
ECOROUGE
ESTATES

A New World — Project NEO

presents ECO ROUGE Estates → ECO Homes & ROUGE Lots

EcoRouge Estates is at the forefront of real estate development by laying the foundation for the future land development patterns. The perfect, ideal world is not impossible, in fact, it is necessary, as well as profitable.

Project NEO bridges our modern world to the much needed future world by providing sustainable living solutions:

- New modern home builds of eco-homes and eco-villas, featuring complete sustainability, access to nutrient enriched food supply, 100% filtered, pure water sources, self-sustaining power; made with materials and designs conducive to climatic regulations and legacy home builds, positioned within a paradisal atmosphere.
- Community experiences involve wholesome activities and events, and avenues of healing with easy access to Blue Zone type of Living.

With an ROI projection of 37-50% (after operational expenses) and a business strategy to achieve Net 0 impact — ***A plan to serve as one of the future models of ecological real-estate development, there is every reason to invest.***

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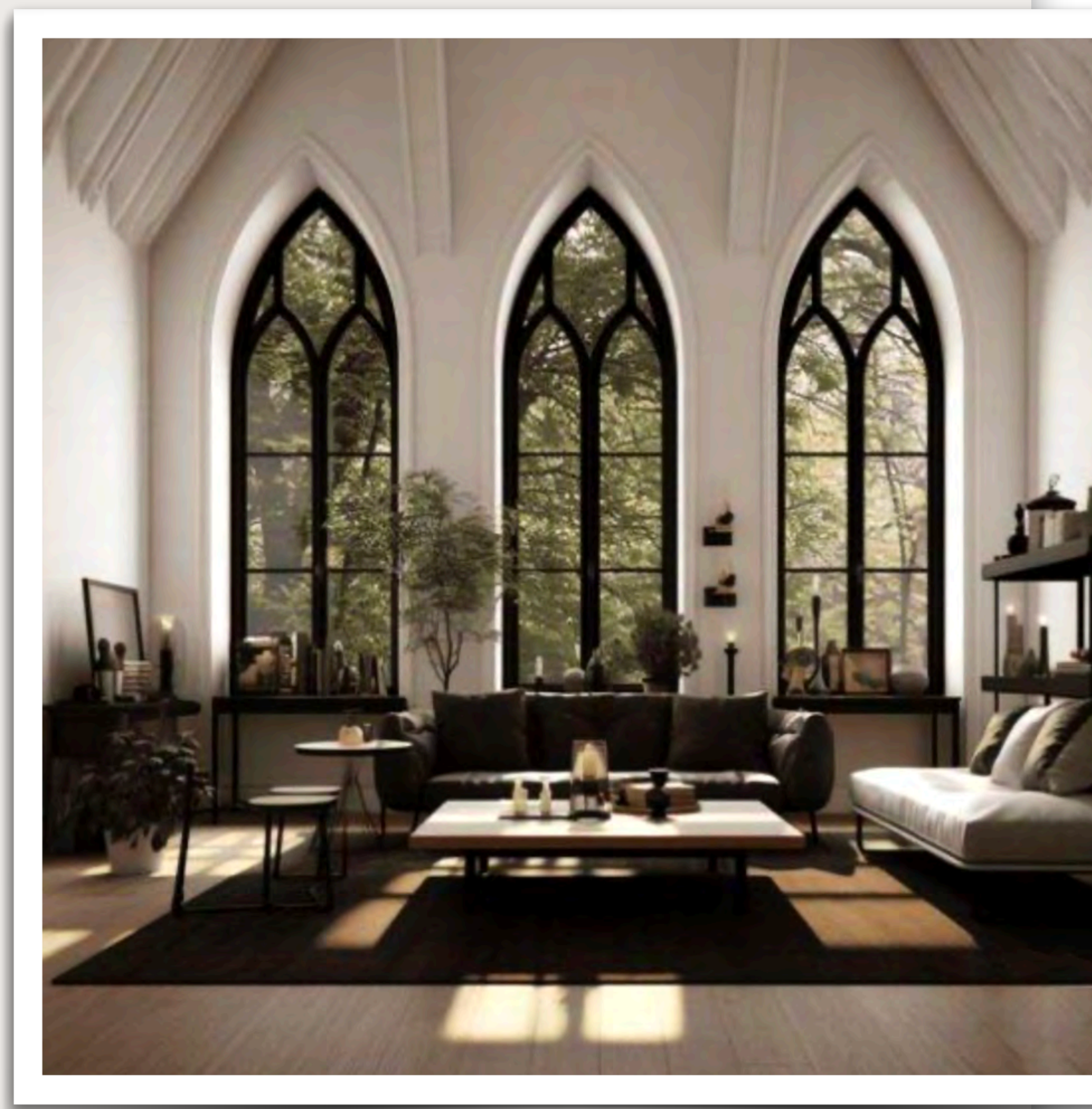


i. Executive Summary

Investment Highlight

EcoRouge Estates is a 93-home, 44-acre regnerative luxury eco-community designed to meet the urgent call of our times, to live in harmony with nature while restoring the ecosystem that sustian us. This master plan development merges high-end ecological design, next generation infrastructure and wellness-centered living into one profitable and purpose-driven real estate legacy model.

$176.9M in sales revenue	**$59M** projected profit	**50%** return on investment

i. Executive Summary

A Blueprint for the Future of Living

EcoRouge Estates is a 93-home, 44-acre regenerative luxury community in Flower Mound, Texas, a development designed not just to sell homes, but to redefine how humanity inhabits the Earth. At a time when municipalities are incentivizing sustainable development, buyers are demanding healthier environments, and capital is being measured by impact as much as return, EcoRouge offers investors the rare opportunity to lead where it matters most.

The Model

EcoRouge merges high-end ecological architecture, regenerative infrastructure, and wellness-centered living into one profitable, purpose-driven real estate model. Every detail, from atmospheric water generation and passive solar design, to hydroponic gardens and permaculture landscapes, is engineered to create homes and communities that regenerate air, water, soil, and human well-being.

The Market Advantage

Flower Mound is among the most desirable and supply-constrained markets in Texas. Over 80 luxury homes sell annually, yet there is a critical shortage of Net Zero, eco-luxury options. EcoRouge directly fills this gap with homes priced between $1.74M–$2.44M, positioned for strong absorption and premium appreciation. The project is shovel-ready with construction lending secured, providing investors immediate execution certainty.

The Numbers

- Projected Revenue: $176.9M
- Projected Cost: $117.9M
- Projected Profit: $59M (50% ROI)
- Federal Incentives: $465K+ in 45L credits, up to $5/sq.ft. 179D deduction, ITCs and MACRS accelerated depreciation further enhance net returns.
- Long-Term Income: $1.2M+ HOA fees over ten years
- Upside Potential: Rising land values and premium market positioning

The Impact

EcoRouge aligns with ESG imperatives by creating income-generating assets that actively heal ecosystems, reduce emissions, and restore natural abundance. Investors gain exposure to a scalable development model, with future expansion potential across the U.S. and internationally.

Why Now

Capital today is being judged not just by yield, but by relevance and responsibility. EcoRouge is more than a development, it is a replicable blueprint for ecological living, built to meet surging demand while addressing urgent planetary needs. The time to build this blueprint is now, and the opportunity for investors to lead is immediate. With federal tax incentives directly boosting profitability, EcoRouge offers investors not only impact-driven returns but also enhanced after-tax cash flows rarely captured in traditional developments.

Financial Snapshot

Project Cost	$117.9M
Projected Revenue	$176.9M
ROI	~ 37-50%
IRR (Target)	~ 33-36%
Exit Timeline	Q4 2026 – Q2 2030

Impact Metrics & ESG Outcomes

EcoRouge Estates is engineered to deliver measureable environmental and social, aligned with global eSG investment standards. Beyond financial returns, the project quantifies its regenerative performance through the following metrics:

	Imapact Metrics
Carbon Impact	Estimated avoidance of ~1,900 of CO annually | Equivalent to removing 425 passenger vehicles from the road each year
Water Stewardship	Up to 40% reduction in potable water use | Over 3.5 million gallons of municipal ater saved annually
Habitat Restoration & Green Cover	15+ acre as of preserved & enhanced natural habitat | 50,000 sq. Ft. Of restored landscapes and pollinator zones
Community Wellness & Social Value	93 families housed in regenerative, toxin-free homes | Annual HOA income reinvested into wellness and ecological maintenance

Key Investor Alignment: These metrics align EcoRouge with the $30T + global ESG capital market, providing investors a dual value proposition:

1. Scalable financial return
2. Tangible, reportable impact performance

ii. Funding Request

Funding Request (Flexible Capital Scenarios)

EcoRouge Estates offers several capital structuring options to accommodate a variety of investor and developer profiles. Total capital requirements range from $0 to $20 million, depending on the participation model. With federal incentives (IRA 45L, 179D, ITCs and accelerated depreciation via MACRS), EcoRouge further reduces effective capital exposure while enhancing after-tax returns.

Scenario 1: Landowner Partnership Opportunity + Developer Partnership (Preferred)

In this ideal structure, the landowner contributes the 44-acre property for 12 months in exchange for equity in the project. EcoRouge then presells homes through its interactive digital Rouge lot and customized home design platform, requiring zero upfront capital.

A qualified developer partner with $1.5M–$2M in liquidity is invited to co-lead infrastructure and vertical build. Investor funding is already positioned to support the project in full once the land and partner developer are secured. This structure delivers the highest potential ROI with the least capital risk.

Investor Pathways

EcoRouge welcomes a range of investor models:

- Equity participation: receive long-term ownership and profit share
- Hybrid structures: equity + milestone repayment or profit distribution
- Convertible instruments: with flexible exit or conversion terms

Scenario 2: Developer/Capital Partner Entry for Construction Loan Activation

With construction financing already offered by a lender, a $1.5M investment is needed to meet the 15% down payment requirement (or 50% if land acquisition is also needed).

- Construction lender committed to 85% loan-to-cost
- Flexible entry as developer, investor or hybrid principal
- Federal tax incentives (IRA 45L, 179D, ITCs) and MACRS accelerated depreciation further reduce effective costs and accelerate after-tax returns

This scenario enables early-phase vertical build with milestone-tied disbursements, maximizing capital efficiency while delivering ~33% IRR

Payback Logic

Returns are structured by phase. Capital is repaid via:

- Presales and Rouge lot closings
- Inventory home sales
- Phased dividends
- Federal incentives and accelerated depreciation benefits (IRA 45L, 179D, ITCs, MACRS) that reduce effective costs and enhance after-tax returns

Investors can expect return of capital within Phase II or III under Scenarios 1 or 2, with full profit participation by Phase IV and beyond. Full buildout delivers a $59M profit on $176.9M revenue, with a 37-50% overall ROI and ~33-36% IRR after incentives.

Scenario 3: Direct Capital Raise – Acquisition & Infrastructure

If the JV pathway is not secured, EcoRouge seeks to raise between $11,995,000 and $20 million.

- $11.995M secures the land outright
- Up to $5M funds infrastructure, trails, water features, pools, sports/yoga pavilion and roads

This approach ensures full control over the site and timeline, with presales launched immediately through our digital platform.

iii. Company Overview

EcoRouge Estates Inc. will operate as a subsidiary of ECO Development Solutions, the parent company established to pioneer ecological real estate development. Based in Dallas, Texas, ECO Development Solutions was created to address the urgent environmental challenges of our time by reimagining how land is developed by placing restoration, resilience and community at the heart of every project. EcoRouge Estates serves as the flagship model, designed as a scalable global blueprint for regenerative, luxury ecological living.

Rather than pursue growth for growth's sake, our team is guided by a reverence for the land and a deep responsibility to build in ways that heal, not harm. We specialize in the design and development of regenerative neighborhoods, Net Zero-ready homes and eco-commercial infrastructure that align with natural systems while addressing pressing issues like flood mitigation, habitat loss and climate vulnerability.

Our work is made possible through collaborations with forward-thinking partners including NEO Utilities (resilient water and energy infrastructure), GGO Architects (LEED-accredited ecological design) and EON Projects, a nonprofit dedicated to education and ecosystem preservation. These partnerships enable us to integrate technologies such as atmospheric water generation, passive climate-responsive architecture, fire-resistant materials and permaculture-based landscapes into every development.

From luxury homes and eco-condos to community-rooted commercial centers, we aim to create built environments that restore ecological balance and inspire healthier living. In regions like Texas, where flooding and land degradation are directly tied to overdevelopment, our approach is not just innovative, it's urgently needed.

To support the cultural and economic life of these communities, we also design ADD Centers (Architecturally Designed Districts): mixed-use hubs where mission-aligned businesses, such as plant-based wellness shops, yoga and movement studios, regenerative fashion brands and holistic children's programs, contribute actively to the health of people and planet.

Business Origins

ECO Development Solutions grew from a simple but powerful question: How can we build in a way that gives back more than it takes? With backgrounds in ecological stewardship, we've seen firsthand the *toll* that conventional development can take on landscapes, air quality and the human spirit. EcoRouge Estates is our answer, a living model of what's possible when construction and technology becomes a tools for restoration.

