



# Greenbriar Capital Corp

*Creating Substantial Value Through Positive Human Impacts*

High Impact Social Investing  
“HiSi”

# What Is Social Investing?

- ▶ HiSi is no longer a narrowly defined field.
- ▶ The genre has exploded over the last 10 years
- ▶ Social investing now includes:
  - ▶ Health
  - ▶ Nutrition
  - ▶ Green Energy
  - ▶ Eco-tourism
  - ▶ Cannabis
  - ▶ Fintech

# What is High Impact in Reference to Investing

- ▶ A typical return is 4 - 7% per year
- ▶ A top rate return is 8 - 12% per year
- ▶ High Impact refers to the yield an investor expects for their "at risk equity" which over time is an internal rate of return of at least 25% per year. Even though this equity is "at risk", the investor expects that the invested money will at least deliver this return notwithstanding roadblocks or set-backs along the way, but taken altogether, the investor will be made whole with this return at the end of the day.

- ▶ HiSi is the result of *Disruptive Technologies*
- ▶ HiSi provides both a *Substantial Return* and a *Positive Social Impact*
- ▶ *Disruptive Technologies* create the new change agents that lend themselves to High Impact Social Investing
- ▶ Disruptive Technology Investing happens in phases
- ▶ What are the Two Phases of Disruptive Technologies and their Investment Impacts in the Public and Private Markets:
  - ▶ Initial Phase
  - ▶ Mature Phase

# Initial Phase

- ▶ Lets use wind energy as an example:
- ▶ Beginning of disruption
  - ▶ (media announcements, social media, investments forums, industry conferences, political soundbites, millions of advocates, fashionable talking points in social circles)
- ▶ Wide spread perception of endless possibilities
- ▶ Massive Impact to the status quo - Investment in the \$Billions
- ▶ No limits to the end game - insane market valuations
- ▶ Early investors make a fortune

# Reasons A Change Agent Provides The Major Disruptions - Wind Energy

- ▶ **Endless Fuel Source**
- ▶ **100% Clean and Green - negligible environmental footprint**
- ▶ **Initial economic benefit - the actual cost becomes cheaper than the total cost of old system - those total costs include all the externalities**



# Mature Phase

- ▶ Let us again use wind energy as an example:
- ▶ Disruptive technologies lose their high market valuations and sex appeal when, as in the case of wind energy they no longer gets labeled as "renewable energy" but get referred to "mainstream energy"
- ▶ Wind Energy became "mainstream" when its total cost basis was cheaper than the single components of the legacy technology - becoming a mature technology

# What do the metrics look like in comparing the initial phase with the mature phase?

- ▶ Thousands of public companies in the space down to a handful
- ▶ A new \$313 Million wind farm in California from 2009 to 2012 returns a development profit of between \$120 to \$180 Million
- ▶ A \$313 Million wind farm in Texas in 2017 returns a development profit of between \$2 to \$4 Million
- ▶ The at risk equity profits from the mature phase of a disruptive technology becomes single digit and the disruptive technology becomes mainstream - no longer disruptive but still considered socially responsible investing because of continued environmental, social and health benefits.
- ▶ Can a high impact return exist in a mature socially responsible investment category - Yes - as there is always substantial value propositions within these newer mature segments
- ▶ There are also change agents within change agents



