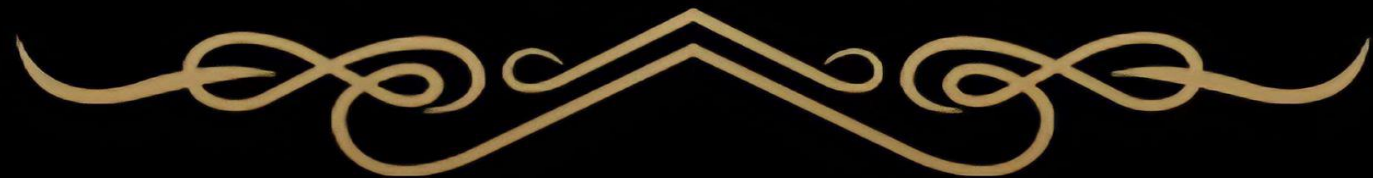




GLOBAL LUXURY GROUP
AGGRESSIVE REPRESENTATION OF LUXURY ESTATES





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Who We Are

The Global Luxury Group aligns luxury home sellers with a hand-picked, world class Mega Realtor who guarantees the sale of their home for top dollar.

A Disruptor in the Real Estate industry The Global Luxury Group helps luxury home owners avoid the common mistake of selecting an ineffective or incompetent Realtor.

The seller pays the realtor the usual commission so there is no cost to our service. The recipient Realtor pays GLG 40% of their real estate fee, over \$20,000 per transaction, for the referral.

GLG is successfully operating, referring and closing luxury home sales in several U.S. markets at this time. With over 4,000,000 luxury homes across the U.S., the company is poised, with capital to scale, to over 130 luxury real estate markets across the U.S. and abroad generating high eight figure annual profits and ten figure market valuation.



The Problem

Exorbitant overhead, poor management and increased legal liability crushes profitability in today's traditional real estate brokerage companies.

Highly qualified luxury real estate agents are difficult to identify among the vast majority of largely incompetent real estate agents particularly in the ultra-luxury real estate space.

The Solution

Founded in 2022 by Steve Cooper, a serial entrepreneur with a distinguished resume of 25 years and over \$1 Billion in closed luxury real estate sales. The company is currently operating at a profit and positioned to expand with additional capital.

Global Luxury Group is an innovative virtual real estate company removing the conventional overhead, legal liability and risk associated with obsolete traditional real estate brokerage companies.

Powered by advanced AI technology and deep-rooted personal relationships, Global Luxury Group unites the wealthiest 1% luxury clients with elite top luxury Realtors.

The Company is prepared to overtake and dominate luxury real estate sales in 130 U.S. luxury real estate markets.

Cutting Edge AI Technology

Increasing sales with AI dialing technology & Predictive Analysis



Combining AI with Traditional Cold Calling results in a 50% higher connect rate and more referrals to Luxury Realtors.

