

STREAMING ZONES

A UNIQUE APPROACH TO STIMULATE ECONOMIC
GROWTH & REAL ESTATE DEVELOPMENT IN
QUALIFIED OPPORTUNITY ZONES



BRITTANO GROUP & KNOVA FILM CAPITAL

**\$100M OZ
PROJECT**

**"WITH THIS BUSINESS MODEL, WE AIM TO ACHIEVE BOTH,
MASSIVE SOCIAL IMPACT AND ECONOMIC GROWTH."**



The best move for creative storytellers

HIGH POINT, NC: CATALYST OZ PROJECT

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This Qualified Opportunity Zone Business (QOZB) has developed a catalyst model that requires the sum of \$100M in capital to help revitalize the SW District of High Point, NC

- Real Estate Development
- Workforce Development & Housing
- Small Business & Entrepreneur Development

The project consists of real estate and raw land to develop a massive film and production compound. A 30,000 sq/ft Workforce and Small Business & Entrepreneur Development facility. A 60,000 sq/ft Artist & Design house for Fashion, Urban Furnishing, and Innovative Tech. Not to mention, a modern 120,000 sq/ft Boutique Hotel with Specialty event space.

The QOZB is currently in the pre-construction and design phase. Once phase 1 of renovations are completed, we look to onboard our first wave of OZ participants for our Workforce development, which will ultimately grow to 120 jobs locally. Assuring inclusion of the local community to take advantage of the Opportunity Zone Initiative.

QOZB ON TIME TO SUPPORT POST COVID-19 UNEMPLOYED AND SMALL BUSINESSES

STREAMING ZONES

CONSIDER THE VAST NEW UPSTREAM FLOW OF CONTENT CREATION FOR THE OTT (OVER THE TOP) STREAMING INDUSTRY AND THE GROWING NEEDS OF CONTENT CREATORS IN THIS BURGEONING INDUSTRY FOR FILMING LOCATIONS AND PRODUCTION FACILITIES. THAT'S WHAT BRITTANO GROUP HAS IMPRESSED UPON LOCAL, STATE, AND NATIONAL AGENCIES. "STREAMING ZONES" WAS CREATED TO GIVE A UNIQUE PERSPECTIVE ON OPPORTUNITY ZONE INVESTING WHILE TAKING ADVANTAGE OF A PROJECTED \$200B STREAMING INDUSTRY WITHIN 4 YEARS. WITH INCREASED STREAMED CONTENT CONSUMPTION, THERE IS A MARKET VOID NEEDING SUPPLY.

HIGH POINT WILL BE POSITIONED TO MEET THESE MANUFACTURING DEMANDS

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MIX USE PRODUCTION STUDIO EQUIPPED TO HANDLE PHOTOGRAPHY AND CINEMATOGRAPHY PRODUCTIONS OF ANY SIZE: COMPLETELY SOUNDPROOF LIGHT-GRIDDED CUSTOMIZABLE TV STUDIO SETS FOR PROFESSIONAL PRODUCTIONS OF ALL KINDS; TV AND MOVIE PILOTS COMMERCIALS, MUSIC VIDEOS ETC.



614 W. GREEN DR PRODUCTION STUDIOS

EXISTING BUILDING WILL BE TRANSFORMED INTO
TV/FILM SOUND STAGES (120,000 SQ. FT)
(2) ONSITE STEEL HANGERS WILL BE REMODELED INTO
SMALL SOUND STAGES

WISH LIST:

POST-PRODUCTION STUDIOS

- OFFLINE EDIT SUITES
- ONLINE EDIT SUITES
- GRADING SUITES
- SOUND SUITES
- 1 CINEMA (7.1 DOLBY DIGITAL ENABLED)
- BARBER AND BEAUTY SPACE
- 8 BARBERS
- 8 BEAUTICIANS
- 8 MUA
- 8 CHANGING ROOMS
- STREAMING CENTER (2500 SQ. FT)
- DATA FARM
- A CLIENT-VIEWING ROOM ABOVE THE MAIN FLOOR
- A COMPLETE VIEW
- A SOUNDPROOF RECORDING BOOTH FOR PRISTINE, CRISP AUDIO
- FOUR EDITING BAYS EQUIPPED FOR POST-PRODUCTION WITH THE LATEST HARDWARE AND SOFTWARE.
- A FINISH EDIT SUITE THAT IS TAILORED FOR CLIENTS TO SIT IN FOR COMFORTABLE VIEWING OF THE EDITING PROCESS OR OF A COMPLETED PROJECT
- COMMERCIAL KITCHEN FOR CRAFT SERVICES
- 50 FT X 30 FT X 12 FT CYCLORAMA WALL
- A SPONSOR BASED GREEN ROOM WHERE TOP TIER CLIENTS/TALENT CAN RELAX AND PREPARE
- 2 THEATRE STYLE MASTER EDITING SUITES THAT ARE TAILORED FOR EXECUTIVE CLIENTS TO SIT IN FOR COMFORTABLE VIEWING OF THE EDITING PROCESS OR OF A COMPLETED PROJECT
- ROOFTOP CONTAINER SUITES FOR PRODUCTION HOUSING/ LODGING ON ROOF (EXAMPLE: AMERICAN TOBACCO)

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HIGH POINT, NC: CATALYST OZ PROJECT

BRITTANO GROUP & KNOVA FILM CAPITAL

THIS PROPERTY HAS A COMBINATION OF FUNCTIONS WHICH INCLUDE A 200 SEAT 2 SCREEN INTERACTIVE MOVIE THEATER FOR INDEPENDENT FILMS A 100+ ROOM BOUTIQUE HOTEL WITH A "POP UP" FOOD COURT PARKING DECK