# Greenbriar Capital Corp.

*Socially Responsible Investment Segments*

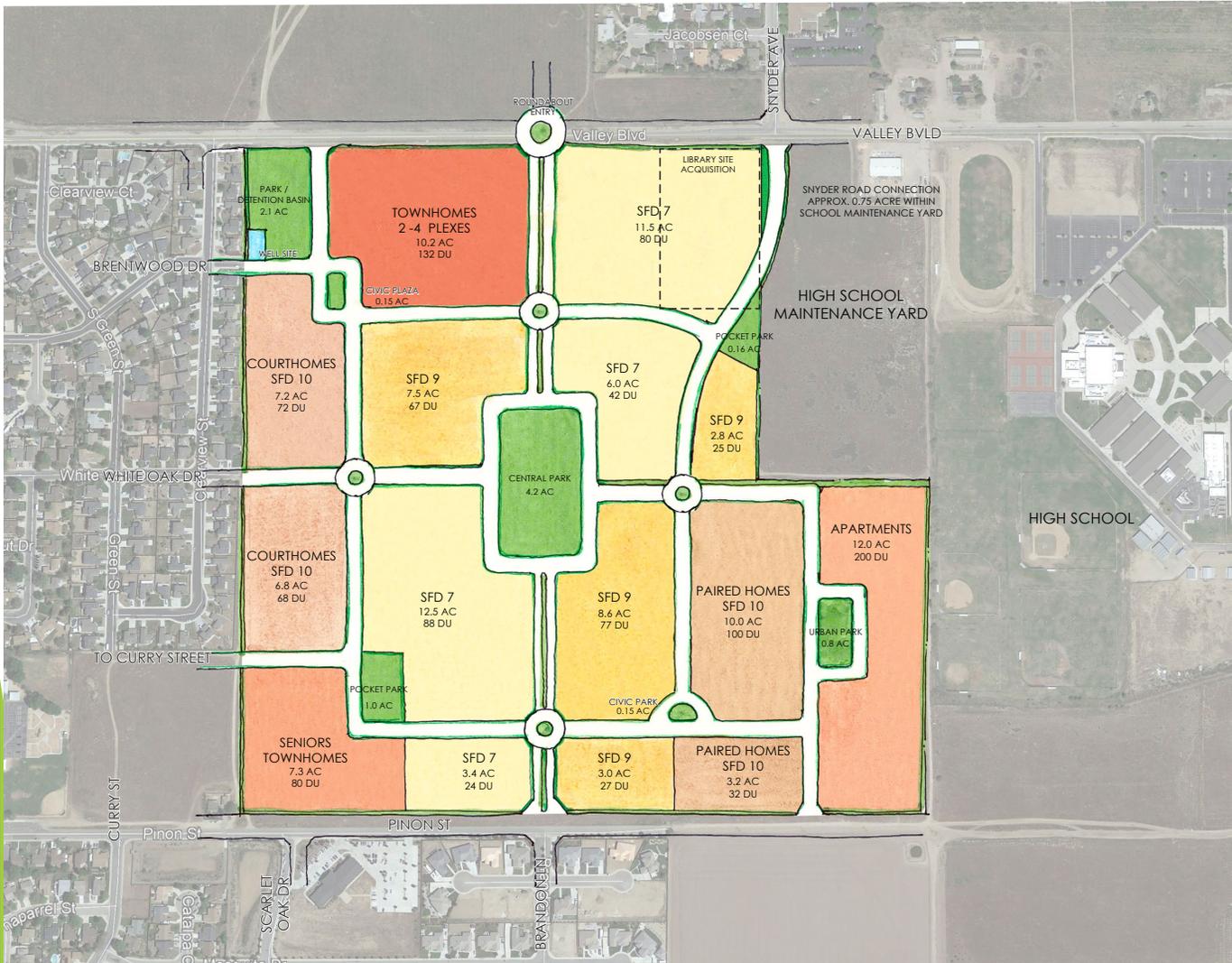
Sustainable Housing

Real Estate Blockchain

Solar Energy

# Sustainable Housing - Tehachapi, California

- ▶ How do we create a high impact return in the now mature sustainable housing sector?
- ▶ We do so by building on our shareholders' goals of finding deep value, thinking out of the box, nimbleness, efficient planning and an absolute dedication to honesty and success - not being satisfied until project completed - we mitigate risk and execute with confidence. Our project has a fully completed sale of over \$300 Million - 25-30% Margin - Plans approved 2019



