

## BUSINESS PLAN OVERVIEW



# Noxel Real-Estate fund

*Symbol Ticker NOXL*



*Private Placement Momentum  
Regulation D 506(c) Offering*

**THE OPPORTUNITY**  
The collective economic impact of  
Single and multi-residential  
housing is only set to grow.

**THE BEST INVESTMENT ON EARTH  
IS EARTH HERSELF**



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**NOXEL CORP.**

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## **EXECUTIVE SUMMARY NOXEL CORP, INTRODUCTION**

Noxel Corp, publicly traded company with a symbol ticker (NOXL) Noxel Corp, currently trading with OTC Markets. Noxel Corp, specializing in Real-Estate investment and development of high demand housing projects in United States of America. Concentrating on residential Single and multi-housing.

Noxel Corp, also intends to capitalize on the current high demand for housing in United States of America markets. Noxel Corp, Certified and license to enter both government and private land lotteries for 1.000's of housing units, extremely needed in United States of America. high demand for single and multi-residential housing units.

The average selling unit will be around \$1,000,000 with over 45% profit. potentially doubling and tripling Noxel Corp, revenue. Once Financial report will be uploaded to American security and exchange commission. Noxel Corp, transparency Financial report to the public may also cause Noxel Corp, shares (NOXL) also rise in value. Noxel Corp, plans to raise \$100 million through Private Placement Momentum Regulation D Rule 506(c) Offering instrument as **Noxel, Real Estate Fund**

## **NOXEL CORP, NEW REAL-ESTATE FUND OPPORTUNITY**

**Noxel, Real-Estate Fund** (Noxel Corp, or the fund) Main Mission And purpose, is to purchase residential properties as Single or Multifamily housing units producing income right from the very beginning in both markets United States of America Real-Estate areas. Renovation and update to housing unit, should cause the properties to double in value for the benefits of the fund investors.

To achieve the Main Mission of **Noxel, Real Estate Fund**, professional Real-Estate engineering and development team, ready to acquire, build, develop and manage fund properties Real-Estate assets. The intention is to providing participating investors with Real-Estate focus investment opportunity that combined income and principal investment growth and element of Capital preservation. The fund is managed by Globex Holding Corp, specialized in Real-Estate acquisition and assets, development and Management by 3 highly experienced Real-Estate professionals with combined experience well over 50 years.

Over the years our fund managers have seems extreme market fluctuations. And always researching market trend to develop new strategies allowing us to mitigate this volatility and reduce negative affect on our fund investment.





## **THE FUND SERVICES**

Noxel Corp, to begin offering its services in the end of 2020. The company's main clients will be Home buyers and investors in the United States of America. area. The Real-Estate value since is within this demographic group and knows and understands this market's needs, we believe that it can appeal to such clients far more than most other competitors.

Noxel Corp may also offer comprehensive Real-Estate, mortgage and title services to our diverse clients. With Realtors as our sponsor in the Community, we will have a premier position as the dominant seller of these homes, condos, and apartments. In addition, we will offer a full range of services to facilitate the purchasing and selling of Real-Estate. In addition to Building, Developing and managing our Real-Estate properties, we also include the following services:

**CONSULTING- QUOTES, -PLANNING- MOVING -MORTGAGE-LOAN PREAPPROVAL-TITLE TRANSFER- APPRAISING- PROPERTY PREPARATION.**

## **THE MARKETS**

United States of America. residential housing industry has been steadily growing over the past 10 years. The percentage of the population is growing at an average rate of 2% each year. This percentage is also expected to grow as the first of the generation begins to reach retirement age in the next decade. It is estimated by the that the Real-Estate industry, that includes homes, medical facilities, specialty equipment, retirement entertainment services, accounts for Real-Estate market make up-to 19% of GDP directly. Also make up-to 40% of Society total wealth each year.

United States of America residential Real-Estate market experience increase in construction spending in 2019 / 2020. This trend expected to continue for at least additional 10 more years, as the world population growth and high demand for quality housing and quality education.

## **THE MISSION**

One flip of a single house, can potentially produce half \$1 million in profit, benefiting our investors immediately on both platforms profit dividend and stock market value. In addition to the real estate. market investing billions of dollars in new projects AND IT'S HAPPENING RIGHT NOW. That could potentially Increase the fund revenue in 100 of % a year. The fund manager believe that opportunities exist for the purchase rehabilitation and Re-position of distressed and the below market properties located in desirable Residential single and multifamily. Geographic area with strong internal fundamental.





## **MARKET SUMMARY**

(NOXL) will be concentrating on primarily on one market segment. This will be single family and Multifamily housing, consisting of those individuals' buyers, Young couples established families and investors from all over the world seeking to invest in United States of America Single family and Multifamily housing industry consists of numerous of small housing communities. These communities range from those owned by major name-brand firms to small one.

