

## Basic Information

### Shes The Boss Developers Global Limited

**Address** Office 2649321-323 High R  
Chadwell Heath, , Essex RM6 6AX.-6AX

**Telephone** 44-7402-211568

**Email** info@shesthebossdevelopers.co.uk

## Company Logo



## Business Information

Starting Month	July
Starting Year	2022
Legal Information	Limited Liability Company
Full Years	1
Business Type	Service

## Owner Information

Name	Years Experience	Credit Rating
April Malloy	17	Good

## Past Performance

Past Year Financials

- Revenue
- Net Profit
- Cash Balance
- Debt

## Business Idea Text

**NAME & EXPLAIN YOUR BUSINESS SERVICE OR PRODUCT**

Global Real Estate Developers growing into the Europe Market

Looking For loan to help gap a few Hotels. and Developments

[Click This Link See Us on Fox News https://video.foxbusiness.com/v/5812755760001#sp=show-clips](https://video.foxbusiness.com/v/5812755760001#sp=show-clips)

Now We are Building communities and Jobs in the United Kingdom

Featured on AM New York

Featured on The Blue Book

17 years in Business IN the USA

**Shes The Boss Is Empowering** Lives Globally

At Shes The Boss Companies, we pride ourselves in building long term relationships. Whether you are looking to Develop, remodel, expand, construct a new facility/home, or make needed repairs to your existing facility/home

Ms. Malloy has been in the Building and acquisition business for over fifteen (17) years and has personally overseen numerous projects on both the residential and commercial side.

Ms. Malloy and her team prefer commercial and large retail projects, which is essentially where the company will grow best moving forward.

Over the years, Shes The Boss. has built a team of highly skilled Management professionals, including joint venture partners that bring to the table extensive experience with diversified projects of all types. Through that high skill set, resource and outreach Shes The Boss. can provide to its clients/ Investors a valued working knowledge of design, engineering, estimating, scheduling, contract administration, sub-contractor management and project accountability to its clients.

As a premier Real Estate Developer/ General Contractor/Construction Manager and Property Management Company, we understand the critical aspects of our projects for our clients. This allows us to ensure continuity of the construction process and to assure the quality and timely completion of your project with our pre-qualified sub contractors. We specialize in Pre-construction, Cost Control, Project Management, and keeping an eye towards the quality of projects of any scope and size. Shes The Boss . strives to maintain a competitive advantage which allows us to be extremely competitive in bidding projects. In addition, we have partnered with our suppliers and subcontractors to provide economical and accurate pricing on all projects to work within the client's budgets.

Shes The Boss . provides innovative Development services to meet the needs of our investors/clients. We strive to take the confusion out of the building process by providing single source responsibility for your project. This provides a clear thought process and allows us to continue to be of service and attend to your business needs and requirements so that you we can build a successful project together.

Shes The Boss works to establish a level of trust and communication between the contractor and owner that often does not exist in the construction industry. We further this trust by offering complete disclosure of construction cost to the owner based upon an agreed scope of work prior to the project's commencement. We update our schedule on a weekly basis to maintain milestones and look ahead for the subcontractors to comply. We manage the process so there is a clear understanding of the responsibilities for the entire project team. We understand that time, cost and quality is the key to a successful project. In addition, the communication between client, design team, vendor, and sub-contractors is key and by integrating design, pre-construction, cost control, and construction, we can be successful.

When it comes to commercial Real Estate Accusations or Developments construction projects, no one beats, Our ability to use your time and money in the most efficient ways possible is only matched by our performance and the impeccable work we do.

Our Process and Project Approach jointly developed through teamwork with your staff, architects, project managers and joint venture partners to specifically meet project needs.

#### **Phases:**

- **Pre-Construction Phase** – Shes The Boss Developers, Inc offers comprehensive pre-construction services and technical support staff for your project.

- **Bidding Phase** - Due diligence construction performance, we work with and choose the most qualified subcontractors and suppliers towards meeting facility buildout needs. Our extensive experience and skills in planning and managing the bidding process will assure the quality of construction, the bid price, and the time taken to do the work. We work alongside other qualified MWBE contractors and skilled workers.

- **Construction Phase** - Due diligence construction performance leading, motivating and supporting the subcontractors to get the results that you expect and have been promised. All subcontractor's schedules are written into their contracts to guarantee on time completion and price. Shes The Boss Developers, Inc. provides diligent Site Management in order to achieve desired results.