We don't see sustainability as a trend, but as a moral and ecological obligation. Our goal is not just to develop land, but to regenerate it, to strengthen ecosystems, support climate resilience and create homes and districts that help people thrive. We believe that healing should be built into the infrastructure, and that every community we create can leave the land more vibrant, balanced and alive than we found it.

iii. Company Overview

EcoRouge Estates is made possible through a team of experts whose life work is dedicated to shaping solutions that safeguard the present while securing the future. This collective unites some of the most accomplished voices in ecological architecture, regenerative planning and sustainable innovation. Our team includes visionary architects and builders, pioneering structural engineers advancing self-sustaining systems, seasoned development planners, permaculture specialists, financial strategists and marketing innovators. Each is a leader in their field,and together they form a consortium of star players committed to redefining how communities are built, lived in and sustained.

Monica Rougelot (Kiefer), Founder, EcoRouge Estates Inc. | Principal, ECO Development Solutions, is a visionary entrepreneur and ecological real estate developer dedicated to aligning innovation with nature and safeguarding resources for human and planetary well-being. She began in product and fashion design, founding EcoRouge Innovational Product Design Inc. and creating labels such as Highlin of Santa Monica and Rougel, along with the patent-pending Rise-Up Bra and Effigy-Angel Tech, a CAD-based hardware design platform. Transitioning into construction, she founded Kiefer Contracting LLC and Atom Contracting Inc., where she delivered both construction and restoration projects across the southern United States, deepening her expertise in how building practices shape communities and ecosystems. Today, she leads EcoRouge Estates, a regenerative community model integrating permaculture, sustainable architecture, and wellness, while spearheading NEO Utilities, a renewable infrastructure company deploying solar technologies and advancing hydrogen electrolysis systems to power ecological communities. Through every stage of her career, Monica has carried a unifying vision: to design and build environments that enrich human life while restoring planetary balance. She extends this commitment beyond business through volunteer work in school garden programs and advocacy for hydrogen power and sustainable practices.

iii. Company Overview

Gary Gene Olp, Lead Eco-architect, FAIA, LEED AP, is the founding principal of GGO Architects, a nationally recognized firm dedicated to sustainable and regenerative design. A lifelong steward of the land, Gary is committed to creating eco-homes and commercial structures that honor and integrate with their natural surroundings. Under his leadership, GGO Architects has achieved numerous Gold, Silver and Platinum LEED certifications from the U.S. Green Building Council, as well as other prestigious honors such as the EVHA Silver Award for Climate-Specific Customization. His projects consistently meet or exceed Energy Star standards, reflecting his expertise in building performance, efficiency and occupant well-being. Gary is known for his ability to design spaces that flow harmoniously with the natural environment. From thoughtful building material selections to site-specific orientation, his work enhances circulation, light and spatial relationships in ways that elevate both environmental health and human experience. A respected leader in his field, he has advanced sustainable architecture across North Texas and beyond, shaping a new standard for resilient, human-centered design. As Lead Eco-Architect for EcoRouge Estates, Gary ensures that each residence and community feature reflects the project's commitment to regenerative development, where architecture is not only beautiful and functional, but also restorative to the ecosystem and inspiring for its residents.

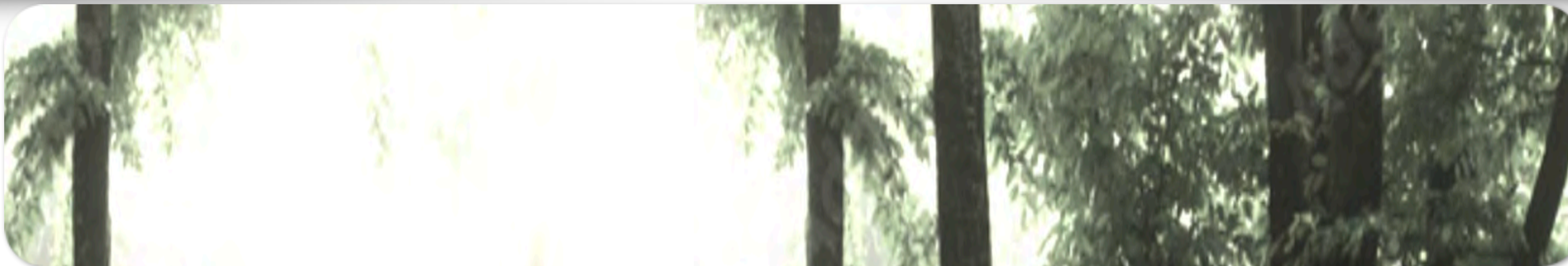
Gregory Craig, Director of Design, Craig Design Group | Master Planner & Landscape Architect. Gregory brings over 45 years of expertise in landscape architecture and planning across both public and private sectors. As co-founder and Managing Principal of Craig Design Group Inc. (formerly Archworks Inc.), a woman-owned DBE/HUB-certified firm established in 1986, he directs the firm's design vision and implementation strategy. A recognized leader in sustainability, resiliency, and placemaking, Gregory was among the first landscape architects in Texas to earn LEED AP (2004) and LEED AP BD+C (2010). His work spans the nation, with a strong emphasis on North Texas, where he has designed sustainable hardscape, landscape, and irrigation systems for more than 16 municipalities. His private-sector portfolio includes master planning for residential communities and commercial developments, while his public-sector work covers transportation infrastructure, light rail and streetcar stations, streetscapes, military bases, parks, campuses, and trail systems. Gregory holds a Master of Landscape Architecture from UTA-CAPPA (2019) and served as Adjunct Professor in Site Planning in 2021. His pioneering leadership in Low Impact Development (LID) and LEED-certified projects makes him a cornerstone of EcoRouge's regenerative planning framework, ensuring the community meets the highest ecological and design standards.

iii. Company Overview

Tyler Patin, Advisor in Style, Design & Development, President of Acadia Design + Development, brings extensive experience in residential, retail, healthcare, and hospitality projects across the United States and Canada. His passion for architecture and design is rooted in the principle that functional and beautiful spaces must have a symbiotic relationship with the people and environments they serve. Tyler is known for his holistic and collaborative leadership style as he draws on diverse industry partnerships to cultivate unique, forward-thinking perspectives. Pushing the bar to address current design challenges while anticipating cultural and behavioral shifts, his adaptive strategies allow him to stay ahead of the curve and respond nimbly to industry evolution. Before founding Acadia Design + Development, Tyler contributed to projects with several high-profile firms in Dallas and New York, including Cortana, IA Interior Architects, Lawrence Group, and Perkins + Will. As a consultant and Fee Developer for EcoRouge Estates, Tyler ensures that design integrity is matched with financial discipline, keeping all project expenditures within the pre-determined budget analysis and aligning execution with EcoRouge's ecological and aesthetic vision.

Todd Weaver, Advisor & Consultant, seasoned Sales Agent, Developer, and Zoning Consultant, brings decades of industry knowledge and longstanding alliances with architects, engineers, and real estate attorneys. As founder of Weaver Commercial Real Estate, he has overseen numerous land transactions for residential and commercial growth, providing expertise in city ordinances and development strategy. Todd now supports EcoRouge Estates as an advisor and consultant, recognizing the project as an innovative alternative to conventional development models. In his own words, "Since I prefer your method, I will give you a heads up when someone approaches me that's a real candidate to purchase. We are looking forward to the opportunity to positively progress together when it comes to ethical real estate development."

"*Advanced and quality of design can be applied for even smaller homes or for low income. The new home environment arrangement should be altered to adapt flow, incorporating outside water features to form small pool to simple fountain.* — M. Rougel



A Regenerative Ethos for the Future of Homebuilding

The EcoRouge Movement is a paradigm shift in real estate development. One that redefines success not by square footage or unit volume, but by vitality, coherence and ecological integration. At its core, EcoRouge seeks to restore our relationship with nature while elevating the quality of human life. This project will serve as a new blueprint for how we live, design and develop in ways that nourish both land and life.

Our vision is to set a new standard for modern development by blending architectural intelligence with ecological integrity, based in timeless natural principles. Homes should do more than shelter us; they should breathe through flow, reflect our values and improve well-being through regenerating the ecosystems around them.

In doing so, EcoRouge is essentially recreating the conditions of a Blue Zone by engineering micro-ecosystems that stabilize temperature, regulate humidity, enrich oxygen levels and improve overall environmental resilience. By combining atmospheric water generation systems, climate-adapted tropical forestry and permaculture-based nutrition networks, each EcoRouge home becomes part of a living system that supports vitality, longevity and ecological harmony. The more the community grows, the more stable and life-giving the environment becomes.

At EcoRouge, we integrate ancient wisdom and modern innovations in technology and science to create communities that feel better, perform smarter and last longer. These homes are crafted to nourish both people and planet through regenerative design.

Permaculture: The Living Infrastructure of Co-Creation

Interwoven throughout every property within EcoRouge Estates, permaculture serves as the ecological operating system of our Co-Creation Communities. Far beyond a planting method, permaculture is a whole-systems approach to land stewardship and food security.. one that mirrors the intelligence of the forest.

Through natural forestation, agroforestry and companion planting, our communities cultivate continuous access to food, medicinal plants and raw living resources. These systems support pollination, deter pests naturally, enhance biodiversity and reduce infrastructure burdens, all while improving long-term sustainability.

Permaculture preserves canopy cover and creates permanent crop systems through naturally aligned layouts. These living landscapes not only nourish people, they also sustain birds, bees, butterflies and beneficial insects essential to ecological balance.

Equally important, these methods cleanse and oxygenate the air — absorbing carbon dioxide, filtering pollutants, and releasing fresh oxygen into the environment. As a result, EcoRouge's living systems directly improve respiratory health, restore atmospheric balance and bring renewed vitality to the surrounding ecosystem.

By transforming waste into resources, turning idle land into edible gardens, and eliminating the need for chemical fertilizers or pesticides, permaculture becomes extremely beneficial and serves the invisible architecture that upholds the beauty, resilience and vitality of EcoRouge living.

Preservation as a Pillar of Ethical Development

The EcoRouge Movement asserts that preservation is not an afterthought, it is the foundation. Amid rising deforestation and climate volatility, EcoRouge is committed to protecting natural forestry, maintaining oxygen-rich ecosystems and avoiding harmful practices such as clearcutting.

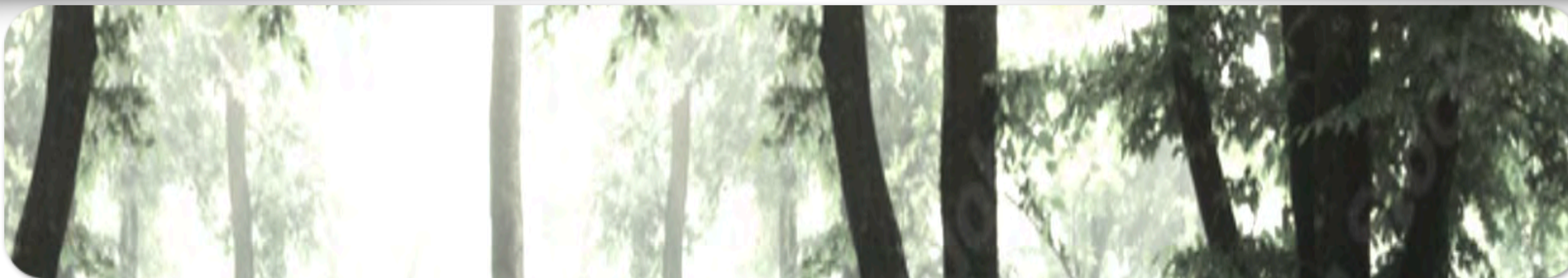
Clearcutting, often disguised as progress, releases carbon dioxide into the atmosphere, eliminates oxygen production and disrupts native ecosystems. These actions result in cascading consequences: higher temperatures, disease vulnerability, fatal spontaneous flooding events and widespread ecological imbalance.

Our approach is different. We evaluate each land parcel as a whole, and design with the natural orientation of the site rather than against it. Instead of removing nature, we enhance it by replanting native trees, preserving shade canopies, minimizing carving and using natural materials in a resourceful way.

These practices are are ethical and essential to planetary health. The restored forest canopies act as natural air conditioners, lowering surface temperatures while purifying the atmosphere. Through increased photosynthesis and reduced particulate matter, EcoRouge developments improve air quality and enrich the oxygen we depend on.

Through this preservation model, EcoRouge homes experience cooler ambient temperatures, less reliance on mechanical systems and a deeper sense of wellbeing. Residents enjoy not only aesthetic beauty but real health benefits, ie. purified air, natural thermal regulation and protected biodiversity.

iv. the EcoRouge movement



We partner with landowners, municipalities, and aligned developers to establish nature reserves and steward existing ecosystems, ensuring long-term preservation for the health of the planet and the generations to come.

Global Blueprint: The Aethers & the Future of Regenerative Living

EcoRouge's philosophy extends beyond Flower Mound, Texas. With Project NEO II, known as "The Aethers," we expand the EcoRouge Movement into Costa Rica's regenerative Blue Zone regions, setting a global precedent for ecological development.

Nestled within a 400-acre three-beach rainforest preserve, The Aethers offers villas, residential and eco-commercial opportunities. Designed to support long-term vitality and sanctuary-based living, the project fuses permaculture landscapes with luxury eco-architecture and wellness-centered experiences.

Residents of EcoRouge communities in the U.S. will have exclusive access to these curated Costa Rican offerings, creating a lifestyle rooted in global connection, healing environments and nature-forward living.