### Legend

- **Apartments** 200 DU  
16-18 Du/Acre  
Approx. 700 - 1,200 SF
- **Townhomes** 132 DU  
13-17 Du/Acre  
Approx. 1,050 - 1,500 SF
- **Court Homes** 140 DU  
10-12 Du/Acre  
Approx. 1,300 - 1,700 SF
- **Paired Homes** 132 DU  
10-12 Du/Acre  
Approx. 1,300 - 1,700 SF
- **Seniors Townhomes** 80 DU  
(Predominantly 1 Story)  
10-11 Du/Acre  
Approx. 1,200 - 1,500 SF
- **Single Family Homes** 196 DU  
**2,500 - 3,000 SF Lots**  
SFD 9 | (Alley or Front Loaded)  
8-9 Du/Acre  
Approx. 1,600 - 2,000 SF
- **Single Family Homes** 234 DU  
**3,500 - 4,000 SF Lots**  
SFD 7 | (Alley or Front Loaded)  
7-8 Du/Acre  
Approx. 1,850 - 2,400 SF

### Site Summary

<b>Total Dwelling Units</b>	<b>1,114 DU</b>
<b>Total Site Acreage</b>	<b>138 Acres</b>
<b>Net Residential Park Acreage</b>	<b>112 Acres</b>
<b>Roads / Open Space</b>	<b>9 Acres</b>
	<b>17 Acres</b>

