

KINGDOM EDGE PLATFORM

Faith-Driven Real Estate with Immediate Impact

Presented by: KINGDOM FORGE

AUGUST 2025

WHAT WE'RE BUILDING

We're building legacy. Not just buildings.

At Kingdom Forge, we believe in building more than just buildings – we're building a lasting legacy.

The Kingdom Edge Platform is a curated selection of five distinct projects, each meticulously planned and ready for immediate capital infusion, swift execution, and near-term momentum.



Disclaimer: Images shown are for illustrative purposes only.

From senior living to build-to-rent housing and riverfront vacation homes—each deal fits inside a greater legacy platform.

We are Vision-Aligned, Grounded in Execution, and Built for Multiplication.

WHY NOW?

The opportunity window is NOW.

We stand at a pivotal moment where mission-driven developers, capital, and skilled builders must converge with urgency and unity.

Addressing Critical Needs

There is a national crisis in senior housing, workforce rental, and affordable ownership.

Shovel-Ready Projects

Well-positioned land is secured, expert teams are aligned, and plans are drawn. These five projects are shovel-ready, offering massive upside for first-in capital.

This platform offers:

- Near-term cash flow
- Long-term equity growth
- Real estate-backed security
- Alignment with a billion-dollar pipeline

This is not just theory. This is action.

HOW THIS RAISE WORKS

Our capital raise process is designed to be simple, flexible, and transparent, ensuring alignment with your investment goals.

- ✓ **Capital Raise:** \$3 Million across 5 deals
- ✓ **Investment Options:** Individual or multi-project allocation, tailored to investor preference.
- ✓ **Timeline:** Immediate execution with projects launching from August through Q4.
- ✓ **Structure:** Preferred return plus equitable equity splits per deal, ensuring attractive returns.
- ✓ **Platform:** Operated efficiently and transparently under Kingdom Forge.

Your capital. Your alignment. Our execution.

DEAL MENU OVERVIEW

1

Scott County, VA – Workforce Housing + Multi-Commercial

2

Whitestone Riverfront – Luxury SF Homes with Kingdom Cottages

3

Whitestone Cottages – Cottage Community with Airbnb + Utility Flex

4

Villa Rica IL Phase 1 – Senior Living, 20-Unit IL (Part of Solinity Campus)

5

Build-to-Rent/Own Pilot (Huntsville) – 80 lots inside 350-lot Master Plan

1

SCOTT COUNTY, VA



The Opportunity

- Mixed-use community in a high-need Appalachian market. Combines 25–40 workforce housing units and 3 commercial buildings on 11+ acres.

Snapshot

- **Type:** Mixed-Use Workforce + Commercial
- **Location:** Gate City, Scott County, VA
- **Raise:** ~\$500K (early capital)
- **Land:** In negotiation with strategic seller
- **Builder:** Kingdom Forge Development

Why It Wins

- Qualified Opportunity Zone
- Clear political and community support
- Strong rental & commercial demand
- First mover advantage in a controlled market

2

WHITESTONE RIVERFRONT (8-LOT PHASE)

Snapshot

- **Type:** Luxury Single-Family Development
- **Location:** Near Appalachian foothills (AL)
- **Raise:** \$1M (Working Capital)
- **Exit:** ~\$1.8M projected profit

Why It Wins

- Rare riverfront land secured
- \$230K profit/home target
- Clear architecture & vision
- Gateway to larger development (~300-acre Whitestone)



The Opportunity

- Build 8 custom ~4,000 SF homes at \$1.5M price points on a sacred riverfront site. Land is controlled. Architecture guided. Kingdom Forge to develop and manage.

3

WHITESTONE COTTAGES



The Opportunity

- Cottage village aligned with the Whitestone master vision. 12–24 Kingdom Cottages built as Airbnb-style vacation homes with spiritual, medical, or community use options.

Snapshot

- **Type:** Cottage Rental / Short-Term Flex
- **Location:** Within Whitestone AL community
- **Raise:** ~\$400K–\$750K (flexible based on size)
- **Use Cases:** Rental, Medical Stay, Spiritual Retreats

Why It Wins

- High ROI and year-round utility from diversified use cases.
- Aligned with local church, medical facilities, and visitor ecosystem.
- Part of the sacred Whitestone master plan, ensuring long-term value.

4 VILLA RICA INDEPENDENT LIVING – PHASE 1

Snapshot

- **Type:** Independent Living (IL)
- **Location:** Villa Rica, GA
- **Raise:** ~\$1.2M
- **Timeline:** 60–90 day start
- **Operator:** Solinity
- **Developer:** Matt & Brandon with Kingdom Forge

Why It Wins

- Immediate action
- Gateway to 1,000+ unit pipeline
- Partnership with top-tier operators
- West GA market demand high



The Opportunity

- 20-unit IL community—front-end of a senior living campus operated by Solinity (AL + MC to follow). Land is secured. Vertical launch in 60–90 days.

5

BUILD-TO-RENT/OWN PILOT (HUNTSVILLE, AL)



Snapshot

- Type: BTR/Own Hybrid
- Location: Huntsville, AL
- Raise: ~\$800K–\$1.2M
- Builder: Kingdom Forge Development
- Lots: 80 (phase 1)

Why It Wins

- High-growth market
- Affordable ownership model
- Local developer alignment
- Pilot for national repeatability

The Opportunity

- Pilot a BTR/Own model in a 350-lot master development. 80 lots controlled. Developer may participate. Perfect for renters & equity seekers.

WHO WE ARE

Kingdom Forge

- Builder-led, vertically integrated development firm
- Faith-first, execution-backed platform
- Combining spiritual stewardship with institutional strategy
- Core team: Jeff Cox, David Barefoot, Matt & Brandon, and Solinity



HOW TO ENGAGE

Investors have several flexible options to participate in our growth and the success of our projects:

- **Single Project:** Invest in a specific development tailored to your interests.
- **Multi-Deal Allocation:** Diversify your portfolio across multiple projects for broader exposure.
- **Partner Collaboration:** Engage in strategic partnerships for larger-scale initiatives.
- **Future Institutional Play:** Position yourself for future opportunities as we expand into institutional-grade investments.

Minimum Investment: \$100,000 to \$500,000



Let's schedule a 10–15 min call to align vision and find your entry point.

This conversation will allow us to align visions, discuss your investment goals, and identify the optimal entry point for your participation in Kingdom Forge.

THANK YOU!

Build something that lasts.

Capital. Calling. Collaboration.

**These are the first five doors.
Let's walk through them together.**



Jeff Cox & The Kingdom Forge Team



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