

EXHIBIT 1

Initial Investor PLAN

Costs of the Upgrade Improvements are generally defined and represent a close approximation of the pricing offered to the buyer with the purchase of a parcel as of July 2025.

Level 1 – No improvements

1+ acre parcel of vacant land considered part of KOFA CREST development.

Level 2 — Basic improvements

Any 1+ acre parcel with no onsite improvements but with water and power to the property line and access via county spec'd¹ road.

Upgrade to Level 3 — \$41,000

1+ acre parcel with 10,000 s.f. Parking Pad w/ RV Hookups (2), including water, power & septic. It's ready to use.

Upgrade to Level 4 — \$22,200 (accumulated upgrades = \$63,200)

1+ acre parcel with Level 3 improvements and includes a covered RV port and roundup area with landscaping.

Upgrade to Level 5 — \$45,000 (accumulated upgrades = \$108,200)

1+ acre parcel with Level 4 improvements, adding an entertainment deck, a concrete patio, and a 400 s.f. studio to include bathroom/shower, kitchen and laundry hookups and an optional TuffShed for extra storage.

Upgrade to Level 6 — \$35,000 (accumulated upgrades = \$143,200)

1+ acre parcel with Level 5 improvements by increasing the size of the concrete patio and adding a second 400 s.f. studio/garage with electricity. An optional TuffShed for extra storage is available.

¹ Gravel road that's elevated above mean grade level and built with compacted road base material, allowing all-weather access.