PRELIMINARY LAND USE PLAN - CONCEPT 2

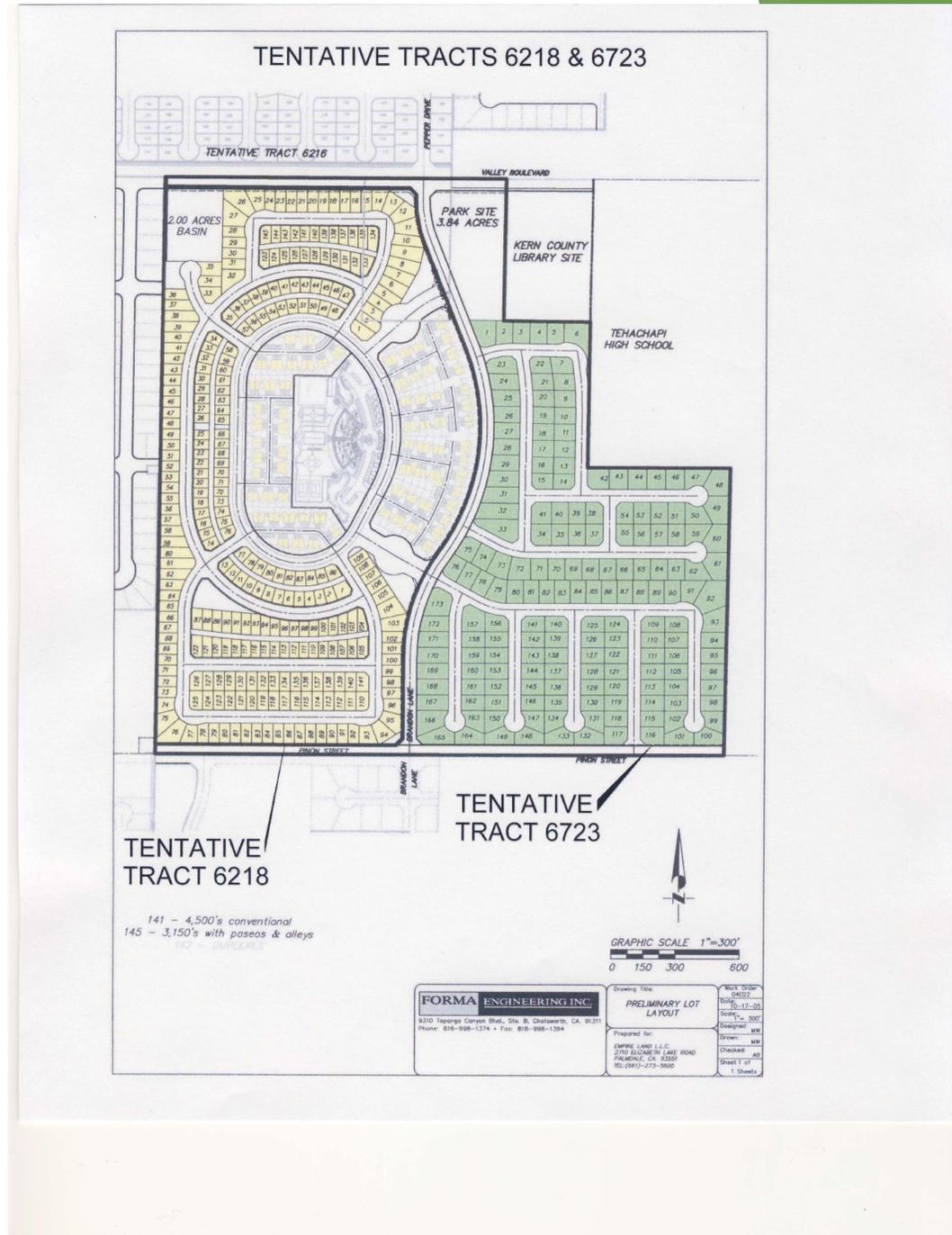
# SAGE RANCH

A GREENBRIAR RESIDENTIAL COMMUNITY  
TEHACHAPI, CALIFORNIA



## Sage Ranch

Previous institutional owner spent \$21 Million to acquire and approve outdated cul-de-sac pre-2006. We spent \$1.04 million at a distressed sale in 2011 allowing a deep value acquisition for our shareholders.



# RealBlock Limited - Real Estate Blockchain

- ▶ **Blockchain 101 - The concept of distributed computing or using compute resources from various different machines to complete computing tasks has been around since the 1960's**
- ▶ **However, the Satoshi Nakamoto whitepaper in 2007 combined the basic concepts of distributed compute along with smart contract code, cryptographic algorithms and a concept of consensus validation to create the digital currency, Bitcoin**
- ▶ **These elements of distributed compute, validation and smart contracts or chaincode also created the nucleus of what we now know as Blockchain**
- ▶ **It's important to recognize the difference between Bitcoin and blockchain. Bitcoin is simply the first blockchain-based application, in this case a digital currency. However, there are many other applications that have been developed on blockchain platforms and many more to come**

# Core Components

- ▶ The core components of blockchain include the following:
  1. A Distributed Database or Ledger. Each member of a blockchain network holds a replicated copy of the transaction history of the network
  2. Validation. Either through complex proof of work or through much more simple means, network members play a role in validating the transactions in the network
  3. Chaincode or Smart Contracts. Chaincode is simply programmed instructions to direct and automate activities across the blockchain network and their recording to the unchangeable ledger
  4. Cryptography. Hardening information against access by unwanted persons

# Public and Private Flavors of Blockchain

1. Public blockchain applications are similar to bitcoin. They are open to anyone's participation. These applications required the cryptographic algorithms for consensus and validation
  2. Private blockchain applications, on the other hand, are made available only to invited participants. So, the need for validation protocols is reduced. Even though the public blockchain initiatives have garnered most of the press the past few years, much of the development activity is happening on these private blockchain platforms
- ▶ Deloitte completed a survey the end of last year on over 300 Fortune 1000 companies and found that 28% of the respondents had spent \$5m or more on blockchain development activities

# Wire Fraud in Real-Estate Transactions

- ▶ Realbock is a project that is using blockchain technologies to secure real estate transactions. The FBI recently released fraud figures for fiscal year 2017, nearly \$1 billion (\$969 million) was “diverted or attempted to be diverted” from real-estate purchase transactions and wired to “criminally controlled” accounts. That figure is up explosively from fiscal 2016, when the FBI counted \$19 million in wire transfer frauds affecting homebuyers

# Blockchain is Inherently Secure

- ▶ Realblock is a clear, simple application of blockchain technology in an industry desperately needing the security benefits inherent to decentralized applications. Blockchain provides a framework for security with no single point of failure like a portal-based application. It uses segregation of authority for user registration, public and private keys, military-grade cryptography plus a network of synchronous nodes to secure interactions amongst participants and eliminate attempts at fraud. Realblock is built on this technology