AI

- AI Generated Leads

MLS

- Traditional Leads

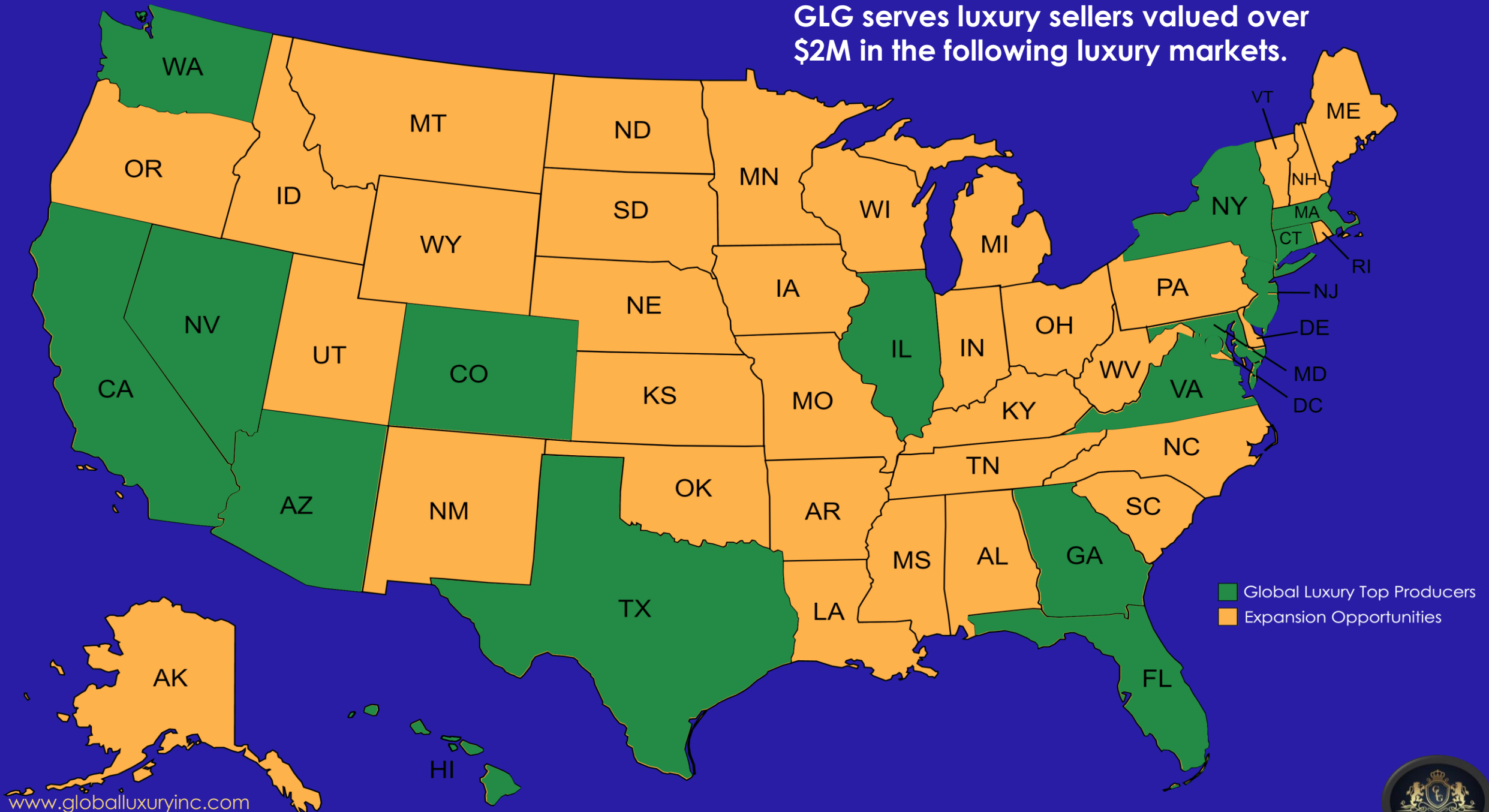
Nurtured

Live ISA Team

Referred

Elite Luxury Realtors

GLG serves luxury sellers valued over \$2M in the following luxury markets.



NATIONALLY RANKED AS THE TOP LUXURY REALTORS IN THE UNITED STATES

MEET SOME OF OUR TOP REALTORS



AARON KIRMAN



ALEX RAMIREZ



AMBER ANDERSON



ANN HOWARTH



ANNA SOLOMON



ARLENE GONNELLA



BEN STROCK



BONNEAU ANSLEY



BRAD KAPPEL



BRAD MACARTHUR



BRETT DICKINSON



BRIDGET RAMEY



CAROL WOLFE



CAROLINE BEAN



CARRIE MCCORMICK



CHEY CASTRO



CHRIS BURNSIDE



CHRIS KARAS



CHRISTIAN STILLMARK



DAN URBACH



DAVE SETTGAST



DAVID AZIMI



DAVID GUNDERMAN



DAVID MARKS



DEANNA KORY



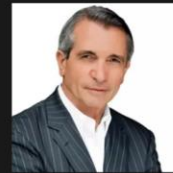
ELIZABETH OLCOTT



ELOY CARMENATE



EMILY BEARE



ENZO MORABITO



HANS WYDLER



HOLLY PARKER



IRENE DAZZAN PALMER



JASON FRIEDMAN



JASON SATO



JAYSON MADANI



JEFF GREENBERG



JIM MCINERNEY



JOY JACOBS



JULIAN JOHNSTON



KAREN BERNARDI



KATHY BRIDGMAN



KEVIN DRISCOLL



KIM DEOL



LAURA BRANDT



LEXI CERRETTI



LISA POGGI



MAGGIE KEATS



MATT BROWN



MATT COX



MELISSA TUCCI



MICHAELA KESZLER



MIKE BOHNERT



MIKE MINSON



NICK MALINOSKY



PERRY CORNEAU



ROB KITTLE



SANDRO DAZZAN



SCOTT GRIGG



SEAN STANFIELD



SHAWN AND HELENA
NOONAN



STEVE BREMIS



STEVE EPSTEIN



STEVE WATTS



SUMMER KNIGHT



TRACY MCLAUGHLIN



TYLER COONS

Homes Currently on the Market

6243 La Vista, Dallas Texas \$3,185,000	5262 Huckleberry, Lane, Houston \$3,700,000	4143 Cheeney St, Santa Clara, California \$1,988,000	11630 Memorial Dr, Houston Texas \$3,000,000	375 County Rd 370, Jarrell Texas \$2,399,000	3814 218 th St, Bayside New York \$1,350,000
4801 Main, Houston Texas \$950,000	5900 Bettinger, Colleyville, Texas \$2,100,000	8335 Winecup, San Antonio Texas \$1,345,000	214 Paul Revere, Houston Texas \$1,500,000	5020 Iselin Ave, Bronx, New York \$7,500,000	