As we continue to establish sister communities across the U.S. and abroad, EcoRouge becomes more than a housing model, it becomes a movement toward regeneration, reconnection and restorative design on a planetary scale.

What Really Matters Most?

At the heart of EcoRouge lies a fundamental question: What truly matters most? The answer is.. how we utilize our resources. History has shown that mismanagement, whether through toxic textile dyes leaching into waterways and depleting oxygen, or through conventional development practices that strip away natural habitats and disrupt land absorption, creates a domino effect of ecological instability. These actions accelerate deoxygenatio and weaken the photosynthetic process, which generates the destabilization of our eco-system, heightening the probilities of natural disaster events, ie. the intensification of fatal flooding events.

EcoRouge takes a different path. By designing communities that regenerate rather than deplete, we protect natural cycles through balance resportation by increasing oxygen levels and provide absorption zones for proper water rention. As a result, we create environments where both people and ecosystems thrive. What matters most is not how much land we can develop, but how wisely we choose to honor and utilize our land and our resources.

v. Investor Opportunity

Why Now

A rare alignment of timing, demand and necessity has emerged. Municipalities are actively supporting sustainable development. Climate mandates are accelerating. And discerning buyers are migrating toward healthier, future-ready communities.

EcoRouge meets this moment with more than vision.. it brings execution. With construction lending secured and Phase I shovel-ready, this project offers early investors the opportunity to participate in a capital-efficient, market-relevant model poised to lead the next wave of ecological living.

Capital With Purpose

EcoRouge is designed for impact — not speculation.

Led by a multidisciplinary team of top architects, clean-tech innovators, municipal allies and regenerative infrastructure partners, the project arrives shovel-ready, with lending secured and infrastructure pathways in place.

Phase I offers execution certainty, giving early investors direct access to a market-defining development with immediate relevance, long-term value and clarity of purpose.

This is a capital opportunity with clarity:

Up to 75% Co-Developer Equity
Build generational wealth while retaining significant ownership in a legacy-defining development.

Fully Branded Turnkey System
Step into a complete, market-ready ecosystem — reducing lift and accelerating returns.

Smart Home Integration
Future-proof residences with intelligent automation that enhances comfort, security and efficiency.

Regenerative Infrastructure
Monetize climate-positive utilities and green infrastructure that increase long-term asset value.

Blue-Zone Micro-Ecosystem & Retreat Alignment
A wellness destination meets high-performance real estate — amplifying desirability and longevity.

Rising Land Value in a Top-Tier DFW Suburb

Strategically located in a high-demand, low-supply enclave where scarcity drives appreciation.

Capital with a Purpose

At EcoRouge, capital doesn't just grow wealth, it regenerates the world we live in. By restoring native ecosystems, cleansing air to improve air quality, and recharging water systems, we create income-generating assets that actively heal the Earth.

Our 0% emissions framework meets urgent climate demands while setting new standards for both profit and purpose. This is a rare opportunity to anchor capital into a market-defining development with immediate relevance and long-term scalability.

v. Investor Opportunity

ESG Alignment: Profit with Purpose

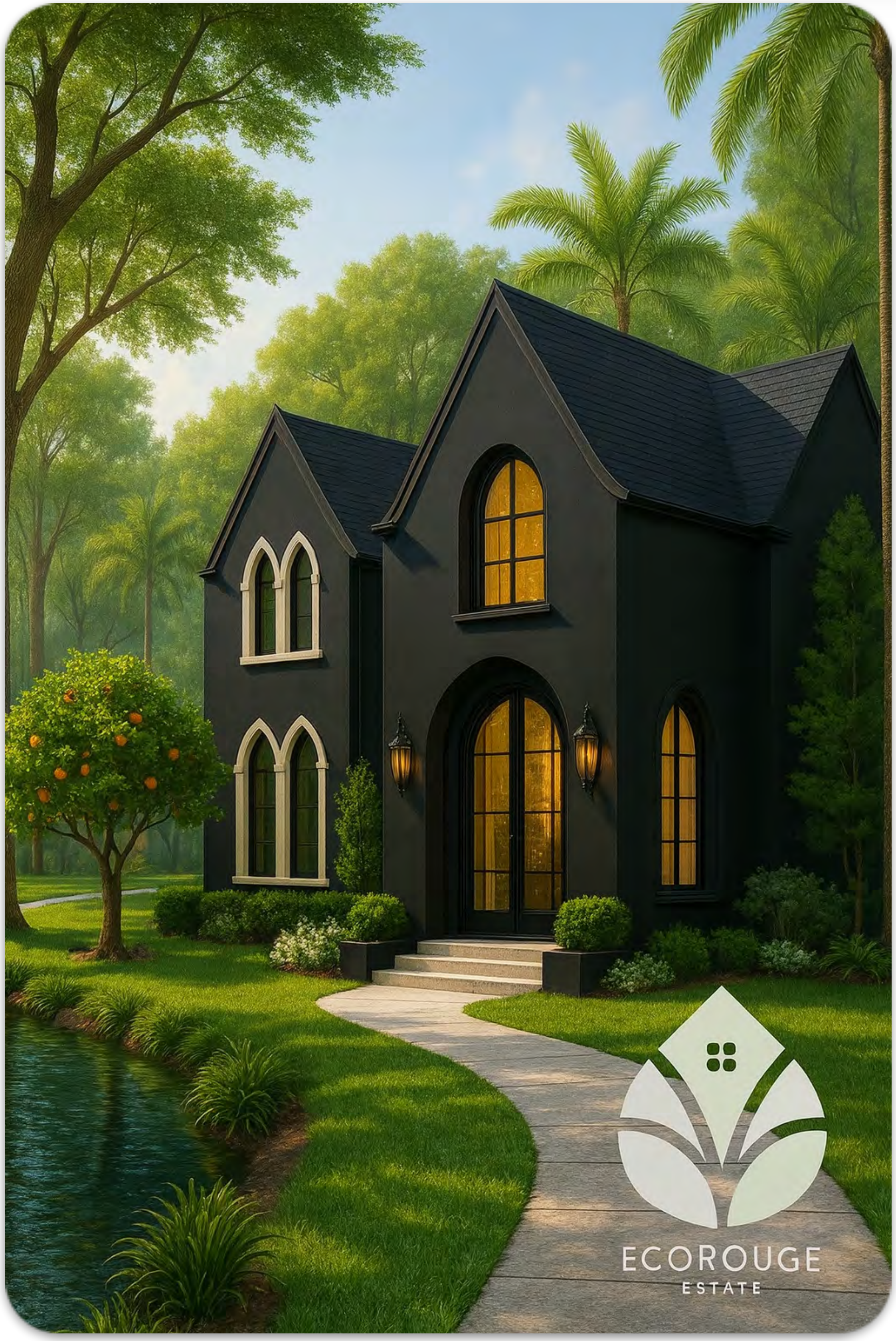
EcoRouge is more than luxury living, it is an ESG-forward investment vehicle positioned at the center of today's capital markets shift.

- Environmental – Net Zero performance, integrated water features, renewable-powered homes, and permaculture landscapes reduce climate risk while creating long-term asset durability.
- Social – Hydroponic gardens, wellness-centered design, and Blue Zone principles enhance health, community, and quality of life for residents.
- Governance – Transparent frameworks, municipal alignment, and ESG-driven accountability increase investor confidence and long-term stability.
- Financial — Federal incentives (IRA 45L, 179D, ITCs and MACRS depreciation) significantly reduce effective costs and boost after-tax IRR to ~33%, creating superior returns versus conventional developments.

With ESG assets surpassing $30 trillion globally and projected to exceed $40 trillion by 2030, capital is rapidly flowing toward ventures like EcoRouge. In addition, investors benefit from federal incentives that increase net profitability while reducing upfront equity exposure. EcoRouge meets the urgent demand for sustainable, wellness-oriented, climate-resilient communities, aligning investor capital with measurable returns, enhanced after-tax cash flows, and meaningful impact.

Scalable and Strategic

EcoRouge introduces a fully realized model for ecological community development, with the systems, strategy and brand infrastructure to scale nationwide and beyond. Investors step into a fully built brand, ready-to-market product and an expanding movement aligned with market demand, rising land value and enhanced financial efficiency through credits, depreciation and incentive-driven ROI.



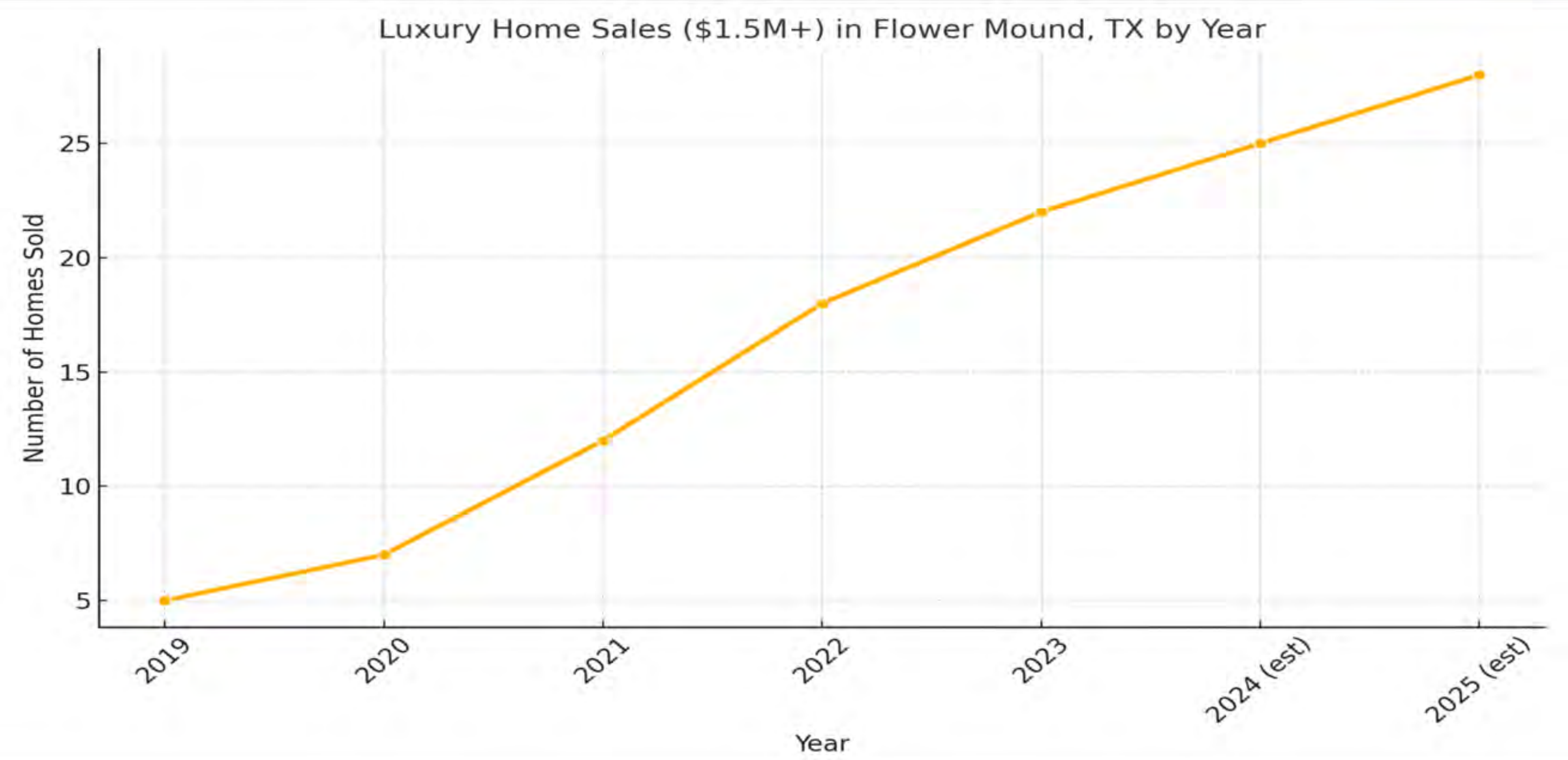
vi. Market Demand & Competitive Advantage

Migration Momentum

Flower Mound, Texas, is at the epicenter of one of the country's most aggressive luxury migration trends. From 2023 to 2025, the DFW metro ranks as a Top 2 U.S. market for inbound migration, with thousands of affluent families relocating from California, New York and Chicago. These buyers are capitalized and seeking homes that offer privacy, nature integration and wellness-aligned living, and long-term cost efficiency though Net Zero design and incentive-driven energy savings.

Prime Location & Limited Land Supply

Flower Mound has earned recognition as one of America's Best Suburbs, with high-performing schools (LISD), proximity to major employers, and a growing reputation for luxury real estate. Yet raw land is increasingly scarce, with prices rising from $10–$13 per square foot and very few undeveloped parcels remaining. This extreme land constraint is tightening the window of opportunity for new development in a highly desirable submarket. For investors, this scarcity drives premium absorption and amplifies EcoRouge's financial advantage: federal sustainability incentives and accelerated depreciation enhance returns, while limited supply ensures sustained long-term demand.



First-Mover Advantage in Eco-Luxury

Despite this premium demand, no competing turnkey eco-communities currently exist in the region. EcoRouge is the first to introduce a regenerative, Net Zero community model designed for high-end buyers. Our homes are custom-designed, technologically integrated and surrounded by permaculture landscapes, water features, forest trails and optional Costa Rica wellness retreat access. This unique offering creates a new category in luxury housing, combining environmental intelligence with experiential living.