# Realblock Roadmap

- ▶ The first step of Realblock is securing the exchange of wire instructions between buyers, sellers and escrow officers. The seller will provide instructions of where to provide funds, the buyer will receive wire instructions through the blockchain application, the escrow officer will initiate the wire and receive confirmation from the bank that the funds were sent in the appropriate amounts and to whom. All the activities will be immutably collected on the blockchain. Indisputable audit and reporting will now be possible in addition to the secure flow of information
- ▶ Subsequent phases include secure document collection of all the pertinent closing docs. At it's core, blockchain was built to provide an application framework that allows multiple parties to work together on the same system. This single system greatly reduces: error, need for systems integration, communication back and forth through complex document exchange (or manual emails, faxes, phone calls, etc.) and many other duplications of information, error and security breaches. Realblock empowers real-estate networks with this system. This platform for real-estate networks also encapsulates the conversation string between parties involved in a transaction including a ledger, an improved process for settlement for payees and payers, as well as building a rich source of information about properties and parties involved in transactions

# Realblock Roadmap

- ▶ Realblock will not focus on replacing existing software systems but rather filling holes in the process today where enhanced security, automation and audit trails are needed
- ▶ We view RealBlock as being in the initial phases of a disruptive technology. Its impact on financial safety, security and efficiency within the real estate world offers a positive social impact to the industry in which this blockchain is developed

