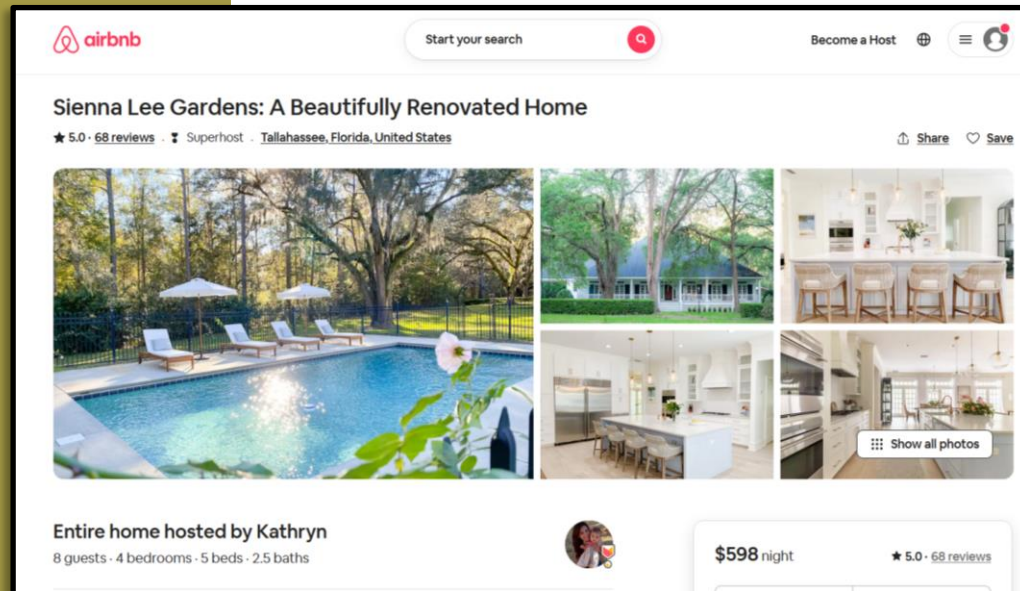
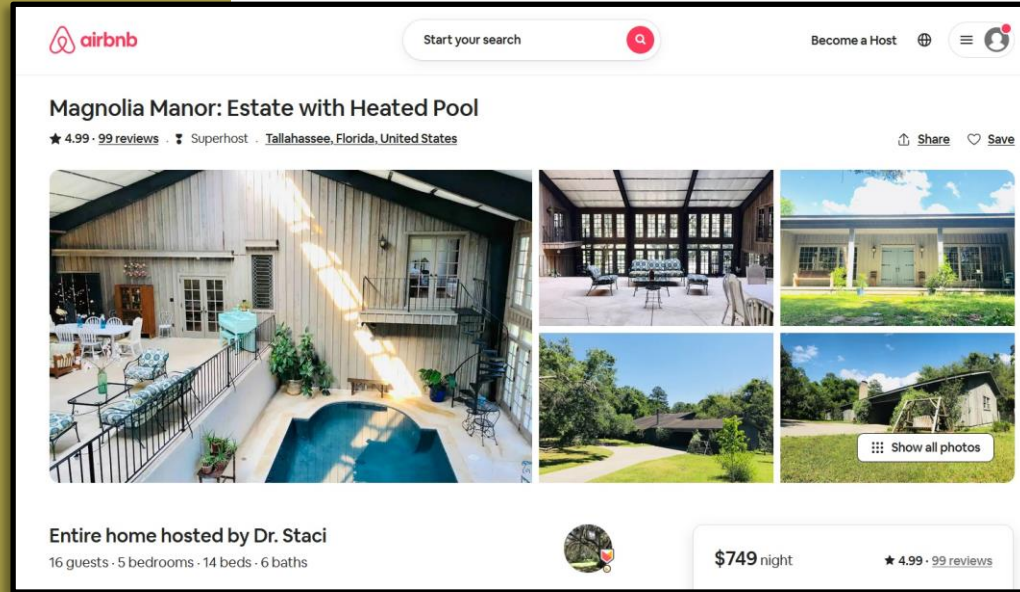
zeus



BLUEGROUND

Forbes Farmhouse Development

Area Competition



Despite the fact that the local vacation rental properties are older and offer far fewer amenities, they maintain a steady **60%** occupancy rate, with rents ranging from **\$600 to \$750** per night, as reported by AirDNA.

Forbes Farmhouse Reg CF Offering

Partner with us with just one click !



Investment Highlights

12%

Preferred Return

20%

Equity Share

60

Month Duration

Year 5 refinance projected to return 40% of initial investor capital





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<https://securelivingrei.com/property/forbes-farmhouse-development/>



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