

South Texas WISP Master Expansion Plan

REGIONAL INFRASTRUCTURE, REAL ESTATE VALUATION & FINANCIAL PROJECTIONS

This strategic document outlines the 14-phase capital reinvestment, network expansion, real estate asset valuation, and cash-flow model for deploying a carrier-grade Wireless Internet Service Provider (WISP) across South Texas. Leveraging self-funding mechanisms from baseline operations, the network scales systematically from an initial dual-city launchpad to a 52-tower regional utility.

Key Macroeconomic & Asset Targets (Steady State)

TOTAL TOWERS 52 Owned / 0 Leased	ACTIVE SUBSCRIBERS 10,400 Homes	TOTAL REAL ESTATE VALUE \$2,080,000
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Real Estate & Infrastructure Valuation

Each individual company-owned tower site establishes a baseline real estate resale and land valuation of **\$40,000**. Across the fully completed 52-tower regional footprint (13 communities with 4 towers each), the collective real estate asset value totals **\$2,080,000**, providing substantial tangible equity backing the business operations.

Top 5 Furthest Line-of-Sight Spans (Inter-Hub / Nearest Neighbor)

SPAN ROUTE	CORRIDOR CONNECTION	APPROX. DISTANCE
Span 1	Hondo Hub to Pearsall Hub	31.6 miles
Span 2	Pearsall Hub to Devine Hub	24.0 miles
Span 3	Devine Hub to Lytle Hub	18.5 miles
Span 4	Cuero Hub to Yorktown Hub	16.2 miles
Span 5	Pleasanton / Jourdanton to Charlotte Hub	10.4 miles

Expansion Phase Timeline & Cash Flow Schedule

PHASED ROLLOUT FROM LAUNCHPAD TO REGIONAL DOMINANCE

Master Rollout Roadmap (14 Phases)

PHASE	COMMUNITY FOCUS	TOTAL TOWERS	SUBSCRIBERS	GROSS / NET CASH FLOW	TIMELINE
Phase 1	Pleasanton & Jourdanton (Launchpad)	4 Leased	800	\$20k Gross / \$14.8k Net	Months 1 – 21 (Yr 1.75)
Phase 2	Charlotte Expansion	8 (4 Owned)	1,600	\$40k Gross / \$31.6k Net	Month 31 (Yr 2.58)
Phase 3	Poteet Expansion	12 (8 Owned)	2,400	\$60k Gross / \$48.4k Net	Month 37 (Yr 3.08)
Phase 4	Lytle Expansion	16 (12 Owned)	3,200	\$80k Gross / \$65.2k Net	Month 42 (Yr 3.50)
Phase 5	Devine Expansion	20 (16 Owned)	4,000	\$100k Gross / \$82.0k Net	Month 46 (Yr 3.83)

PHASE	COMMUNITY FOCUS	TOTAL TOWERS	SUBSCRIBERS	GROSS / NET CASH FLOW	TIMELINE
Phase 6	Pearsall Expansion	24 (20 Owned)	4,800	\$120k Gross / \$98.8k Net	Month 49 (Yr 4.08)
Phase 7	Hondo Expansion	28 (24 Owned)	5,600	\$140k Gross / \$115.6k Net	Month 52 (Yr 4.33)
Phase 8	La Vernia Expansion	32 (28 Owned)	6,400	\$160k Gross / \$132.4k Net	Month 54 (Yr 4.50)
Phase 9	Stockdale Expansion	36 (32 Owned)	7,200	\$180k Gross / \$149.2k Net	Month 56 (Yr 4.67)
Phase 10	Karnes City Expansion	40 (36 Owned)	8,000	\$200k Gross / \$166.0k Net	Month 58 (Yr 4.83)
Phase 11	Kenedy Expansion	44 (40 Owned)	8,800	\$220k Gross / \$182.8k Net	Month 60 (Yr 5.00)
Phase 12	Yorktown Expansion	48 (44 Owned)	9,600	\$240k Gross / \$199.6k Net	Month 61 (Yr 5.08)
Phase 13	Cuero Expansion	52 (48 Owned)	10,400	\$260k Gross / \$216.4k Net	Month 63 (Yr 5.25)
Phase 14	Replace Original Leased Towers	52 (All Owned)	10,400	\$260k Gross / \$218.4k Net	Month 63–64 (Full Completion)

Strategic Summary & Financial Conclusion

By securing the Southwest, West, and East/Southeast regional corridors, the WISP achieves complete debt-free asset autonomy by Month 64. At full completion, the founder draws a stable **\$26,000 / month** salary while leaving over **\$218,000 per month** in corporate reinvestment liquidity, underpinned by **\$2.08M** in total real estate site equity.