## **MARKET ANALYSIS**

Noxel Corp, (NOXL) believes that the greatest opportunity now is in new entrants to the market who will want to capitalize on this high growth industry. The most likely entrants will be new, and small Real-Estate companies with fewer than 10 employees. However, the one major advantage Noxel Corp, (NOXL) has is:

## **United States of America Urban Renewal Projects Opportunity's**

## **MARKET SEGMENTATION**

Noxel Corp, (NOXL) will be investing in developing exclusively in United States of America. This means the company will be focused on developing and selling Real-Estate to those seeking to purchase housing the area for any purpose.

United States of America market segment has special needs and residence and investors always looking to find homes in specially constructed communities that serve those special needs such as: medical, education dining, entertainment, shopping, and other such facilities. Being the dominant broker for the new community of Noxel Corp, (NOXL) will allow to fulfill those needs.

The market analysis table and graph which follows shows the number of potential clients that move into the area each year.





### **FUND MANAGEMENT METHODOLOGY**

The fund will pursue investment by utilizing real estate value and opportunity by the expertise of the fund managers. Only property's producing income will be allowed into the fund assets. Our company transparency in Financial report is under strict regulations by the American securities and exchange commission. Make us work by the rules. and make your investment very safe.

### **KEYS TO SUCCESS**

The fund is not limited to 1 area only and it may explore opportunities all over the world as fund managers income producing properties.

Noxel Corp, Is full design, engineering and construction building Company in the Real-Estate industry. Maintaining on property sites professional workers and management teams 24 hours a day on property site for security.

### **FUND MANAGEMENT TRUCK RECORDS**

Noxel Corp, (NOXL) President and CEO, Simon Belski, licensed Builder and Engineer with 30 years of building in development experience in both locations United States of America. Since Mr. Belski, is within this demographic group and knows and understands the market's needs. He can appeal to such clients far more than most other competitors.

### **THE MANAGEMENT COMPANY GLOBEX HOLDING CORP**

The sole Manager of the Company is Globex Holding Corp, offices located at:

*45 Bartlett Crescent,  
Brookline, Ma. 02446.*

*Tel: 800-358-1320.*

[www.globex5.com](http://www.globex5.com)

GLOBEX HOLDING CORP, Managers will provide the following services:

Sourcing and execution of private equity investments in the Company in connection with this Offering and the Property. Complete financial analysis. Asset valuation. Supervision, project management, and property oversight. Asset management and sale disposition management.

### **RESPONSIBILITY OF THE MANAGERS**

The Managers is accountable to the Company and must exercise good faith and integrity in handling Company affairs. The Manager is equally owned and operated by Simon Belski and Marty Trabilse and Benny Cohen, as well as each of the Company's advisors,





## **SIMON BELSKI PRESIDENT & CEO**

Entrepreneurial and driven Chief Executive, with 20 years of leading industry expertise in founding numerous companies in domestic and international marketplaces. Facilitator and builder of world-class technology management and product development teams, with specialty in both start-up and scaled growth stages. Proven fundraising and networking skills, building fruitful partnerships with hundreds of clients and delivering multimillion-dollar bottom-line growth.

### **Demonstrated Achievements**

- Grew Century Industries revenue from \$1 million to \$13.4 million
- Expanded market share for Boston investment and development Corp., data access service from 30 percent to 45 percent over two years, increasing profit margins by 40 percent, with higher quality services.
- Founded Globex.App with two other co-founders with highly profitable exit. Core Competencies.
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### **EXECUTIVE EXPERIENCE**

- 1986 Create the lifetime homes Corporation, a Building Company Acting as chief engineer, until the company sold 1998.  
2000 Create the king David Plaza Hotel Corporation until sold on 2011. Acting as President and CEO.
- 2013 Create the Globex Holding Corporation, which control several Publicly Traded Companies. As of today, continuing acting as President and CEO.
- 2018 Create the Globex Trading Center, online shopping platform. As of today, continuing acting as president and CEO.
- Current president and CEO of Noxel Corp public traded company with symbol ticker NOXL
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### **KEY ACHIEVEMENTS**

- Oversaw the development of a new line of higher quality services by hiring a team of technologist and experts to guide new product development, resulting in fully integrated team with products as new core business.
- Expanded market share from 30 percent to 45 percent in two years, and increased profit margins by 40 percent.
- Oversaw product development, including software development lifecycle and implementation, testing, and QA.
- Directed all operation for service outreach and product demonstrations.
- Designed and led development of a highly scalable, distributed, cloud-service platform, utilizing Service Oriented Architecture (SOA).