Adding to the strength of EcoRouge's market position is the fact that Flower Mound has very few raw land parcels remaining for residential development. This scarcity not only constrains future supply but also amplifies the long-term value of projects like EcoRouge. Unlike speculative developments forced onto marginal land, EcoRouge benefits from a rare, contiguous tract in a highly desirable location, ensuring exclusivity and sustained demand. EcoRouge is also the first community in the region to fully leverage federal sustainability incentives translating environmental performance directly into superior financial outcomes.

vi. Market Demand & Competitive Advantage

$1.5M+ Home Scarcity = Strategic Entry Point

The Flower Mound market is experiencing a pronounced shortage of newly constructed homes priced above $1.5 million while entering a new cycle of new home luxury demand — with limited supply to meet it.

- Inventory of new $1.5M+ homes remains critically low, despite rising demand from affluent buyers relocating from California, New York and Florida.
- Recent sales have reached up to $805 per square foot, signaling a market willing to pay premium prices for quality and uniqueness.
- Available land is highly constrained, pushing both developers and buyers toward rare, well-positioned communities.
- Most new homes lack sustainability, architectural distinction or wellness integration, leaving a clear market void EcoRouge is built to fill.
- With inventory critically low and demand rising, EcoRouge enters at the exact point of scarcity, delivering homes at $1.5M - $2.5M with additional value through incentive-backed infrastructure.

EcoRouge fills this critical gap by offering:

- Tax-advantaged investment profile, capturing 45L, 179D. ITCs and MACRS benefits unavailable to conventional luxury developments.
- Designer-quality, Net Zero homes priced at $1.5M–$2.5M
- Wellness-based infrastructure including forested trails, community water features and permaculture landscapes
- Costa Rica retreat equity opportunity for residents
- A replicable, tech-enabled development platform designed for future expansion

vii. Feasibility Study

The 5200 Cross Timbers Road site presents a highly feasible opportunity for EcoRouge Estates to deliver a flagship luxury eco-community. Located in one of North Texas's most desirable residential corridors, the property's natural features and strategic location offer strong foundations for a premium ecological real estate development.

Market demand is robust. Flower Mound continues to experience an influx of high-income households, yet the supply of luxury homes in the \$1.5M–\$2.5M range remains constrained. EcoRouge Estates' unique proposition: Net Zero homes, permaculture landscaping, wellness-focused amenities, and regenerative infrastructure, positions the project to command premium pricing and achieve rapid absorption in the market. Financial modeling demonstrates that EcoRouge Estates can deliver returns exceeding 37% net of land acquisition and debt servicing, underscoring the project's resilience and profitability.

Rezoning feasibility is favorable. The Toll Brothers recently achieved rezoning in a conservation-designated area, establishing a strong precedent. EcoRouge's case is even stronger: rather than depleting ecological value, the project actively enriches it. Through spatial division and natural allocation, thickly forested zones and wildlife corridors can be preserved while residential parcels are clustered in less sensitive areas. This creates harmony between built and natural environments and aligns directly with Flower Mound's conservation-oriented development ethos.

Environmental stewardship is at the heart of EcoRouge. Features such as permaculture-based landscaping, atmospheric water-fed irrigation systems, solar-integrated infrastructure and the ecological restoration of degraded areas, ensure that the property will emerge healthier and more resilient after development. The project thus operates as a net-positive initiative, supporting oxygenation, biodiversity and climate regulation while also delivering long-term economic value.

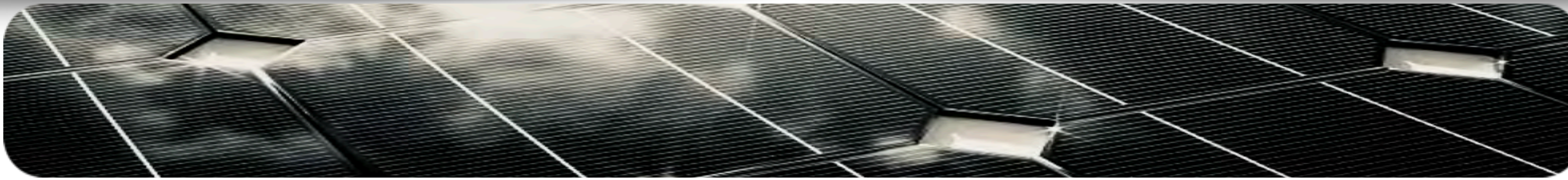
The primary risks involve rezoning timelines (estimated at 3–4 months), financing structure finalization and potential construction cost inflation. These risks are mitigated by presales through EcoRouge's digital design and selection platform, phased development that matches sales absorption and equity or JV structuring with aligned partners.

Recommendation: EcoRouge Estates should proceed with rezoning application in September 2025, referencing the Toll Brothers' precedent while emphasizing its environmental preservation and enrichment framework. A \$20M Phase I raise (land acquisition + eco-amenity infrastructure) should be secured through either equity partnership or JV with landowner. In parallel, presales should be launched to lock in early buyer commitments ahead of full infrastructure rollout.

Market Positioning & Comparable Sales

Flower Mound remains one of the strongest luxury submarkets in North Texas, with sustained demand for homes over \$1M and a limited pipeline of new construction in the \$1.5M+ category.

vii. Feasibility Study



Over the past 12 months, more than 320 homes in Flower Mound and the surrounding Bartonville and Copper Canyon areas traded above $1M, demonstrating consistent buyer absorption in the luxury segment. The $1.5M+ tier remains scarce, with very limited active inventory and homes typically selling in under 45 days, indicating strong velocity when supply does appear. New construction in Flower Mound is frequently contracted before completion, with community absorption averaging 9–12 months per phase. Median sale prices for homes above $1.5M are approximately $1.78M, while the ultra-luxury tier ($2.25M+) is significantly undersupplied, offering EcoRouge Estates a distinct positioning to capture unmet demand.

Comparable Developments

Recent high-performing luxury projects demonstrate the market's appetite for exclusive residential communities:

- Toll Brothers Residential Development at Flower Mound: Successfully rezoned within a conservation district and selling quickly despite restrictive guidelines, proving rezoning precedent and buyer demand.
- Point Noble Estates (Lake Grapevine): Featuring 4,500–7,000 sq. ft. homes averaging $2M+, with strong absorption driven by lakefront proximity.
- Tour 18, Bartonville: A custom estate golf community where sales regularly exceed $2.5M+, reinforcing the velocity of demand at the highest price points.

Lifestyle Shift to the Mainstream

What was once considered niche, ecological living, wellness integration and sustainable architecture, is now being embraced as the new standard for improved lifestyle. Today's most successful and forward-thinking buyers are increasingly prioritizing health and well-being in their real estate choices. A recent Global Wellness Institute report notes that the $5.6 trillion global wellness economy is outpacing GDP growth by nearly 2x, underscoring the shift toward communities that deliver both luxury and wellness. Strong well-being is now synonymous with improved lifestyle, and buyers equate healthier living environments with higher long-term value and life satisfaction.

Takeaway

EcoRouge Estates sits at the intersection of proven luxury absorption and this widespread lifestyle transformation. By offering homes within a luxury framework that also elevate well-being, EcoRouge answers not just a housing demand but a cultural demand—anchoring investors at the forefront of a permanent market shift.

Suburban Sprawl vs. Regenerative Urbanism

Traditional suburban development, while once celebrated as the embodiment of the "American Dream," has proven to be both environmentally and fiscally unsustainable. A comprehensive analysis found that U.S. suburban sprawl costs the economy roughly $1 trillion annually (Cayimby, 2023). In the most sprawling cities, infrastructure maintenance alone costs about $750 per person per year, nearly 50% more than in compact urban settings (Litman, 2021).

Beyond the financial toll, sprawl is a leading driver of habitat loss and fragmentation, responsible for between 26% and 39% of species endangerment in some regions (PNAS, 2018). Fragmented habitats disrupt nutrient cycles, biodiversity and ecological resilience, with documented biodiversity losses ranging from 13% to 75% in fragmented landscapes (ScienceDirect, 2022).

EcoRouge Estates instead embraces a clustered, habitat-sensitive development model, one that protects ecosystem function, limits environmental cost and aligns with the rising demand for healthy, regenerative living.

Environmental Leadership & Legacy

EcoRouge Estates is guided by a team of pioneers in ecological architecture and sustainable development whose work has shaped conservation standards across Texas.

Gary Olp, FAIA, LEED Fellow, founder of GGO Architects and master planner for EcoRouge, is nationally recognized for integrating preservation into urban design. His leadership in the White Rock Lake ecological restoration project, funded by The Meadows Foundation, demonstrates the alignment between philanthropic funding, ecological restoration and community value. That project restored a fragile ecosystem while enhancing public access, proving the model that EcoRouge will extend to Flower Mound.

Gregory Craig, senior partner at GGO Architects, brings decades of sustainable residential and commercial design expertise. His work emphasizes net-zero performance, passive solar design and biophilic planning; skills that ensure EcoRouge's homes deliver both ecological integrity and luxury lifestyle.

From White Rock Lake to EcoRouge Estates, the ethos is consistent: preserve what is ecologically essential, enrich habitats through thoughtful spatial division and prove that rezoning can succeed when development is framed as ecological enhancement rather than disruption.

Investor Takeaway: EcoRouge Estates is not a speculative experiment. It represents the next chapter in a proven legacy of Texas environmental projects that have secured funding, won approvals and been celebrated for advancing both habitat preservation and long-term community value.

viii. Development Strategy

A 7-Phase Rollout Designed for Capital Efficiency, Market Responsiveness and Community Growth

EcoRouge Estates is structured as a seven-phase development strategy that balances infrastructure investment with demand-based home delivery. This phased rollout maximizes investor confidence, aligns with local absorption rates, and builds long-term community and brand equity.

Each phase is triggered by measurable milestones, such as presales, lot reservations, or buyer momentum, and delivers tangible progress across infrastructure, amenities and home construction. This allows for early proof-of-concept, consistent cash flow and reinvestment of profits into subsequent phases, reducing capital risk and compounding investor value.

Location Advantage: 5200 Cross Timbers | Flower Mound, TX

EcoRouge Estates is situated on a rare 44-acre parcel at 5200 Cross Timbers Road, deep within Flower Mound's Cross Timbers Conservation District, a protected woodland corridor known for its native trees, ecological zoning and estate-style homes. This location offers the ideal setting for a luxury eco-community: secluded and natural, yet within minutes of top-ranked schools (LISD), upscale retail and DFW International Airport (less than 15 minutes away).

Surrounded by rising land values and strict zoning controls that prevent overdevelopment, the property represents a once-in-a-generation opportunity to establish a regenerative, wellness-forward neighborhood in one of North Texas's most desirable residential enclaves.

Rouge Lot Mix & Product Strategy

EcoRouge will deliver 93 designer eco-homes across three distinct collections, each priced in alignment with current luxury comps while delivering superior design, technology and ecological amenities:

- Sanctuary Collection: 13 homes | 5,000 sq. ft. | 0.7-acre lots | Priced at $2.44M
- Grove Collection: 30 homes | 4,000 sq. ft. | 0.3-acre lots | Priced at $1.944M
- Luxury Eco-Villas: 50 homes | 5,000 sq. ft. | .2-acre lots | Priced at $1.744M

All homes feature passive solar design, Net Zero energy performance and integrated smart systems. Each Rouge lot is surrounded by lush permaculture planting, curated microclimates and forested privacy buffers that increase oxygenation, regulate temperatures and enhance resident well-being.

viii. Development Strategy

7 Phase Development Strategy

Phase 1: Foundations & Early Interest

We launch the community with essential infrastructure: roads, WiFi, trails and an interactive lot customization platform. This early phase sets the tone for the brand, introduces pre-sales and includes signature amenities like a sports/yoga pavilion and permaculture demonstration zones.

Trigger: 8 homes pre-sold

Phase 2: Immersive Showcases

This phase brings the vision to life with 15 constructed homes (9 pre-sold, 6 inventory), allowing buyers to physically walk through model homes and experience the design collections. On-site trails, pavilions and signage support an immersive experience.

Trigger: ~30% of Rouge Lots reserved

Phase 3: Community Activation

With increased buyer engagement, we expand construction and complete key amenities like water features, learning gardens and advanced landscape systems. These enhancements deepen the sense of place and accelerate Rouge lot conversions.

Trigger: Ongoing lot conversion and buyer tours

Phase 4: Buyer Surge

We support lifestyle engagement and amplify visibility through community events, recreational zones and permaculture maturity. An additional 20 homes are built to meet increasing demand as the brand and community gain traction.

Trigger: Buyer momentum activated

Phase 5: Expansion of the Eco-Luxury Core

With a growing resident base, we expand the built environment by 19 homes and integrate smart home systems, water technology and advanced wellness infrastructure.

Trigger: Established resident presence

Phase 6: Vision Completion

We construct the final 19 homes and bring all infrastructure, trails and landscape features to full completion. This phase represents the maturation of the full EcoRouge vision.

Trigger: All systems and amenities in place

Phase 7: Legacy Sell Through

With a fully realized brand, we release the final homes at premium pricing. This phase focuses on referrals, showcasing lifestyle legacy and positioning EcoRouge for future expansion or model replication.