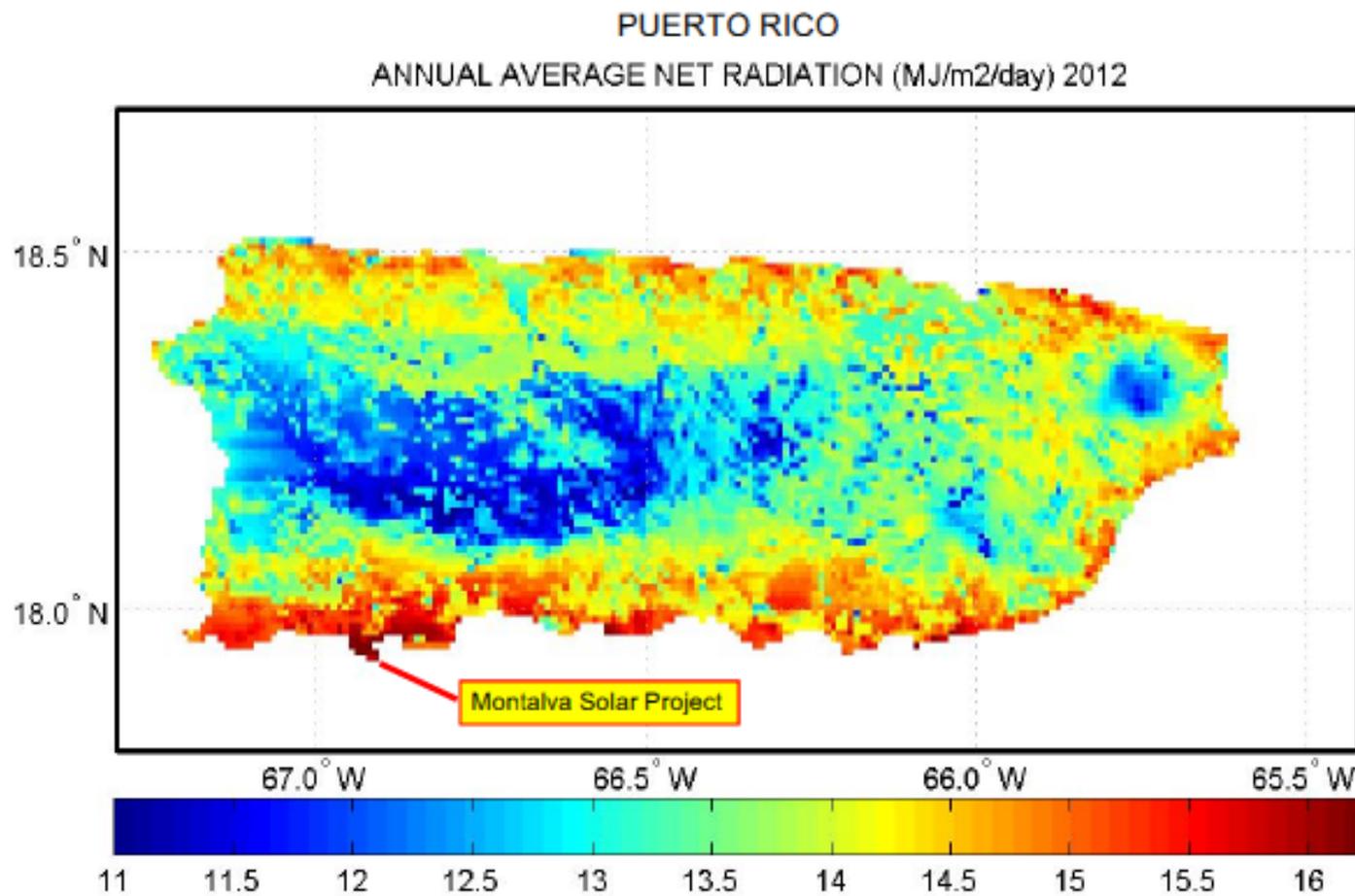
# An Insider Approach

- ▶ Every change agent needs an early adopter and, to be very successful, a recognized and respected industry sponsor. Our rare opportunity is having the owner of a vast network of title and escrow agencies - partially owned by a major national title insurance company - to be our lead customer and co-founder of this system. Together with the Professor of the Blockchain Laboratory, leading an exceptional engineering team, we forecast USD \$14 Million in annual net profit within 12 months

# Our \$1.9 Billion Montalva Solar Project

- ▶ A very rare value proposition in a now mainstream energy source
  - ▶ 500% better pricing than the Southwest USA
  - ▶ A court ordered discounted net present valuation of US \$191 Million for the Greenbriar shareholders
  - ▶ Save the Puerto Rican consumer over \$58 Million per year for 35 years
  - ▶ 100% clean and green energy
  - ▶ Provides energy security, stability and independence
- ▶ Working with US Congress to approve project
- ▶ Protecting our position in US Federal Court with a \$951 Million claim