Simon Belski has a deep understanding of how to streamline business operations and engage employees in order to reach company objectives and increase profits. Mr. Belski is excellent at analyzing team strengths and leveraging individual assets to reach business goals efficiently. He has exceptional verbal, written, and interpersonal communication. Mr. Belski is an active listener committed to providing helpful feedback tailored to employees' strengths and opportunities. He has thorough working knowledge of sales current and emerging best practices.

### **Education**

- 1985 Receive engineering degree.
- 1990 Receive muster master builder's license.
- 1995 Receive Award of the best home designer.
- 2000 Completed high-rise building construction education.
- 2018 Study Massachusetts hosting engineer.
- 2020 Continues license renewals update classes.





## **MARTY TRABILSE, VICE PRESIDENT PROFESSIONAL PROFILE**

- Licensed Realtor with 8+ years of residential and commercial sales experience
- Expert in planning and integrating new customer prospecting campaigns increasing agencies acquisition rate by an average of 21% year-to-year
- Adept in contract drafting, negotiation, market research, client analysis
- Top agent for both listings taken, and listings sold in 2014, and Top 6% of Nevada Sales Award recipient

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### **PROFESSIONAL EXPERIENCE**

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#### **Globex Realty – Reno, NV**

Senior Real Estate Agent March 2011 – Present

- Prepare documents such as representation contracts, purchase agreements, closing statements, leases, and deeds
- Accompany buyers during visits to and inspections of property, advising them on the suitability and value of the homes they are visiting based on current market conditions
- Conduct quarterly seminars and training sessions for sales agents to improve sales techniques
- Advise sellers on how to make homes more appealing to potential buyers increasing average selling prices by 16% from initial appraisals
- Evaluate mortgage options helping clients obtain financing at the best rates and terms
- Compared properties with similar properties that had recently sold to determine competitive market prices
- Promoted sales of properties through advertisements, open houses, multiple listing services and other online advertising platforms
- Interviewed clients to determine what kinds of properties they were seeking and generated lists meeting those requirements from available properties
- Closed an average of 15 transactions every year
- Proficient in Microsoft Office, MLS database





## **BENNY COHEN, CFO, PROFESSIONAL PROFILE**

provide solid executive management expertise in a Chief Financial Officer role or similar function. Provide leadership and analysis resulting in improved bottom-line profitability. Achieve firm cost control while contributing to efficiency improvements via emphasis on metrics performance and budgetary constraints. Provide solid support for revenue enhancement with a focus on profit margin growth. Skills Microsoft Office, Mac. Work Experience CFO ABC Corporation December 2012 – October 2014 Managed all financial functions of multi-plant/state business, including the monthly, quarterly, and annual close of the books. Included financial planning and analysis, forecasting, cost accounting, cash management, metrics analysis and reporting. Managed accounts receivable (AR), accounts payable (AP), and payroll functions. Profit performance improvement of \$1 million for \$15-20 million revenue business. Responsible for the Human Resources function, including the negotiation of health insurance contracts. Monitored and adjusted the company 401(k) plan, eliminating annual audit fees. Managed banking relationships, including borrowing base certificate reporting. CFO ABC Corporation - 2007 – 2012 (180 employees, \$45M revenue) (Company consolidated with sister company in Florida, July 2008) Recruited by acquiring corporation to significantly increase financial and operations talent after purchasing Patriot. P&L responsibility for global manufacturer of satellite tracking and solar electrical systems. Direct reports include Finance, Purchasing, Inventory, IT, and ERP groups; oversight of Sales and all corporate communications and strategy; shared responsibility for implementation of Lean Manufacturing with Director of Manufacturing. Personally, nominated by SBU president in London into Chobham High Potential Programmer for high level promotable talent on a global basis for 13,500 employee organization. Identified and monetized 50% reduction in labor costs in 90 days; further working to convert significant fixed cost base to variable wherever possible to sustain profitability in erratic global sales environment. Identified and sold noncore product line for \$1M gain. Developed cost reduction program to deliver \$2M annual benefit.





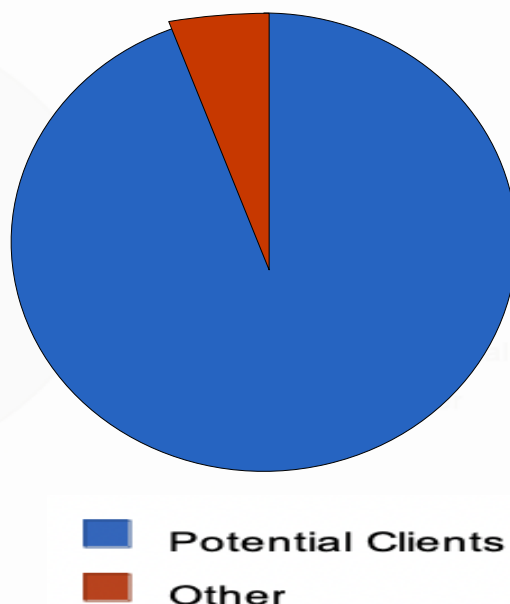
### **TART-UP SUMMARY**

Start-up expenses and funding required are shown in the table below. This includes expenses and the rest in cash needed to support operations until revenues reach an acceptable level. Most of the company's liabilities will come from outside private investors and management investment, however, we expect the principal to be paid off in 5 years.