Trigger: Community and brand maturity

Financial Summary

- *Total Projected Revenue:* $176,020,038
- *Total Build Cost (CAPEX):* $117,875,000
- *Forecasted Profit:* $59,045,038
- *Net ROI:* 50%
- *Buildout:* 93 homes + all regenerative infrastructure
- *Scalability:* Platform ready for replication in new markets

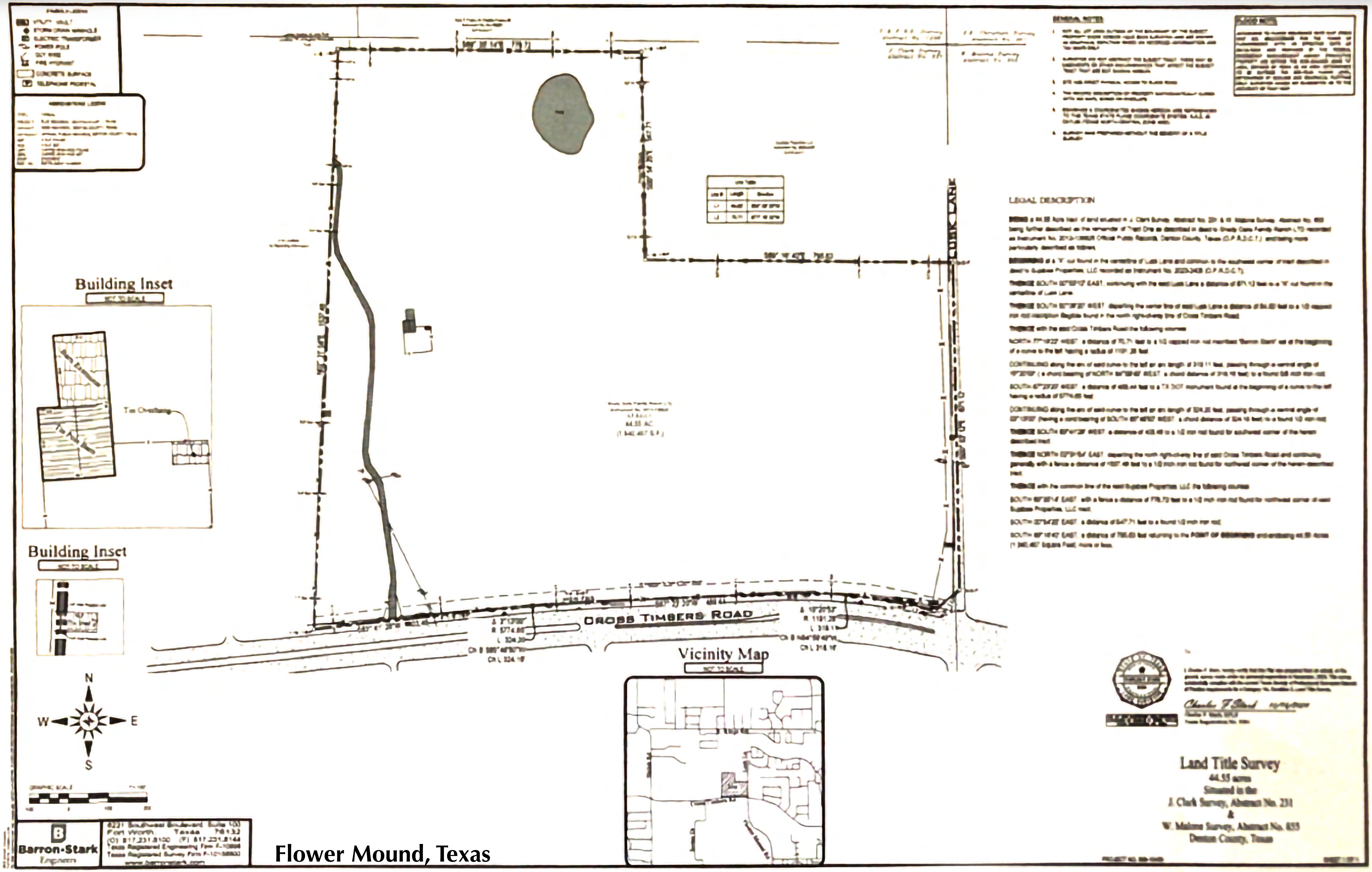
Total Community Buildout

The full buildout of EcoRouge Estates includes 93 designer eco-homes, with all regenerative infrastructure and wellness amenities complete. The community achieves a projected 37 - 50% ROI, supported by a phased rollout that balances early presales with ongoing cash flow. This structure minimizes capital risk, enables reinvestment through each stage and positions the development for scalable replication in future markets.

Dividends & Profit Participation

Investor distributions begin in Q4 2026 and scale across quarterly phases until Q2 2030, with profit-sharing outlined for co-developers, architects, landowners and key capital partners. For a detailed breakdown, refer to the Dividend Strategy Payout Timeline (appendix, pg.74).

viii. Development Strategy



Zoning and Permiting

Zoning Verification

- ☐ Zoning Assessment & Compliance — Confirmation of the property's current zoning designation to align the proposed development. If discrepancies exist, the initiation of a rezoning application or SUP as necessary. The engagement with Flower Mound's Panning Services Divsion for preparation of project scope and regulatory requirements.

Development (DEV) Permit Application

- ☐ Registration and Contractor Coordination of all constructors and engineers are registered with Flower Mound's Engineering Department by submitting the Development Permit Contractor List, to ensure all contractors are registered with the Engineering Department.
- ☐ Submissions of the comprehensive Development Permit Application (detailed site plans, grading plans, utility layouts, drainage studies and environmental assessments) are filed through electronic application submitted through eTRAKiT system.
- ☐ Development's Site Plan is approved from the Planning and Zoning Commission (P&Z).
- ☐ Upon approval, pre-construction meetings with Flower Mound's Project Engineer, to conclude determined timelines, inspection schedules and compliance expectations.
- ☐ Once plans are approved, provide the Town with the required number of plan sets in specified formats.
- ☐ Pre-Construction Meeting — These meetings are typically held on Thursday afternoons and are scheduled on a first-come, first-served basis.
- ☐ Permit Issuance — Following the pre-construction meeting and payment of all fees, the DEV permit will be issued. Ensure the physical DEV permit is displayed on the construction site at all times.

viii. Development Strategy

Infrastructure Inspections & Approvals

Environmental Assessments

- Phase I Environmental Site Assessment (ESA): Conduct a Phase I ESA to identify potential environmental liabilities.
- Endangered Species and Habitat Evaluation: Assess the presence of protected species or habitats to initiate preservation methods.

Landscaping & Areas of Greenery

- For Tree Preservation & Landscaping, submissions of a tree survey and preservation plan, in adherence to Flower Mound's tree preservation ordinances, is conducted. Town officials will inspect to ensure compliance of approved landscaping plans.

Roadways & Streets

- Submissions of detailed engineering plans for all roadways to Flower Mound's Engineering Department. Upon Approval, inspection schedules is determined at vthe various states, including sub grade preparation, base meaterial placement and paving. Final Inspection acceptance provides way for public use.

Self-Sustianing Water & Sewage Systems

- Sustainable water systems devised by licensed engineer and inventor of sustainable water systems, for water filtration, irrigation and sewage treatment solutions are designed in alignment with Chapter 70 - Utilities of the Flower Mound Code of Ordinances (outlines regulations related to water and sewage services), to ensure designs comply with both local and state regulations. Engineer's methods may adopt previously successful systems implemented in Texas, such as decentralized membrane bioreactor (MBR) systems.
- Work with Flower Mound's On-Site Sewage Facilities (OSSF) to verify permitting, design and maintenance protocol of any on-site sewage system measures.
- Coordinate with Flower Mound's Environmental Health Services for proposed systems, to provide guidance on compliance requirements of the permitting process.
- Align with Texas Commission on Environmental Quality (TCEQ) to ensure state standards are met by following design criteria and review processes for wastewater systems
- Plans detailing water distribution and sewer collection systems are submitted to Flower Mound's Utilities Division, Flower Mound's Environmental Health Services (TCEQ)
- Onset of permits, construction and installations, ongoing compliance to remain compliant with regulatory requirements, while inspections are scheduled during trenching, pipe laying, pressure testing and backfilling operations.

viii. Development Strategy

Electrical Systems

- ☐ Determine the neighhoods energy needed approate scale and capacity, considering factors such as energy consumption patterns, peak demand times and methods for energy storage solutions.
- ☐ Work with electrical utility provider to establish an interconnection agreement, outlining the terms for connecting the alternative power system to the grid, to ensure compliance with utility standards for safety, metering and NET metering arrangements. Design and implement transformer installations and distribution networks, to comply with the National Electrical Code (NEC). Electrical engineers implement systems to align with both the neiborhoods sustianablility goals and local codes. The design includes detailed specifications, load calculations and integration plans to coordinate wwith existing electrical infrastructure.
- ☐ Sytem Comissioning - After installation of inspections, the system will be commisssioned to verify proper operation and integration with the grid.

Stormwater Managment & Drainage

- ☐ Submissions of storm water management plans, including drainage calculations and designs. Erosion and sediment control measures are subject to inspection during construction. Verification of the stormwater facilities function as designed is received with a final approval.
- ☐ Stormwater Management: Implement a Storm Water Pollution Prevention (SWAPP) to manage runoff during and after construction.

Trails & Pathways

- ☐ Designs for trails and pathways are submitted to endur they meet accessibility standards and align with Town's Parks and Recreation guidelines. Construction inspections will focus on grading, surfacing and safety features.

Gated Community Entrace & Security Features

- ☐ Gate Placement and Design Plan, detailing gate locations, designs and security measures are submitted. Operation Inspections are conducted to ensure gates and security systems are installed and function correctly.

Swimming Pools & Water Features

- ☐ Permit application for swimming pools and water features adhere to the Inernational Swimming Pool and Spa Code (ISPSC). Safety Inspections are conducted to cover aspects such as fencing, alarms and proper drainage.

Inspections & Final Approvals

Utilizing eTRAKiT System

- ☐ Inspection Requests schedule inspections through the system to ensure timely requests and avoids delays
- ☐ Fee payments associated with permits and inspections via the eTRAKiT platform.

Building Permits

- ☐ Detailed construction plans are submitted for each residential unit, including architectural designs, structural calculations and energy compliance reports. Electronic application through eTRAKiT system.
- ☐ Trade-specific permits for electrical, plumbing, mechanical and irrigation systems.
- ☐ Permiting Process - submttions of a comprehensive permit application to Flower Mound's Building Inspections Division, which includes detailed plans for the alternative power systems, specifying wyeipment types, installation method and safety meares. Upon approval of the Builind Inspections Divison of compliance with the International Redieital Code (IRC) and local amendments, building permits are issued authorizing commencement of installion work.

Inspections & Final Approvals

- ☐ Coordination with the Building Inspections Diviosion to determine the schedule of inspections at various construction phases, including foundation, framing, electrical, plumbing and final building inspections
- ☐ Upon inspections completion, the application of a Certificate of Occupancy is provided, which ensure compliance of all applicable codes and habitation safety.

ix. Construction Plans

Project Overview

EcoRouge Estates is a 44-acre, 93-home eco-luxury community located at 5200 Cross Timbers, Flower Mound, TX. The community is built in seven demand-responsive phases tied to presales and model activation, ensuring disciplined capital deployment and liquidity protection. Homes range from ~2,700–5,000 sq. ft. and are designed for Net-Zero performance with NEO Flow™ smart home integration. Amenities include permaculture landscapes, wellness pavilions, infinity pools, trails and gated security, all situated in Flower Mound's luxury residential corridor.

This plan balances ecological stewardship with luxury construction standards, integrating phased delivery, rigorous cost control, and sustainability benchmarks to ensure timely, high-quality outcomes that align with investor, lender, municipal and homeowner expectations.

Execution Framework

The project follows a structured, phase-based delivery model. Phase 1 establishes core infrastructure, brand presence and initial amenities. Each subsequent phase introduces homes and amenities aligned with presales, keeping construction pace matched to demand. By sequencing development to absorption triggers (e.g., 8 homes pre-sold to unlock Phase 1; ~30% reservations to trigger Phase 2), EcoRouge preserves cash flow and maintains flexibility across cycles.

The financial framework anticipates ~$176.9M revenue, ~$17.08M cost, and ~$59M profit (~50% ROI). Each phase includes a built-in contingency of 10–15% and a defined milestone schedule to support lender inspections and draw releases.

Municipal Permitting & Regulatory Compliance

EcoRouge Estates will formally comply with all Town of Flower Mound and State of Texas regulations. Permitting flows through the Town's eTRAKiT system and includes zoning verification, Development (DEV) permit packages (site, grading, drainage, utilities, environmental), P&Z site plan approval and staged inspections across infrastructure, amenities and vertical construction.

Key submittals include:

Environmental: tree survey/preservation plan, habitat review, Phase I ESA, SWPPP.

Civil: grading, drainage/detention calcs, water/sewer per Chapter 70/TCEQ, stormwater reports.

Electrical: NEC-compliant interconnect and net-metering documentation.

Amenities: pools/water features under ISPSC, gated entry access systems, trails/parks compliance.