**Our Services include, but are not limited to:**

Pre-Construction Services (design, engineering, zoning, codes)

Conceptual Budgeting and Estimating Services

Construction Management

General Contracting

**Specializing in:**

Residential & Commercial Projects

Purchasing & Planning Long Lead Item

Loans/ Investors Owner's Rep Services

Along with Building Veneer, mill work installed for La Mason de Chocolate Store on Wall Street, we have completed commercial projects for Family Dollar, CVS, Red Lobster, and Hampton Inns , Peach Mac.

We are highly skilled and dedicated to all our projects. We handle all our projects on a fast track scheduling to give you the estimated time of completion. We have hundreds of satisfied clients and have prestigious references.

At Shes The Boss Developers, Inc. we pride ourselves in building long term relationships. Whether you are looking to remodel, expand, construct a new facility, or make needed repairs to your existing facility, Shes The Boss Companies has the experience and resources to perform the work on time and on budget.

**I. Value Proposition: The Opportunity Women and Owned Business**

By joint venturing with Shes The Boss Developers, Inc. as a woman and minority owned small business venturing into more large-scale projects scalability matters. Our team is much focused and zero in on specific

opportunities in the private as well as the public and private sector.

**Value Propositions include;**

Preferred Financing- Government and Private Projects

Competitive Pricing Models

Committed Team "Teamwork" and Joint Venture "Full Disclosure"

Excellent Joint Venture Resources including MWBE qualified resources

Ongoing Fundraising Allocation and Team Resources Dedicated to Task

Value Partners

Bonding

"Legal Team" in place Development, Acquisitions Acquisitions, Construction, Real Estate and Business Law

Extensive International Developments and Acquisitions

**II. Real Estate and Acquisitions Developments Commercial Retail and Restaurant - Niche Projects**

Shes The Boss Companies. has completed projects throughout the South and the Northeast.

Ms. Malloy and her team have completed small and large-scale retail projects including and not limited to

- a. Alamo Draft House, New York
- b. 110 William Street(Office Build Out), New York
- c. 607A Vanderbilt Avenue, Brooklyn (Townhouse, Renovation), New York
- d. Orogold Cosmetics Store, 57<sup>th</sup> Street, New York
- e. Potatopia 378 Avenue New York, NY 10011
- f. 69-21 164 Street, high end restaurant, Flushing, New York
- g. Spring Rolls Restaurant, North Carolina
- h. 161 West End Build loft suite on top of preexisting brown stone 2008
- i. Long Island City excavated and finished for additional apartment in preexisting building 2008

- j. 22 Condo Unites Cape May NJ
- k. Built La Mason chocolate wall street 2008
- l. Built 15 Wood Forest Banks 2009 (Southern US Regions)
- m. Renovated Apartments from 16th street and Sullivan St
- n. Exterior Apartment units 52 fiberglass planters with new irrigation
  - o. Three foreclosed homes 2011
  - p. Family Dollar new build Marrow GA 2011
  - q. Quaker Steak and Lube Brick NJ May 2012
  - r. Long Horns 2012 Baltimore Maryland
  - s. Hampton INN Atlanta GA 2012
  - t. Brandy Wine Assisted living NJ 2012
  - u. Red Lobster Savanna, GA 2013
  - v. Country Club 13,700sq ft Lisa Management 2013
  - w. Red Lobster Savanna, GA ( Feb 2013-April 2013)
- x. Red Lobster renovated Buford GA across from GA Mall Oct 2011-nov 2011
  - y. Red Lobster Renovation La Vista Rd Tucker GA Dec 2011
  - z. Red Lobster Renovation Decatur GA Nov 2011 to Feb 2011
- aa. 607 A Vanderbilt Landmark building November 2013-March 2014
  - bb. 110 William street offices fit outs June 2013-Sep 2013
- cc. Juga De Vida bar and Restaurant March 2015 - May 2015
  - dd. Loving Paw vet hospital Brooklyn May 2015
- ee. We have built over 208 Projects since 2006-2018

**Corporate Clients Include:**

CVS

Family Dollar Stores

Hampton Inns

Long Horns

Quaker Steak and Lube

Red Commercial Planters

Red Lobster

Rite Aid

Walgreens

Wood Forest Bank

MWBE- A unique opportunity and value add tax credits and incentives woman owned 100% We have an opportunity to serve needs of all of its communities as well as, increased employment opportunities, contract bidding opportunities, tax and financing incentives, etc.

**Shes The Boss Developers, Inc** ownership and management understand the unique complexity of communications and relationships that go hand and hand with such an opportunity

Ms. Malloy has in place strategic communications as well as partners positioned including other "women owned construction firms" to leverage this incredible opportunity.