621 W. GREEN DR MIXED-USE EVENT SPACE, BOUTIQUE HOTEL WITH RETAILERS, RESTAURANTS AND SERVICES.

EXISTING BUILDING WILL BE TRANSFORMED INTO
TV/FILM SOUND STAGES (120,000 SQ. FT)
(2) ONSITE STEEL HANGERS WILL BE REMODELED INTO
SMALL SOUND STAGES
WISH LIST:

- RECEPTIONIST SPACE
- COFFEE STATION
- REFRESHMENT STATION
- ELEVATOR TO HOTEL AND UPPER FLOORS
- ACCESS TO
- POP UP FOOD COURT/ RENTAL SPACE FOR RESTAURANTS AND BUSINESSES
- INTERACTIVE THEATER: EVENT SPACE FOR LIVE SHOWS EQUIP TO FILM AND LIVE STREAM.
- 200 SEAT 2 SCREEN THEATER
- INDEPENDENT FILMS
- FILM FESTIVALS
- BOUTIQUE HOTEL
- 100 ROOM HOTEL SPACES WITH CONTRIBUTIONS FROM BOTH ARTISTS AND DESIGNERS, THE EXHIBIT INCLUDES WORKS FROM FURNITURE AND TEXTILES TO CERAMICS AND WALL ART.
- 2ND FLOOR: HOTEL LOBBY AND ACCESS TO PARKING DECK
- ROOFTOP LOUNGE AND BAR
- OUTSIDE BAR/LIVE ENTERTAINMENT
- CONTAINER "POP-UP" RESTAURANTS, ART GALLERIES AND SHOPS ALONGSIDE THE GREENWAY PROPERTY LINE
- CONTAINERS WILL PROVIDE SMALL BUSINESSES AND ENTREPRENEURS AN OPPORTUNITY TO SHOWCASE/ "POP-UP" THERE BUSINESS

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STREAMING ZONES WORKING PARTNERS



Knova Film Capital, LLC

Line Producing (Budget Allocations)

Acquisitions & Mergers of Original Content (Documentaries, Podcasts, Docuseries, Educational, Corporate Training, etc)

Sales Negotiations with External OTT & Network Distribution

Brittano Studios

Executive Production Company for TV Pilot and Feature film Projects

IP Creation of all Scripted content.

Overseas location, facilities, and equipment rentals



Jeje Communications, LLC

Oversees all media and public relation activities for all entities.

Advertising Agency for In-House OTT Platform

Develops OTT Streaming website & app

Curates all retained content for City/Community OZ OTT Streaming platform.

Coordinates all workforce development activities



Violator Management & Entertainment

Oversees all music and talent development.

Develops and implements marketing and promotional campaigns

Develops Artists performances concert series.

Curates all audio music retained content for City/Community OZ OTT Streaming platform.



STREAMING ZONES WORKING PARTNERS

Notable Live

Oversees all Virtual and digital events via the Notable Live platform.
Maintains platform for Entrepreneur and Enterprise participants.



Impact Immersive

Oversees all innovative technology operations.
Creates App based Advertising Agency for In-House OTT Platform
Develops educational module for coding, websites & app, blockchain, and fin-tech



VR Dimensions

Oversees all Virtual and Augmented Reality custom systems
Develop education training modules to be utilized by workforce participants



STREAMING ZONES LOCAL PARTNERS



NORTH CAROLINA'S INTERNATIONAL CITY™

High Point Economic Development Corporation

highpointedc.com



Downtown Agency that assists in aggregating local boards and community participation.

**BUSINESS
HIGH POINT**
CHAMBER OF COMMERCE

High Point Rising!

Aggregator of Small Businesses as tenants of retail locations and production clients



NC Works facilitates apprenticeship and adult workforce needs and continued education with local Universities and colleges.



NCGrowth provides technical assistance to businesses and governments on economic development and entrepreneurship projects.



Provides educators, classroom settings, and local community engagement for social impact goals



Provider of Student Interns and industry specific young professionals to establish work experience, OTJ, community relation building.



NORTH CAROLINA FILM OFFICE

Will serve as an incentive based agency for recruitment of higher budgeted productions. This will provide additional work for our newly trained workforce.

STREAMING ZONES NATIONAL EDI PARTNERS

EQUALITY, DIVERSITY & INCLUSION



Home Entertainment and Television Distribution

Participation as a Distribution pipeline for created content. Also will onboard developed workforce talent.



UNDER ARMOUR.

Participation as a Youth Program and Entrepreneurship Collaborator.



URBAN MOVIE CHANNEL

Participation as a Distribution pipeline for created content.

Streaming Zones Are About Equality and Diversity

We define Equality, Diversity and Inclusion as follows:

Equality

enables us to create a fairer society where everyone can participate and has the opportunity to fulfill their potential. Equality is backed by legislation (Equality Act 2010) which is designed to address unfair discrimination, harassment, and victimization, to advance equality of opportunity, and to foster good relations between people who share a protected characteristic and those who do not. However, this is everyone's responsibility as well.

There are nine protected characteristics:

- Age
- Disability
- Gender assignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion and belief
- Sex
- Sexual orientation.

Diversity

is when we recognize and value difference in its broadest sense. It is about creating a culture and practices that recognize, respect, value, and embrace difference for everyone's benefit.

Inclusion

refers to an individual's experience within the workplace and in wider society, and the extent to which they feel valued and included.

Equality, Diversity and Inclusion are different things and they need to be progressed together. Equality of opportunity will only exist when we recognize and value difference and work together for inclusion.

STREAMING ZONES