Building/Trades: IRC-based plans with local amendments, trade permits (MEP/irrigation), and staged inspections (foundation → frame/rough → insulation → finals → COs).

Municipal review is reinforced by QA/QC measures, milestone inspections and coordinated submissions to maintain alignment with Town standards throughout construction.

Rezoning Feasibility & Precedent

EcoRouge will submit a rezoning/SUP package that preserves canopy, restores habitat and concentrates homes away from sensitive areas. In Flower Mound's conservation district, Town Council and P&Z have recently approved comparable residential rezonings. Given EcoRouge's environmental net-benefit design, the question is largely timeline, not eligibility.

The application will emphasize ecological uplift, tree preservation, low-impact drainage and permaculture corridors, aligning with the Town's conservation intent. This positioning, together with the established precedent, supports an efficient pathway to approval.

ix. Construction Plans

Site Logistics & Civil Works

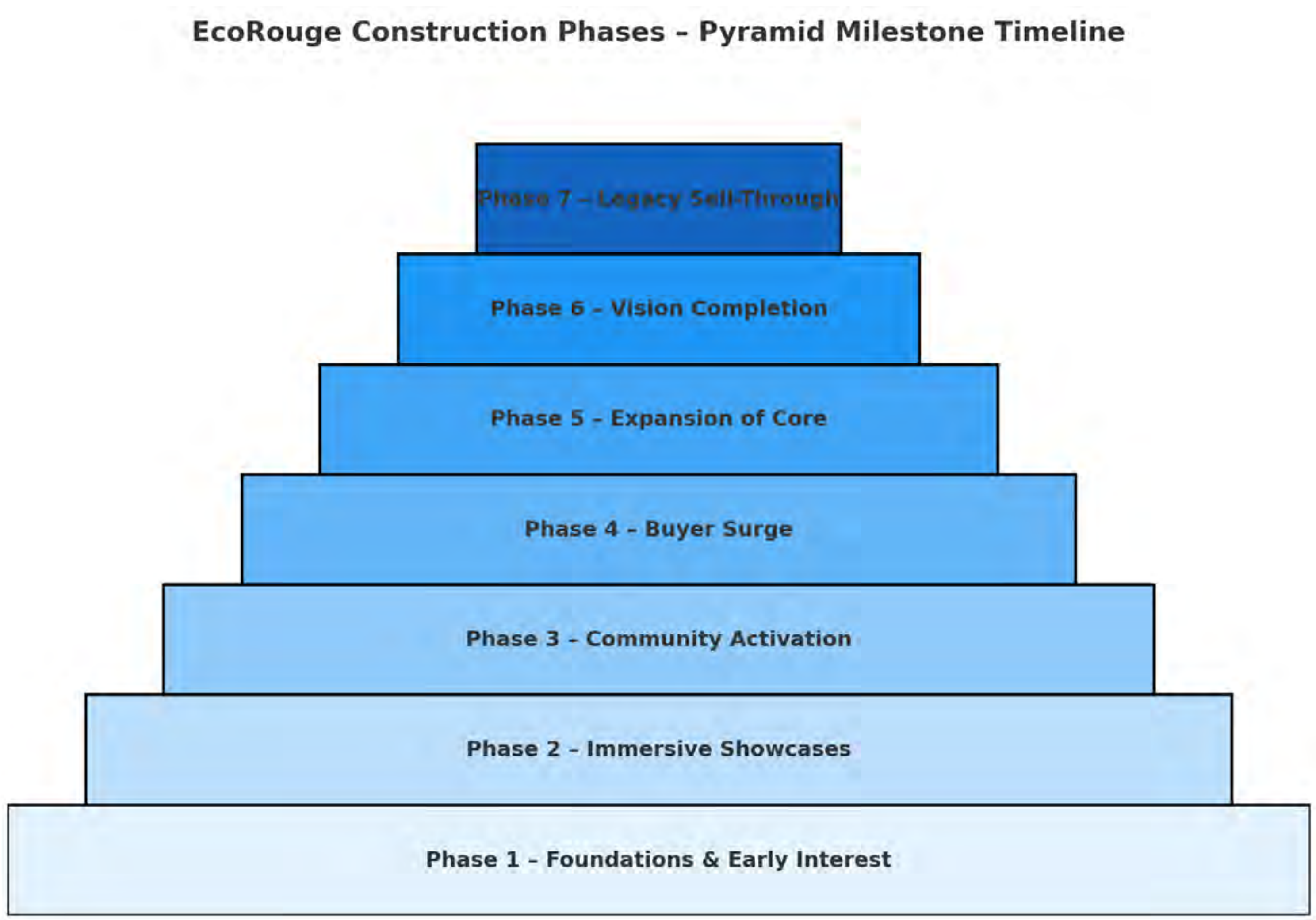
Mobilization begins with a controlled construction entrance, SWPPP stabilization and designated laydown zones. Tree preservation fencing is installed prior to grading. Utilities, drainage and detention systems are completed alongside primary roads and entry gate infrastructure. Trails, pavilion and permaculture demonstration zones activate early, establishing momentum for marketing and presales.

Temporary utilities (water, power, Wi-Fi) support the superintendent's office, model homes and sales center. Safety protocols, contractor parking, and phased traffic management minimize neighborhood disruption.

Vertical Construction Program

Homes are delivered in three standardized collections (~2,700, ~4,000, and ~5,000 sq. ft.), engineered for Net-Zero operation through passive solar design, aerogel insulation, thermal stone cores, solar PV/thermal integration and optional hydroponic terraces.

Phase 2 introduces the model complex and design studio, allowing buyers to customize digitally or on-site. Staggered starts maintain steady absorption and preserve capital discipline.



ix. Construction Plans

Phasing Narrative & Triggers

EcoRouge follows a seven-phase rollout:

Phase 1 — Foundations & Early Interest: Infrastructure, entry, pavilion, trails and first presold homes. (~$5.75M cost / $17.12M revenue).

Phase 2 — Immersive Showcases: 15 homes + model complex and design studio. (~$19.77M / $20.93M).

Phase 3 — Community Activation: 20 homes, expanded trails, water features. (~$26.36M / $28.54M).

Phase 4 — Buyer Surge: 20 homes, expanded permaculture and lifestyle amenities. (~$21.76M / $22.83M).

Phase 5 — Expansion of Eco-Luxury Core: 19 homes with enhanced wellness and smart-tech features. (~$22.40M / $30.44M).

Phase 6 — Vision Completion: Final 19 homes, amenities and landscape maturity. (~$21.83M / $28.54M).

Phase 7 — Legacy Sell-Through: 15 premium homes, referral-driven brand closeout. (~$28.54M revenue, minimal new cost).

Triggers ensure controlled growth: Phases unlock only when presale and absorption benchmarks are met, protecting liquidity and managing holding costs.

Procurement & Long-Lead Strategy

To mitigate supply chain volatility, long-lead items (tempered solar glass, aerogel insulation, AWG pods, SolarisKit S-510, PV inverters, pool mechanicals, NEO Flow™ hardware) are secured 90–120 days prior to need. Trade contracts are fixed-price with escalation limited to published indices. Regional sourcing reduces freight exposure and supports sustainability.

Quality Assurance & Commissioning

Every home undergoes envelope pre-drywall checks, blower-door and IR testing, and PV/solar commissioning. NEO Flow™ devices are tested for full functionality and ISPSC pools/water features are hydraulically balanced. Irrigation and AWG tie-ins are commissioned, and landscapes are audited for plant health in year one.

Sustainability & Net-Zero Delivery

EcoRouge is engineered for Net Zero operation from day one, while remaining grid-connected for reliability. Certification paperwork is pursued in parallel but does not delay marketing or occupancy. Water systems include AWG-supported irrigation and rain/greywater reuse. NEO Flow™ orchestrates lighting, shading, HVAC, water and security at the community level.

Investor & Lender Safeguards

Capital discipline: Phased presales determine construction release.

Budget control: 10–15% contingency per phase.

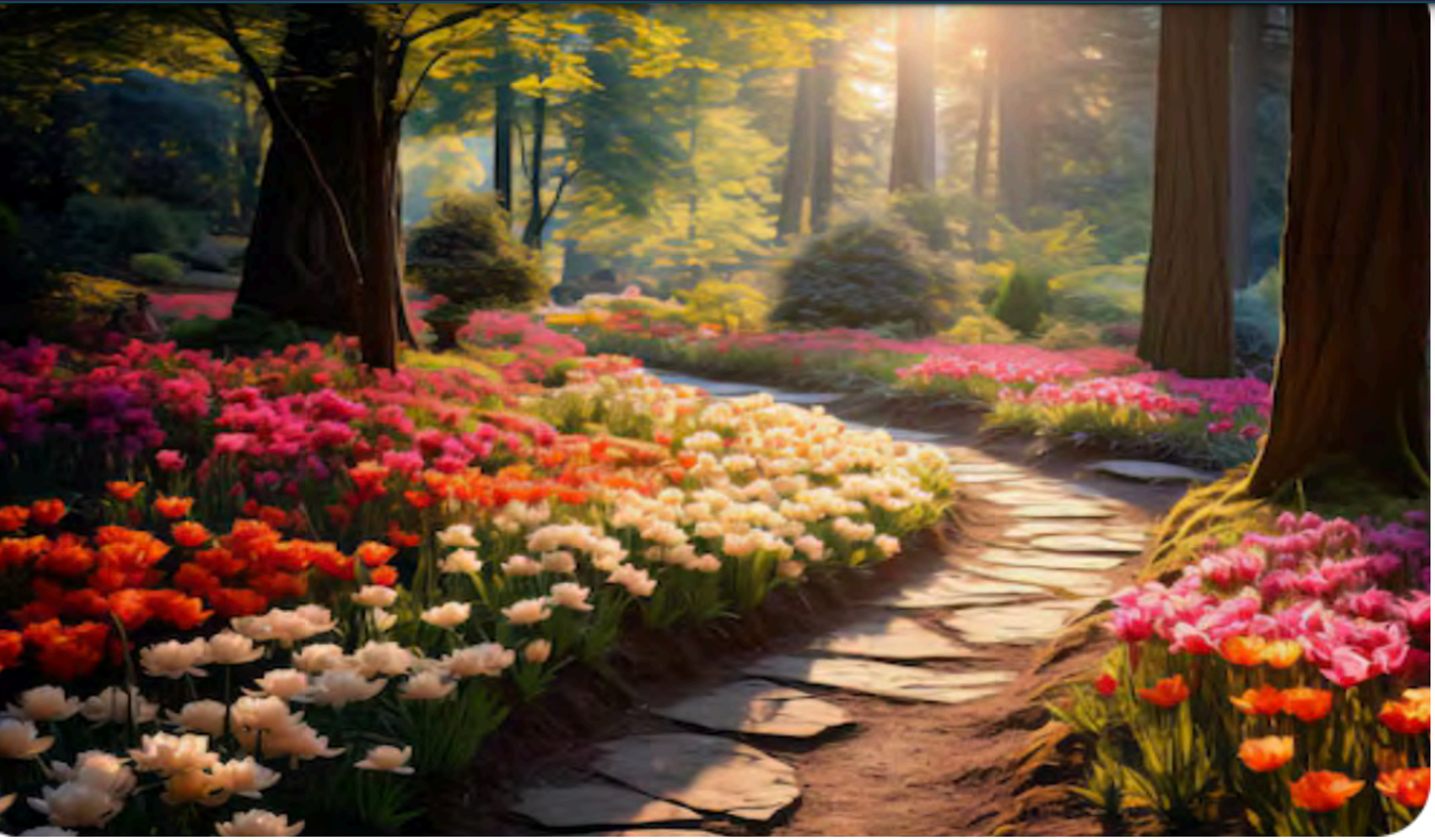
Reporting: Quarterly updates with absorption, budget and milestone data.

Liquidity: Parcels may be marketed or sold at multiple stages to preserve optionality.

Closeout, Turnover & Warranty

Each phase concludes with as-built drawings, O&M manuals and HOA training. Community acceptance is staged, with reserves funded prior to turnover. A builder warranty plus 11-month performance check (envelope/MEP) safeguards homeowner satisfaction and protects brand reputation.

x. Eco-community Amenities & Lifestyle



Wellness.
Connection.
Regeneration.

Each Eco-Community comprises unique and specialized amenities, joined together by pathways —

Flourishing Pathways

Endowed with blooms and forestry, the paths wind from each home area to all of the amenities offered within the community. Pathways composed of stepping stones, cobble stones, and for other areas, smooth concrete mixtures infused with copper nano-particles and other crystalline structures for the purposes of recharging one's energy, giving the opportunity for the residents to walk bare foot, if desired, for positive ionization balance.

Permaculture Setting

The art of permaculture, harnesses the ability to provide edible gardens and forests, exotic-animal attractants and flower blossoms along the paths and interior roads of the estates. Each eco-community will compose permacultured layouts to provide easily assessable produce, medicinal uses, oxygenated-enriched atmosphere and other benefits of nature.

Retention Ponds

Eco-community design layouts include the implementation of permaculture which necessitates areas in need of water retention, developments of ponds and further facilitate stocked ponds for fishing, re-creation, swimming, etc.