**ADDITIONAL INFORMATION AVAILABLE THROUGH BUSINESS PLAN AND SCOPE OF WORK,  
REFERENCES, TEAM, SUB-CONTRACTORS**

**WE LOOK FORWARD TO WORKING WITH YOU!**

If you ever have any questions or need any advice, don't



hesitate to touch base with us.

Sincerely,

**[NAME] April Malloy**

**EMAIL:** [info@shethebossdevelopers.co.uk](mailto:info@shethebossdevelopers.co.uk)

## **DESCRIBE YOUR INTENDED CUSTOMER**

Gap Loans and Private Equity Firms, And Banks

Family Offices

Angel Investors

Grants

New Development Financing

Financing Hotels

## **WHAT DO YOU HOPE TO ACCOMPLISH WITH THIS BUSINESS**

To Create Jobs and Grow My Brand In the UK

### **BPQS SCORE**

560

### **About the UkStartups Business Plan Quality Score (BPQS Score)**

UkStartups Business Plan Quality Score Evaluation system provides users with a method to evaluate the likelihood of failure or success for business profiles that have undergone UkStartups business planning process. Based on a combined analysis of any business plans BPQS Score, Cash Balance, and Net Worth results.

### **Product and Sales Forecast**

**Year1**

**Year2**

**Year3**

#### **Sales Revenue**

Sales

1545933

2009713

2612627

**Totals**

Total Sales

1545933

2009713

2612627

Total Cost

## Product, Sales & Inventory Text

### **DESCRIBE AND EXPLAIN YOUR PRODUCTS OR SERVICES**

Purchasing Hotels and Real Estate developments

### **LIST PRICES FOR YOUR PRODUCTS/SERVICES**

### **ASSESS WHAT STAGE OF DEVELOPMENT THEY ARE CURRENTLY IN**

We have been approved to bring in two loans from the US 5 million Stirling Pounds to buy hotels. We are looking for closing fees for the hotels.

### **DETAIL ANY EXISTING OR EXPECTED RESEARCH AND DEVELOPMENT**

### **EXPLAIN HOW YOU WILL MANUFACTURE/PRODUCE YOUR PRODUCT OR SERVICE**

## Industry Text

### **DESCRIBE YOUR MARKET/CUSTOMERS**

### **DESCRIBE YOUR COMPETITION**

### **WHAT ADVANTAGES DO YOU HAVE OVER THE COMPETITION**

## Marketing

### **PLAN YOUR GROWTH STRATEGY**

### **CUSTOMER COMMUNICATION PLAN**

### **IDENTIFY YOUR SALES STRATEGY**

## Financial Information Text

### **DESCRIBE YOUR BUSINESS CURRENT FINANCIAL SITUATION**

Our USA Company Is About to go public. We are working with some Dubia Investors to purchase a public company

### **EXPLAIN YOUR BUSINESS PROSPECTIVE FINANCIALS**

As Of Next Year Our Company will be making more than 10 million with the UK purchasing of four hotels we are working on

right now. Our two Real Estate Developments will be started by January 2023

### **INDICATE HOW MUCH YOUR FUNDING IS NEEDED, AND WHAT YOU NEED THE FUNDS FOR**

We are looking for loan to bridge the gap of the couple hotels we are closing one. We are looking for startup of 200,000 sterling pounds.

<b>Marketing Forecast</b>	<b>Year1</b>	<b>Year2</b>	<b>Year3</b>
<b>Expenses</b>			
Advertising	1439	1583	1741
Sales advertising	5084	5135	5186
<b>Totals</b>			
Total Expenses	6523	6718	6927

## **Personnel**

The company's management includes the following individuals:

### **April Malloy, President**

Ms. Malloy has been in the Building and acquisition business for over fifteen (17) years and has personally overseen numerous projects on both the residential and commercial side. Ms. Malloy and her team prefer commercial and large retail projects, which is essentially where the company will grow best moving forward. Over the years, She's The Boss. has built a team of highly skilled Management professionals, including joint venture partners that bring to the table extensive experience with diversified projects of all types. Through that high skill set, resource and outreach She's The Boss. can provide to its clients/ Investors a valued working knowledge of design, engineering, estimating, scheduling, contract administration, sub-contractor management and project accountability to its clients. As a premier Real Estate Developer/ General Contractor/Construction Manager and Property Management Company, we understand the critical aspects of our projects for our clients. This allows us to ensure continuity of the construction process and to assure the quality and timely completion of your project with our pre-qualified sub contractors. We specialize in Pre-construction, Cost Control, Project Management, and keeping an eye towards the quality of projects of any scope and size. She's The Boss . strives to maintain a competitive advantage which allows us to be extremely competitive in bidding projects. In addition, we have partnered with our suppliers and subcontractors to provide economical and accurate pricing on all projects to work within the client's budgets. **SKILLS** • Project Management • Budgeting expertise • Customer-Orientated • Employee Relations • Negotiations • Building codes and regulations • Leadership • Excellent communication • Business Operations organization **EXPERIENCE** CEO September 2006 to Current She's the Boss Construction Seen On Fox News Project Management • Able to understand the critical aspects of our projects for clients. • Ensure continuity of the construction process and to assure the quality and timely completion of your project. • Specialize in Pre-construction, Cost Control, and Project Management. • Provides innovative construction services to meet the needs of clients. • Provides a clear thought process and allows us to continue to be of service and attend to your business needs and requirements so that you I can build a successful project together. • Responsible for overall leadership of staff in the development and implementation of short- and long-range plans and policies and other organizational activities. • Provide leadership in developing program, funding and financial plans with the staff, and carrying out the mission and policies authorized by the board. • Promote active and broad participation by volunteers in appropriate areas of the organization's work. • See that the board is kept fully informed on the condition of the organization and any important factors influencing it. • Cultivate new and active funders by keeping them informed of our work and publicly promoting how their support has enabled our impact. • Strategically publicize the activities of the organization, its programs and impact in a manner that engages the public in the organization's endeavors. • Lead staff to maintain an accounting system and official records that enable and ensure compliance with federal and state laws and contractual reporting obligations. **Budget and Finance** • Be responsible for developing and maintaining sound financial controls that safeguard the assets of the organization and protect those we serve.

- Work directly with the Accounting and Administrative Manager to prepare an organizational budget; and ensure that budget guidelines are adhered to, debts are paid on time and cash flow is managed.
- Be responsible for the recruitment, employment, and when necessary, termination of all personnel, including paid staff, contractors and volunteers. Staff Management
- Ensure that job descriptions are developed, performance evaluations are held, and sound human resource practices are in place.
- Ensure that employees treat each other and everyone we encounter with respect and dignity.
- Encourage staff development and education, and assist staff in recognizing their strengths and weaknesses, and how those impact the organization and the people we work with.
- Cultivate an environment that attracts, keeps, and motivates a diverse staff that works well together and with others.

<b>Personnel Forecast</b>	<b>Year1</b>	<b>Year2</b>	<b>Year3</b>
<b>Salaries</b>			
Manager's Wages	155223	156775	158343
Wages	456744	461311	465925
Director's Remuneration	15045	15195	15347
<b>Totals</b>			
Total Salaries	627012	633281	639615

## Financial Forecast

Our USA Company Is About to go public. We are working with some Dubia Investors to purchase a public company

<b>Expenses</b>	<b>Year1</b>	<b>Year2</b>	<b>Year3</b>
Food	109646	0	0
Bar	56815	0	0
Bedroom Disposables	5087	0	0
Disposables	5328	0	0
Newspapers	614	0	0
Leisure costs	1838	0	0
Gifts	7752	0	0
Postcards/Maps	80	0	0
Credit card charges & commissions	11068	0	0
Spa cost professional	8391	0	0
Spa costs retails	3196	0	0
Heat & Light	81003	81003	81003
Motor expenses	6887	7576	8333
Travelling & Hotels	155	171	188
Maintenance repairs	37467	37467	37467
Maintenance leisure	3298	3298	3298
Decorating	61220	0	0
Director's employers NIC	44	44	44
Rates & Water	23220	23220	23220
Premises Insurance	10117	10117	10117
Life Insurance	822	822	822

Crockery & Glass replacement	1285	1285	1285
Equipment Repairs & servicing	7235	7235	7235
Hire of Equipment	2548	2548	2548
Pest Control	781	781	781
Laundry	52840	52840	52840
Cleaning	6130	6130	6130
Printing and Stationery	3384	3384	3384
Postage & Carriage	659	725	797
Telephone & Fax	3282	3282	3282
Legal Fees	320	320	320
Accountancy fees	7126	7126	7126
Hotel Subscriptions & Licenses	13770	13770	13770
Commissions	37266	40993	45092
Sundries	16346	16346	16346
Entertainment	553	553	553
Uniform	2015	0	0
Training	400	440	484
Bank Charges	783	783	783
Credit Card Charges	5448	5448	5448
Suspense / miss postings	456	456	456