### **ESTIMATED USE OF PROCEEDS**

The net proceeds to the Company from the sale of all 20,000 Units offered hereby, after deducting legal fees, printing costs, and other offering expenses, up to an estimated amount of \$ 40,000.00 (not including fees and commissions that may be paid to FINRA broker-dealers), are estimated to be \$10,000. Part of the proceeds may also be used to pay potential commissions to a FINRA and SEC registered placement agent, as well as other supporting broker-dealers and sales agents, in accordance with federal securities law and the securities law of the various states up to the highest amount permitted by such laws. The principal use of proceeds is subject to the broad discretion of management and the board of directors but is expected to include the costs associated with the operations of the Company and to attract and retain clients, working capital, and other general corporate purposes.

### **MARKET ANALYSIS ( PIE )**





**THE FOLLOWING TABLE REFLECTS OUR ANTICIPATED ESTIMATED USE OF PROCEEDS (NOT INCLUDING FEES AND COMMISSIONS THAT MAY BE PAID TO FINRA BROKER-DEALERS):**

<b>Category</b>	<b>Estimated Dollar Amount</b>	<b>Percentage of Total Proceeds</b>
<b>Legal, Printing, Website Technology And Other Misc. Offering Costs</b>	\$ 50.000.00	0.05 %
<b>Property Purchase And Acquisition</b>	\$ 70.000.000	70 %
<b>Engineering And Permit Fees</b>	\$ 100.000.00	0.1 %
<b>Property Renovation And Development</b>	\$29.000.000	29 %
<b>Operating Expenses</b>	\$ 50.000.00	0.05 %
<b>Employee Compensation</b>	\$ 250.000.00	0.25 %
<b>Real Estate Commission</b>	\$ 250.000.00	0.25 %
<b>Accounting And Office Expenses</b>	\$ 50.000.00	0.05 %
<b>Subcontractors Expenses</b>	\$ 4.000.000	4 %
<b>Property Management Fees</b>	\$ 250.000.00	0.05 %
<b>TOTAL</b>	\$100,000.000	100.00%

Assuming the Company sells the full 20,000 Units offered hereby, the Company believes that the net proceeds from the Units offering will be sufficient to fund the Company's operations for at least twelve months. If the Company sells less than the full number of Units offered hereby, the Company may need to raise additional capital sooner than expected. In addition, the Company expects that it may require significant additional capital in the future to fund operations and growth. There can be no assurance that the Company will be able to obtain additional capital, or on terms agreeable to the Company.

The Company's use of proceeds may differ materially from the foregoing as a result of changing conditions and as deemed appropriate in the absolute discretion of management. Therefore, we reserve broad discretion in the use of proceeds and the right to alter the use of proceeds of this Offering without notice in the interest of the Company and its stakeholders.



## **BREAKTHROUGH REAL-ESTATE INVESTMENT**

**For the first time ever introduced to our investors.**

Not only that we are using our publicly traded company, Noxel Corp, symbol ticker NOXL. The company transparency financial quarterly reporting to the, American Securities and Exchange Commission. Increasing the real estate fund value, Just like, Apple Amazon or Google Stocks. Each investor receives automatically securities share of the companies immediately. *(History shows that \$1000 investment in Apple produce \$9 million in profit.)* However, we decided to give to our credited and sophisticated investors, little bit more.

**investors now will have option of how to exit the real estate fund with 2 Choices.**

- 1) you see our stocks (NOXL) performing well and increasing in value. The stocks will be transferred to you our choice of Brokage account, in addition, you will receive profit dividend as long as you own the stock.
- 2) However, and for any reason you preferred to exit the fund with cash and profit. you may exercise your option, no question asks. But you must surrender the company stocks received.

Additionally, our digital portal where you can view balance and fund value. You will also receive Globex Holding Corp. Securitized coin free of charge, also managed from digital wallet. Capable of holding several cryptocurrency coins. Globex Cryptocurrency Coin will be transferred to your digital wallet, every time you invest in the Noxel real estate fund in the same amount of the shares received 10,000 shares for each unit invested.

**Globex Cryptocurrency Coin, is free as a gift  
TO OUR ACCREDITED INVESTORS**  
Coin may not increase in value.

