



LEGION DEVELOPMENT GROUP

SENIOR 36 MONTH 10% PER ANNUM INVESTMENT OFFERING

COMPANY OVERVIEW

Legion Development Group, LLC

301 E. Pine St., Ste. 850
Orlando, FL 32801
(888) 993-LEGN (5346)

legioncapitalcorp.com

Legion Capital is one of the fastest growing private equity firms in America with operating businesses in high growth industries such as land development, home building, construction, infrastructure, and business lending.

OFFERING TERMS

Up to \$5 million of Senior Notes. The Notes have a maturity of 36 months, interest at 10% per annum with monthly interest payments. Notes pay monthly payments of interest only to Investors during the Note term with the principal paid in full at maturity.

For both Accredited and Select Non-Accredited Investors (certain limitations apply)

Minimum Investment \$10,000

**For information call:
(888) 993-LEGN (5346)**

- Legion Development Group (“LDG”) is the real estate development, construction, land acquisition and building supply division of leading private equity firm Legion Capital. In 2018, Legion launched LDG as a fully integrated land development, home building, construction, infrastructure and material supply company. LDG, through its subsidiary companies Legion Builders and Legion Homes, acquired controlling interest in SDC Construction, LLC and AR Bailey Homes, LLC. With the financial backing and resources of Legion behind them, these combined companies are on track to deliver revenues in excess of \$40 million during 2019, with profits projected to exceed \$4 million.
- Through the 2018 acquisition of SDC Construction and award-winning home builder AR Bailey Homes, LDG has established itself as one of the fastest growing real estate development, construction and home building companies in Central Florida (Orlando area), just ranked by Forbes Magazine as the #1 city in America for residential real estate appreciation. Legion recently announced the appointment of renowned home building executives Jim Leiferman (CEO) and Chad Barton (Chairman) to head LDG. With the resources of Legion Capital behind it and a top management team at the helm, LDG is poised to become the premiere integrated home building and construction company in the state of Florida.
- In order to fund the acquisition and rapid growth of these compelling businesses, Legion is offering a \$5 million debt investment to select investors.
- Our Legion Development Group Senior Note is a 3 year Note with 10% interest per year paid to the investor. This is a \$5 million debt offering offered **exclusively and directly** to investors through Legion Direct Investment. By not selling this offering through brokers or investment banks (who charge a commission), Legion is able to offer a **higher return directly to investors**.
- LDG will make monthly interest payments to investors on the first day of each month, with the entire principal being repaid 36 months from the date of investment. The Notes are secured by a lien on the assets of Legion Development Group, LLC.



MANAGEMENT



Jim Byrd
Chairman & CEO
Legion Capital
Corporation

Jim Byrd is a veteran corporate attorney and venture capital executive who brings a unique blend of both legal and entrepreneurial skills to his role as Legion CEO. Jim has served as lead investor, attorney, strategic adviser, venture capital partner and corporate executive to numerous private and public companies in his distinguished 30-year career. A lifelong business builder, James has owned and managed a successful private equity and venture capital firm, working with growing companies in the technology, media, manufacturing, distribution, automotive, oil and gas, real estate, and health and wellness industries. He has served, at times, as Chairman, CEO and Director of numerous private and public companies, including Vice Chairman of Success Magazine, N.Y. (1998-2000).



Jim Leiferman
President & CEO
Legion Development
Group

Jim is a seasoned executive with a proven track record of successful business, organizational development and management experience in the homebuilding, banking and financial services industries. Jim has exceptional leadership skills and is nationally respected executive in the development and construction industries. Jim is the former Florida President for Pulte Homes and grew and managed a home building operation for Pulte in excess of between \$1bb and \$2bb per year. He was also the US President of Mattamy Homes (the largest Canadian home builder) and he oversaw the growth of their US operation to over \$1bb per year in new home sales. Jim is one of the top executives in the home building industry and has joined Legion to oversee our development and construction businesses.



Chad Barton
Executive Chairman
Legion Development
Group

Chad is an experienced entrepreneur in the land development, building and construction services industries. Chad is the former Chairman of American Builders Supply, a building supply company he founded in 1995, and recently sold to a large private equity firm for \$84 million. Chad began his career in law enforcement as a Crime Scene Investigator in Miami and later transferred to Central Florida, where he retired as a detective sergeant. He has significant in building and managing large scale enterprises, both domestically and globally, and will spearhead our efforts to rapidly expand the Company, both organically and through acquisition over the coming months and years.

Certain statements that we make in this information piece may constitute “forward-looking statements” under the Private Securities Litigation Reform Act of 1995. Forward-looking statements include information concerning future strategic objectives, business prospects, anticipated savings, financial results (including expenses, earnings, liquidity, cash flow and capital expenditures), industry or market conditions, demand for and pricing of our products, acquisitions and divestitures, anticipated results of litigation and regulatory developments or general economic conditions. In addition, words such as “believes,” “expects,” “anticipates,” “intends,” “plans,” “estimates,” “projects,” “forecasts,” and future or conditional verbs such as “will,” “may,” “could,” “should,” and “would,” as well as any other statement that necessarily depends on future events, are intended to identify forward-looking statements. Forward-looking statements are not guarantees, and they involve risks, uncertainties and assumptions. Although we make such statements based on assumptions that we believe to be reasonable, there can be no assurance that actual results will not differ materially from those expressed in the forward-looking statements. We caution investors not to rely unduly on any forward-looking statements and urge you to carefully consider the risks described in the Offering Documents associated with this information piece. We expressly disclaim any obligation to update any forward-looking statement in the event it later turns out to be inaccurate, whether the result of new information, future events or otherwise. Legion is a private equity firm, not a broker dealer or bank. We are not a member of FINRA or SIPC.