**Fixed Assets** **Cost**

## Profit & Loss

**Other Assets** **Cost**

<b>Profit &amp; Loss Forecast</b>	<b>Year1</b>	<b>Year2</b>	<b>Year3</b>
<b>Revenue</b>			
Sales	1545933	2009713	2612627
Other Income			
COGS	0	0	0
Gross Profit	1545933	2009713	2612627
<b>Payroll Expenses</b>			
Salaries	627012	633281	639615
Payroll Taxes and Benefits	81511.56	82326.53	83149.95
<b>Operating Expenses</b>			
Food	109646	0	0
Bar	56815	0	0
Bedroom Disposables	5087	0	0
Disposables	5328	0	0
Newspapers	614	0	0
Leisure costs	1838	0	0

Gifts	7752	0	0
Postcards/Maps	80	0	0
Credit card charges & commissions	11068	0	0
Spa cost professional	8391	0	0
Spa costs retails	3196	0	0
Heat & Light	81003	81003	81003
Motor expenses	6887	7576	8333
Travelling & Hotels	155	171	188
Maintenance repairs	37467	37467	37467
Maintenance leisure	3298	3298	3298
Decorating	61220	0	0
Director's employers NIC	44	44	44
Rates & Water	23220	23220	23220
Premises Insurance	10117	10117	10117
Life Insurance	822	822	822
Crockery & Glass replacement	1285	1285	1285
Equipment Repairs & servicing	7235	7235	7235
Hire of Equipment	2548	2548	2548
Pest Control	781	781	781
Laundry	52840	52840	52840
Cleaning	6130	6130	6130
Printing and Stationery	3384	3384	3384
Postage & Carriage	659	725	797
Telephone & Fax	3282	3282	3282
Legal Fees	320	320	320
Accountancy fees	7126	7126	7126
Hotel Subscriptions & Licenses	13770	13770	13770
Commissions	37266	40993	45092
Sundries	16346	16346	16346
Entertainment	553	553	553
Uniform	2015	0	0
Training	400	440	484
Bank Charges	783	783	783
Credit Card Charges	5448	5448	5448
Suspense / miss postings	456	456	456
Depreciation	0	0	0
Interest Expense	0	0	0
Marketing	6523	6718	6927
<b>Totals</b>			
Total Operating Expenses	1311721.56	1050488.53	1062843.95
Earnings before Taxes	234211.44	959224.47	1549783.05
Income Taxes	46842	191845	309957
Owners Draws/Dividends			
Retained earnings	187369.44	767379.47	1239826.05

## Loans

## Amount

Investors	Year1	Year2	Year3
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## Cash Flow

Other Income	Year1	Year2	Year3
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Cash Flow Forecast	Year1	Year2	Year3
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### Cash In

Sales	1545933	2009713	2612627
Other Income			
Loans Requiring Payback	0	0	0
Investments	0	0	0
Total Cash In	1545933	2009713	2612627

### Cash Out

COGS	0	0	0
Other Expenses	684709.56	417207.53	423228.95
Payroll	627012	633281	639615
Cash Paid for Taxes	0	0	0
Cash Paid for Fixed Assets	0	0	0
Loan Principal Payments	0	0	0
Loan Interest Payments	0	0	0
Owners Draws and Dividends	0	0	0
Changes in Other Assets	0	0	0
Total Cash Out	1311721.56	1050488.53	1062843.95

### Net and Balance

Starting Cash Balance	7800	242011.44	1201235.91
Net Cash Flow	234211.44	959224.47	1549783.05
Ending Cash Balance	242011.44	1201235.91	2751018.96

Owners Contributions & Draws	Year1	Year2	Year3
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Contributions

Draws

## Balance Sheet

Balance Sheet Forecast	Year1	Year2	Year3
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### Current Assets

Cash	242011.44	1201235.91	2751018.96
Accounts Receivable	46378	60291	78379
Inventory	0	0	0
Total Current Assets	288389	1261527	2829398
<b>Fixed Assets</b>			
Fixed Assets	0	0	0
Less Accumulated Depreciation	0	0	0
Net Fixed Assets	0	0	0
<b>Other Assets</b>			
Other Assets	0	0	0
<b>Current Liabilities</b>			
Accounts Payable	0	0	0
Deferred Revenue	0	0	0
Short Term Debt	0	0	0
Total Current Liabilities	0	0	0
<b>Long Term Liabilities</b>			
Long-Term Loans	0	0	0
Total Capital	288389	1261527	2829398
<b>Totals</b>			
Total Assets	288389	1261527	2829398
Total Liabilities and Capital	288389	1261527	2829398