Garden Spaces

Supported by AWG water reticulation systems, the garden spaces at EcoRouge Estates are designed as lush, flowering sanctuaries that bring the vibrancy of tropical landscapes into daily life. These pathways and sacred enclaves create jungle-like environments ideal for peaceful walks, meditation, and quiet reflection. Integrated sculptures and artistic installations add a layer of creative expression, blending ecological abundance with cultural ingenuity to elevate the community's sense of place.

x. Eco-community Amenities & Lifestyle

Infinity Swimming Pools

Swimming area, suspended in air, and surrounded by the brilliances of nature, lined with lounge spaces and play areas, providing spaces of pure enjoyment, recreation and relaxation.

Waterfall Lounge

The specialty feature created by man, serves for well-deserving peace and tranquility; sounds found in nature, conceal any outside intrusive sounds of the city and provide comfortable spaces and nooks for relaxation, reading, meditation, sharing special times with others, *etc*. With adjoining natural swimming holes composed of water treated with similar minerals and nutrients found in the natural volcanic filtered waters, i.e. Magnesium, Potassium, Calcium, Copper, Zinc, Silver, etc. The powerful energy charges of waterfalls will help revive and relieve residents of the oxidative stresses of life, for the purposes of naturally healing and restoring ones' longevity.

Re-creation Pavilion

Beautifully constructed pavilions are made of either luxury-style bamboo or local materials, provide a space to cherish for times of peace, athletic disciplines, gathering with others, performances, etc.

Community Gatherings

EcoRouge will hold community gatherings for the residents and guests of all ages for fun and community engagement. Small events range from dance and music, performance, BBQ and swim, nature fun, outdoor education of the mysteries, etc.

Equestrian

Some eco-communities will entail an equestrian amenity for re-creation and or therapy. The services is available to all residents and guests, to bring enjoyment, strolls through nature and local amenities.

Architectural & Structural Features:

NEO Eco-homes — where design meets intelligence

Biophilic Design

At EcoRouge Estates, architecture is designed to harmonize. Every home is crafted with a biophilic philosophy that reconnects humans with nature through light, air, water, and living systems. This approach blends timeless ecological intelligence with cutting-edge sustainability to create homes that heal both people and planet. As Gary Gene Olp has championed throughout his career, design must "flow with the land," respecting solar paths, prevailing winds, terrain, and ecological abundance to create buildings that are living systems in themselves.

Passive Solar Design

Passive solar orientation is the cornerstone of EcoRouge design. Homes are sited with long elevations facing south to capture winter sun while overhangs, deciduous landscaping, and advanced glazing mitigate summer heat gain . Internal layouts align circulation and daily living patterns with natural light, while skylights and light tubes extend daylight deeper into interiors . Thermal mass (stone, adobe, rammed earth, PCM-infused walls) stores daytime heat and releases it at night , while earth berming and semi-sheltered forms reduce energy demand by 20–30%. Gary's precedent projects demonstrate how careful orientation and material massing can nearly eliminate HVAC reliance, creating homes that are luminous, temperate, and restorative.

Fire-Resilient Envelope & Materials

Safety is embedded into the architecture itself. Aerogel foam insulation provides ultra-lightweight, high-performance thermal barriers that are both water-resistant and fireproof . Paired with stone and brick thermal cores, and optional ICF (Insulated Concrete Forms) or SIPs (Structural Insulated Panels), this envelope resists fire while maintaining long-term durability. Roof assemblies are ventilated and layered to shed heat and enhance resilience in hot, dry seasons.

Tempered Solar Glass Walls

Expansive walls of tempered solar glass dissolve boundaries between indoors and out, providing abundant natural light while generating energy through transparent photovoltaic integration . Adjustable solar shades and dynamic opacity regulate heat gain, privacy, and light. This system embodies Gary's principle of "designing with the rhythm of nature," spaces that track sun, season, and sky.

Indoor–Outdoor Flow & Natural Air Regulation

Air is treated as a living system within the home. Strategies include:

- Badgir (Windcatchers): Multi-directional shafts harvest prevailing breezes and create continuous stack ventilation. At their base, natural filter assemblies (coir fiber, charcoal biochar, moss biofilters) purify intake air before it circulates.
- Biomimetic Ventilation: Shaded low inlets and elevated exhaust openings create a gentle stack effect, naturally drawing in cool air and releasing warm air, an approach modeled on ecological systems.
- Earth Tubes: Buried intake tunnels pre-cool, dry, and filter air using the earth's thermal stability.
- Duct-Free Displacement Plenums: Gary's tested approach uses low-energy plenum chambers and reversible dampers to shift air without bulky ducts, lowering energy loads while preserving architectural purity.

Together, these strategies achieve silent, low-energy "natural air conditioning" aligned with human health and biophilic wellbeing. Just as importantly, each feature is designed with aesthetic integration in mind—ventilation towers, courtyards, and shaded intakes become sculptural elements that enhance the architectural language of the home, ensuring performance never compromises beauty.

Aesthetic Integration of Biomimetic Ventilation

At EcoRouge, ecological performance never sacrifices luxury design. The Badgir-inspired windcatcher is reinterpreted as a modern sculptural tower rising from the home's form, clad in linen-white stone or light-render finish to harmonize with the architecture. Instead of resembling an external add-on, the windcatcher becomes a striking vertical design element that echoes the home's arched geometry and contemporary lines.

This integration ensures:

- Functional Elegance: The tower harvests breezes, filters and cools air naturally, and releases warm exhaust, providing silent "natural air conditioning."
- Architectural Harmony: Its proportions and detailing mirror the gothic-style arches and window rhythms of the home, so the ventilation feature reads as an intentional part of the design language.
- Luxury Presence: Finished in linen white, the tower blends with the home's façade, adding vertical interest and reinforcing the estate's distinctive silhouette.

xi. Sustainable Architecture

Water Gardens: Integrated Water Features & Environmental Cooling

Flowing water is foundational to EcoRouge living. Reflecting pools, fountains and river-inspired basins regulate and stabilize temperatures, naturally cooling adjacent spaces while cultivating restorative sensory environments. Narrow water gardens wrap gracefully around home perimeters, acting as both climatic buffers and aesthetic anchors. While natural tranquility infuses daily life, the cadence of flowing water harmonizes the senses and reinforces environmental balance. AWG-powered rainwater harvesting and greywater recycling extend the hydrological cycle, sustaining lush permaculture landscapes and self-sufficient irrigation systems.

Hydroponic Gardens & Oxygenation Systems

Hydroponic gardens and indoor living walls boost oxygenation, filter indoor air, and provide fresh produce. They embody the principle of architecture as a life-support system: homes that actively give back to their residents and environment.

Stone & Brick Thermal Cores

High-mass masonry cores stabilize interior temperatures while reinforcing architectural permanence and elegance. As Gary notes, “materials carry memory,” stone and earth connect inhabitants to timeless cycles of heat, cool, and renewal.

Custom EcoRouge Design

Owners may customize their homes with eco-luxury features, infinity pools, sculpture gardens, and water-wrapped courtyards, all integrated with regenerative infrastructure and natural surroundings.

Sustainably Powered Homes

Clean power is generated through:

- BIPV and transparent PV windows
- Solar shingles & roof systems
- Photovoltaic paints & coatings
- Solar thermal hot water (SolarisKit)
- Piezoelectric flooring & thermoelectric capture for supplemental power
- Battery storage with net-metering to export surplus to the grid

Future eco-communities integrate hydrogen electrolysis systems for long-duration storage and regional resilience.

Biophilic Balance

The architecture of EcoRouge is not just shelter, it is a living partner. Every element, from daylighting to courtyards to natural ventilation, follows Gary Gene Olp’s principle that buildings must serve both human flourishing and ecological stewardship. This is design that nurtures body and spirit while co-evolving with its environment, offering a replicable blueprint for abundance.

NEO *flow*

Smart Technology for Seamless Living

NEO *Flow* is EcoRouge's proprietary smart home system designed to unify comfort, wellness, and energy efficiency. From one intuitive interface, residents can control their full home environment with ease.

Key Features:

- Controls lighting, shading, air and water flow, temperature, speakers, security and more – all from one intelligent platform
- Seamlessly integrates with NEO Utilities' Net Zero solar (or hydrogen-electrolysis) infrastructure
- Low-EMF, climate-responsive and beautifully embedded into each eco-home

NEO *Flow* adds lasting value to every residence – blending luxury with effortless, sustainable living.

xiii. Renewable Infrastructure & Utility Technology

EcoRouge Estates is designed to operate as a producer community rather than a consumer community, guided by a vision of regenerative living where every system supports environmental balance, resident well-being and long-term sustainability. All utility infrastructure is delivered by NEO Utilities G L O B A L, the exclusive provider for ECO Development Solutions' residential and commercial projects.

NEO Utilities' Role

NEO Utilities G L O B A L deploys next-generation renewable energy and water systems that reduce environmental dependency, increase resilience and provide measurable long-term value. Each home is outfitted with a NEO Utilities U.S. smart meter, enabling residents to track, log and analyze real-time energy and water consumption. This transparency empowers homeowners to directly participate in sustainable living practices while optimizing efficiency.

Through its advanced metering and delivery model, NEO Utilities functions as an Energy-as-a-Service (EaaS) provider, and potentially as a Water-as-a-Service (WaaS) provider, subject to municipal approvals. While EcoRouge Estates will remain grid-connected via the local transformer hub, the infrastructure is engineered to feed surplus clean energy back into the grid, ensuring both compliance and contribution.

Current Power & Utility Systems

EcoRouge's baseline energy and water infrastructure integrates multiple renewable sources and efficiency technologies, including:

- Air-to-Water Heat Pumps: Capture ambient solar energy for climate control and hot water with high efficiency.
- Badger Ventilation & Air Cooling: Smart circulation systems that enhance indoor air quality with minimal energy use.
- Geothermal Systems (Electra Therm): Ground-loop thermal exchange to reduce heating and cooling demand.
- Solar Thermal Water Heating (SolarisKit S510): Converts sunlight into thermal energy for pools, spas and domestic hot water.
- Solar Panel Windows & Canopy Solar Panels: Generate clean energy while providing shade and visibility.
- Hybrid Systems (Liam F1): Combine solar and wind to diversify renewable power generation.
- Wind Turbines (if needed, strategically placed): Supplement solar capacity with renewable wind energy.
- Photovoltaic (PV) Systems & High-Efficiency Hardware: Convert sunlight into electricity while maximizing performance and system longevity.

Water Infrastructure & Ecological Recycling

- Atmospheric Water Generation (Max Harvest): one pod produces up to 189K liters a day of clean water from air moisture for irrigation and landscape circulation.
- Rainwater Harvesting & Filtration: Captures and filters stormwater for reuse.
- Greywater Reuse Systems: Recycles sink and laundry water for irrigation and toilet flushing, reducing dependence on municipal supply.

Long-Term Energy Vision: Hydrogen Electrolysis

EcoRouge's immediate focus is on solar, geothermal, AWG and hybrid systems to provide resilient, renewable energy for the community. However, the long-term philanthropic vision of EON Projects includes the integration of hydrogen electrolysis power plants as a scalable clean energy utility. This future model will fully eliminate dependency on non-renewable sources, positioning EcoRouge Estates as a blueprint for sustainable living communities worldwide.

xiii. Renewable Infrastructure & Utility Technology

POWERING THE FUTURE

Hydrogen Energy Future

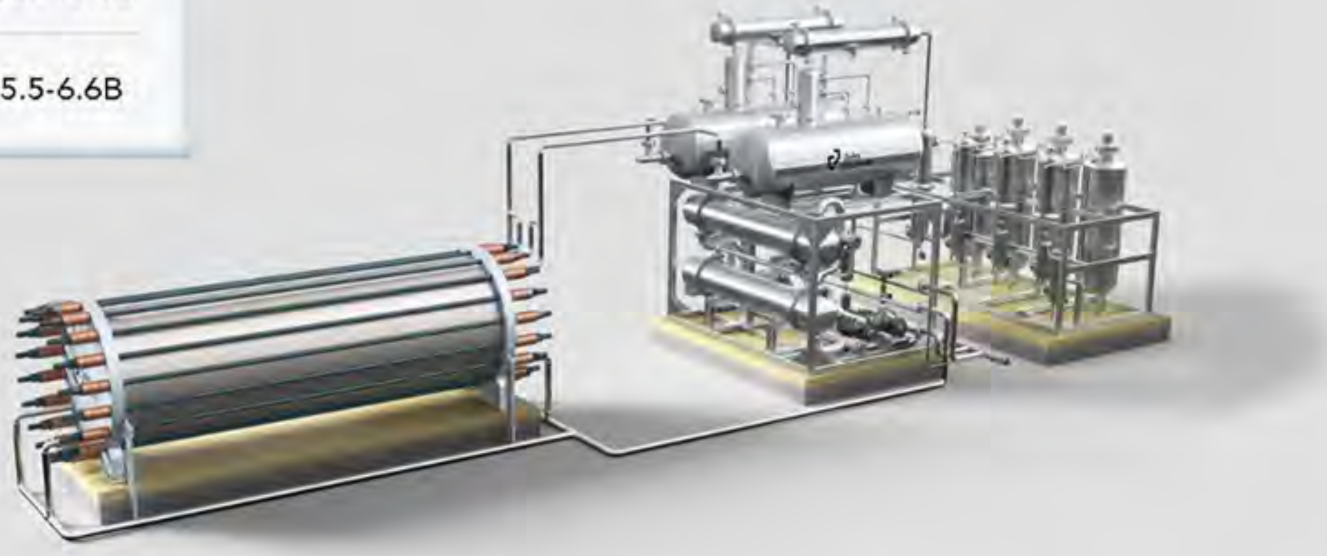
A Scalable Utility that Pays for Itself

EcoRouge Estates will incorporate hydrogen energy infrastructue to establish a fully clean-energy power source for the community.