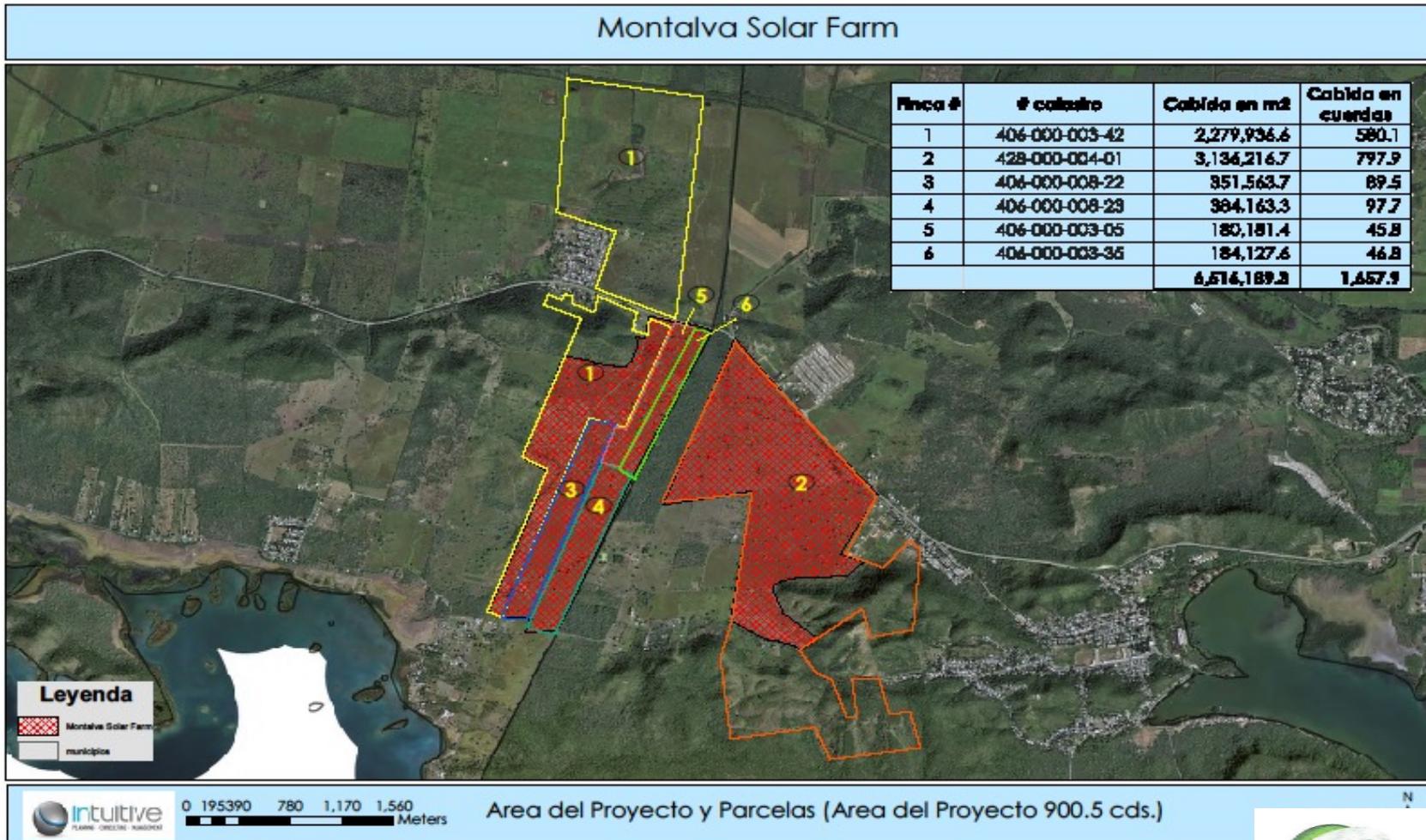
# Site Location



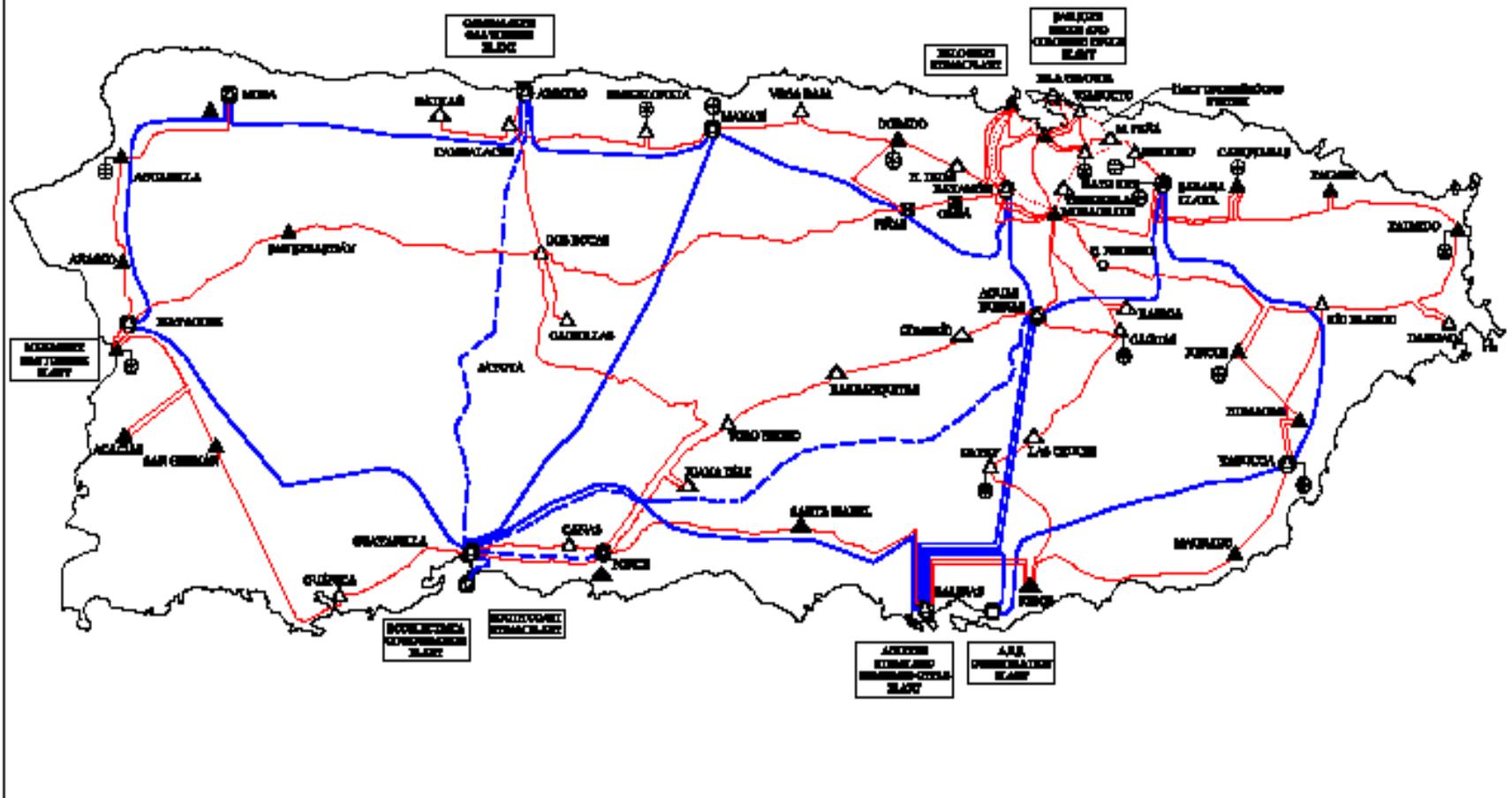
# Project Location



# Site Location



# PREPA'S TRANSMISSION SYSTEM 2014



## LEGEND:

	230 KV LINE		230 KV TRANSMISSION
	NEW 230 KV LINE		135 KV TRANSMISSION
	135 KV LINE		115 KV TRANSMISSION
	NEW 135 KV LINE		115 KV TRANSMISSION
	115 KV LINE		115 KV TRANSMISSION
	NEW 115 KV LINE		115 KV TRANSMISSION
	230 KV CAPACITOR BANK		135 KV CAPACITOR BANK
	135 KV CAPACITOR BANK		115 KV CAPACITOR BANK
	115 KV CAPACITOR BANK		115 KV CAPACITOR BANK

## PLANNED TRANSMISSION SYSTEM IMPROVEMENTS THRU FY 2014



# Greenbriar Summary

- ▶ Greenbriar shareholders have a connection to the financial benefits derived from Socially Responsible Investing as it pertains to the environment, renewable energy, financial safety and sustainable living
- ▶ There are 3 major socially responsible asset classes in Greenbriar:
  1. **Renewable Energy - Montalva Solar Project - 100 MW**
    - ▶ A rare value proposition in a now mainstream energy source - **US \$191 Million Net Present Value**
  2. **Sustainable Housing - California - 1,114 building units**
    - ▶ A deeply discounted purchase in a safe reliable business - Total Sales of **USD \$300 Million with a 25-30% Margin**
  3. **RealBlock - Real Estate Blockchain - an entrance through an industry leader**
    - ▶ A real time financial solution in a disruptive technology - **USD \$14 Million in annual sales in 2019**
- ▶ *Experienced team with only 19 Million shares outstanding*