Homes Recently Sold

254 Santa Paula Ave San Francisco California \$4,250,000	1305 Casiano Road Los Angeles California \$3,750,000	4036 Jefferson Ave Redwood City California \$2,900,000	5645 Soledad Mountain Rd La Jolla California \$2,250,000
33706 Calle M Iramar San Juan Capistrano California \$1,850,000	16266 Barneston St Granada Hills California \$1,110,000	1940 Bush Street, San Francisco California \$1,600,000	3833 209th St Bayside, New York New York \$1,400,000
92-412 Kaiulau St, Kapolei, Hawaii \$1,200,000	7306 Alicante Rd 9, Carlsbad, California \$857,000	451 Kansas St 350, San Francisco California \$1,100,000	14105 Camino Del Oro Riverside California \$1,100,000



Revenue

\$856,043

Global Luxury Group Pro Forma

GLG earns 40% of realtor's commission on each home sale



500 Projected
HOMES SOLD



\$20k
\$20,000+ each

40% of Referral
Realtor's
Commission



\$10M
\$10,000,000 total

2025
PROJECTED
REVENUE

Detailed Pro Forma Available Upon Request



Global Luxury Group Pro Forma

2025-26 2 Year Pro forma	Notes	2025 Q1	2025 Q2	2025 Q3	2025 Q4	2025 Total	2026 Q1	2026 Q2	2026 Q3	2026 Q4	2026 Total
# Sales Reps	Sales Reps	20	20	20	20	20	20	20	20	20	20
# Monthly Appts Per Rep	Seller/Realtor Mtgs	10	15	20	10	55	15	20	25	10	70
# Appts Each Quarter	12 Week Total	600	900	1200	600	3300	900	1200	1500	600	4200
# Listings Unsigned	70% Unsigned	420	630	840	420	2310	630	840	1050	420	2940
# Listings Signed	30% Conversion Signed	180	270	360	180	990	270	360	450	180	1260
# Listings Sold	80% Sold 20% Expired	144	216	288	144	792	216	288	360	144	1008
Minimum Sale Price	\$2,000,000	\$2M	\$2M	\$2M	\$2M	\$2M	\$2M	\$2M	\$2M	\$2M	\$2M
Gross Sales Volume	Home Sale Volume	\$288M	\$432M	\$576M	\$288M	\$1.58B	\$432M	\$576M	\$720M	\$288M	\$2.02B
Commission Due GLG	1% of Sales Price	\$2.88M	\$4.32M	\$5.76M	\$2.88M	\$11.5M	\$4.32M	\$5.76M	\$7.20M	\$2.88M	\$20.2M
Commission Due Team	30% of Comm Due Reps	\$864K	\$1.30M	\$1.73M	\$864K	\$3.46M	\$1.30M	\$1.73M	\$7.20M	\$864K	\$6.05M
Gross Margin	70% of Comm Due GLG	\$2.02M	\$3.03M	\$4.03M	\$2.02M	\$11.1M	\$3.02M	\$4.03M	\$5.04M	\$2.02M	\$14.1M
Overhead Expense	3.5% of Gross Margin	\$70.5K	\$106K	\$141K	\$70.5K	\$388K	\$106K	\$141K	\$176K	\$70.5K	\$494K
Lead Gen Expense	4.9% of Gross Margin	\$98.7K	\$148K	\$198K	\$98.7K	\$543K	\$98.7K	\$98.7K	\$98.7K	\$98.7K	\$692K
Net Pretax Profit	90.6% of Gross Margin	\$1.85M	\$1.85M	\$1.85M	\$1.85M	\$10.16M	\$1.85M	\$1.85M	\$1.85M	\$1.85M	\$12.9M
Summary	Notes	2025	2026								
Gross Sales Volume	Home Sale Volume	\$1.58B	\$2.02B								
Commission Due GLG	1% of Sales Price	\$11.5M	\$20.2M								
Net Pretax Profit	90.6% of Gross Margin	\$10.16M	\$12.9M								
Company Valuation	5X Net Pretax Profit	\$50.7M	\$64.6M								



COMPETITIVE ADVANTAGE

Obsolete Real Estate Brokerage

- High Overhead Brick and Mortar Office
- Legal Liability for Realtor Transactions
- Realtor and office Staff Management
- Extensive Transaction Management
- 5% of Realtors Revenue Producing
- **3-5% Gross Margin**

Global Luxury Group

- **NO** Brick and Mortar Office Overhead
- **NO** Legal Liability for Realtor Transactions
- **NO** Realtor and office staff Management
- **NO** Transaction Management
- **100%** of Realtors Revenue Producing
- **95% Gross Margin**

WELCOME TO

THE GLOBAL LUXURY GROUP

*World Class Representation of
The Who's Who in Entertainment, Sports, Business and International Clientele.*



GLG is Raising Working Capital to Expand to Additional Luxury Real Estate Markets

To schedule a zoom regarding this extraordinary investment opportunity contact:
Steve Cooper, Founder and CEO 408.828.0859 steve@globalluxuryinc.com

www.globalluxuryinc.com