Hydrogen System Overview *per Community Type*

	Micro (3,000)	Standard (10,000)	Full City (30,000)	Satellite (100,000)	Regional (200,000)
All-In CAPEX	$55-65M	$180-210M	$540-630M	$1.8-2.1B	$3.6-4.2B
Annual Revenue	$6M	$20M	$60M	$200M	$400M
Annual Net Profit	$4-4.8M	$13.7-16.4M	$41-49M	$137-164M	$$2.7-3.3B
20-Year Not Profit	$80-96M	$274-328M	$822-934M	$2.7-3.3B	$5.5-6.6B

Note: Fees remain below typical dependency rates while offering clean, secure and renewable power



xiv. Key Assumptions

The financial projections and feasibility of EcoRouge Estates are grounded in a set of core assumptions that define both the project's scale and financial structure. The development encompasses 93 luxury eco-homes in three distinct product types: 13 homes at 5,000 sq. ft. priced at $2.44M, 30 homes at 4,000 sq. ft. priced at $1.94M, and 50 homes at 2,700 sq. ft. priced at $1.74M. Collectively, the community is expected to generate approximately $176.9M in gross revenue upon full sell-out.

Construction and development costs are modeled at $250 per sq. ft., bringing the total for vertical construction to roughly $74M. Infrastructure and amenity development is projected at $43.9M, bringing the total project cost to approximately $117.9M. Operating expenses are modeled at 15% of CAPEX, covering community operations and sales activities.

The financing structure begins with a $20M Phase I capital infusion, composed of $12M for land acquisition (or through a JV equivalent), $5M dedicated to eco-community infrastructure and amenities, and $3M reserved for contingency, reserves, and marketing. This initial capital raise is structured with equity participation at ~35% ownership and is designed to be repaid back in the same manner as the $46M construction facility, through phased sales proceeds.

The $46M construction loan is modeled over seven years, amortized in 28 quarterly payments at an assumed 3.83% interest rate. The capital stack also includes a $4M philanthropic grant commitment assumption from the Meadows Foundation, strengthening the early balance sheet. Importantly, federal incentives — IRA Section 45L, 179D deductions, ITCs, and MACRS accelerated depreciation — are incorporated into the model, reducing effective cost basis and enhancing after-tax returns.

Sales and absorption are structured around EcoRouge's seven-phase rollout. Pre-sales begin during rezoning and infrastructure development through EcoRouge's digital customization platform, allowing buyers to reserve Rouge lots and personalize eco-homes in advance. Each subsequent phase is paced to align with absorption capacity: Phases 2, 3, and 4 are modeled at approximately 9–12 months each, while later phases (5–7) are expected to average 6–9 months due to brand maturity, increased referral momentum, and heightened demand once amenities are complete. This cadence supports a full sell-out within five years, with absorption ranging between 12–20 homes per phase depending on size and product mix.

Based on these assumptions, financial outcomes point to a ~50% ROI with a cumulative IRR of 33–36% after incentives. Breakeven is anticipated by Phase 3 (Year 3). After repayment of both the $20M infusion and $46M facility, along with associated financing and land costs, the project is projected to yield approximately $59M in net profit (before loan interest).

xv. Financial Summary

EcoRouge Estates is not merely a development,it is a realignment of capital toward **a future worth living in**. Designed for resilience, ecological stability and long-term financial gain, EcoRouge is what next-generation real estate must become: regenerative, biophilic, intelligent and investor-ready.

At a time when conventional real estate depletes the very systems that sustain life, EcoRouge redefines what's possible.. restoring environmental equilibrium while delivering exceptional returns. Its regenerative design prioritizes oxygenation, thermal regulation, hydrological balance and community wellness, offering a profitable and necessary antidote to outdated, extractive development models.

Key Financial Metrics

- *Total Project Cost:* $117.9 million
- *Projected Revenue:* $176.9 million
- *Net Profit:* $59 million
- *ROI:* 50%
- *Projected HOA Income* (10 years): $1.21 million
- Target IRR (after incentives): 33-36%

"We will either be remembered as the generation that came together to secure our shared success — or our shared failure."
— Nili Gilbert, Chair, GFANZ

EcoRouge answers that challenge by converting homes into living infrastructure and aligning every dollar with intelligent, climate-conscious design. Its layered utility systems, powered by NEO Utilities GLOBAL, harness atmospheric water, geothermal heating, solar energy and greywater reuse — all monitored by smart meters that track energy and water use per home.

Backed by robust demand, a 7-phase build strategy, and a fully approved site in Flower Mound's conservation corridor, EcoRouge represents more than ROI, it represents capital's highest purpose: to build what the future demands, before it's too late.

Operating Expenses (OPEX)

Operating expenses are modeled at the high end of 15%, serving as both a conservative buffer and an additional contingency for maneuvering budgets, allocations, or unanticipated costs. This allocation ensures financial flexibility across all phases of development, dividend structures, and investor distributions, even though contingencies are already embedded in other components.

In addition, federal tax incentives — including the IRA Section 45L New Energy Efficient Home Credit, 179D energy-efficient building deduction, Investment Tax Credits (ITC), and accelerated depreciation through MACRS — effectively reduce the after-tax expense burden. This creates an additional layer of resilience, improving cash flows and protecting investor returns even in less favorable market conditions.

xvi. Sensitivity Analysis & Scenario Planning

Sensitivity Analysis: Best-Case, Base-Case and Downside Scenarios

EcoRouge's base model assumes 93 homes sold at $1.74M-$2.44M with ~$250/sqft build cost. To anticipate investor concerns and demonstrate resilience, we tested three scenarios that flex absorption, pricing and construction costs.

Scenario	Sales & Pricing	Cost Assumptions	Gross Revenue	Net Profit (est.)	IRR (est.)	Key Notes
Best Case	100% absorption, homes sold at target pricing, +3% annual price escalation	Stable construction costs	~$176.9M	~$59M	33-36%	Market momentum + scarcity drive outsized gains, further amplified by federal incentives and accelerated depreciation
Base Case	93 homes sold, current pricing assumptions ($1.5M-$2.5M)	$250/sq ft build cost	~$176.9M	~$59M	33%	Matches current underwriting & local comps; incentive capture boosts after-tax yields
Downside	85% absorption (~79-80 homes sold) with mild discounting	+10% construction cost inflation	~$150.4M	~$32.5M	~ 18%	Even with reduced sales, EcoRouge remains prfitable, delivering $30M+ in net profitability while. Federal incentives (IRA 45L, 179D, ITCs & MACRS depreciation) further cushion returns and preserve strong after-tax yields.

Key Takeaways for Investors:

Resilience: Even with slower sales and cost inflation, EcoRouge stays profitable and cash-flow positive
Upside: Best-case absorption + appreciation generate exceptional returns.
De-risking: Phase 1 presales and infrastructure investments mitigate early exposure
Discipline: Contingency reserves and phased delivery allow cost control.

xvii. Phased Revenues & Presales Financing

EcoRouge's phased rollout is designed to minimize equity risk and maximize cash efficiency. Each phase is triggered only after presales secure a portion of revues that over equity contributions equity contributions and unlock construction lending. This ensures every stage is largely self-funding, with loan drawdowns tied directly to presales momentum.

Presales-Linked Financing Structure

- Presales Coverage: Each phase begins with targeted presales (30-40% fo homes).
- Equity Requriement: 15% of CAPEX funded from presale deposits & retained earnings.
- Construction Loan: 85% of CAPEX financed via drawdowns, contingent on presales.
- Revenue Recycling: Gross sales from each phase roll forward to fund subsequent phases.

Phase		Homes Sold (Presales vs Inventory)	Gross Revenue	CAPEX	Presales Coverage	Loan Draw	Notes / Trigger
1	**Foundations & Early Interest**	9 presold homes	$17.1M	$5.75M	100% equity requirement funded via presales deposits	None (pre-development funded via $5M initial equity)	Provides capital to launch Phase 2
2	**Immersive Showcases**	15 homes (9 presold + 6 inventory)	$20.9M	$19.8M	35% of CAPEX from presales	65% draw	Model home experience + 30% lots reserved
3	**Community Activation**	20 homes (12 presold + 8 inventory)	$26.4M	$26.4M	40% coverage	60% draw	Buyer tours, amenities activated
4	**Buyer Surge**	20 homes (12 presold + 8 inventory)	$22.8M	$21.8M	40% coverage	60% draw	Lifestyle events + permaculture zones
5	**Eco-Luxury Expansion**	19 homes (11 presold + 8 inventory)	$30.4M	$22.4M	40% coverage	60% draw	Wellness systems & smart tech features
6	**Vision Completion**	19 homes (12 presold + 7 inventory)	$28.5M	$21.8M	45% coverage	55% draw	Final amenity build-out & stabilization
7	**Legacy Sell-Through**	15 inventory homes	$28.5M	$0 (carried costs only)	100% funded by prior revenues	No loan draw	Premium pricing, referral-driven absorption

Investor Takeaway: Each phase is substantially de-risked through presales, which both secure loan approvals and recycle cash flow forward. This creates a disciplined funding cycle where investor equity is leveraged once and then preserved throughout the buildout.

xviii. Institutional Return Metrics

IRR, Equity Multiple & Time-to-Exit

EcoRouge Estates provides institutional-level returns though a balanced mix of presales, phased development and regenerative infrastructure alignment. With federal tax incentives (IEA 45L. 179D, ITCs and MACRS accelerated depreciation), investors benefit from enhanced after-tax cash flows, early distributions, resilient demand and long-term scalability.

Metric	Details
Target IRR	33-36% (after incentives; well above residential community benchmark)
Equity Multiple	$1→ $2-2.3 over project life
Time-to-Exit	Distributions begin Q4 2026 (Phase II) – Final distributions by Q2 2030
Investment Flow	$X initial → $Y phased distributions →33-36% IRR

This structure provides clarity and confidence: investors can expect mid ~30% IRR, capital multiples exceeding conventional benchmarks, and clear timing for distributions tied to EcoRouge's phased build-out. Federal incentives further enhance profitability while reducing downside risk.

xix. Detailed Financial Projections

EcoRouge Estates is engineered for capital efficiency and disciplined growth. The following projections provide a transparent, phase-by-phase view of development costs, revenues and net profits, culminating in a structure dividend payout plan. This forward-looking financial model illustrates not just profitability, but the timing and durability of returns. By aligning presales, phased CAPEX and staged disbursements, EcoRouge minimizes downside risk while maximizing long-term investor value.

Key Investor Metrics

IRR Range	16-18% (Base Case)
Equity Multiple	~ 2.0 x – 2.5 x
Payback Period	4 – 5 years

Phase-by-Phase Overview

Phase	Cost	Revenue	Net Profit	ROI
Foundations & Early Interest	$5.75M	$17.12M	$$11.37M	
Immersive Showcases	$$19.77M	$$20.93M	$$1.15M	
Community Activation	$$26.36M	$$28.54M	$2.17M	
Buyer Surge	$$21.76M	$$22.83M	$$1.06M	
Eco-Luxury Expansion	$$22.40M	$$30.44M	$$8.04M	
Vision Completion	$$21.38M	$$28.54M	$$6.71M	
Legacy Sell-Through	$0	$$28.54M	$$28.54M	50%

Dividend Strategy & Payout Timeline (2026-2030)

Phase	Quarter	Total Profit	Dividend % Paid	Disbursement
1	Q1 2026	$11.37M	0%	Equity Retention Phase
2	Q4 2026	$1.15M	10%	Initial Payout Begins
3	Q3 2027	$2.17M	20%	Ongoing Disbursement
4	Q1 2028	$1.06M	100%	Full Payout
5	Q1 2029	$8.04M	100%	Full Payout
6	Q3 2029	$6.71M	100%	Full Payout
7	$Q2 2030	$$28.54M	100%	Final Legacy Payout

xx. Revenue Breakdown

EcoRouge Estates is designed to deliver strong, diversified revenue through home sales, HOA income, and lot-based profitability across a phased rollout.

Home Size	Price	Estimated Build Cost	Gross Margins
5,000 sq. ft.	$2.44M	~$1.25M	~$1.19M per lot
4,000 sq. ft.	$1.94M	~$1.00M	~$940K per lot
2,700 sq. ft.	$1.74M	~$760K	~$980K per lot

Home Sale Revenue by Home Type

The project includes a total of 93 homes across three distinct size and price categories:

- 13 homes at 5,000 sq. ft. priced at $2.44 million each
- 30 homes at 4,000 sq. ft. priced at $1.94 million each
- 50 homes at 2,700 sq. ft. priced at $1.74 million each

Combined, these sales generate a projected gross revenue of $176.9 million. Home pricing is supported by strong local comps and a clear market gap in the $1.5M+ segment in Flower Mound, Texas.

HOA Income

Each homeowner will contribute an annual HOA fee of $1,300, resulting in:

- Annual HOA revenue: $120,900
- 10-year HOA revenue: $1.21 million

This provides consistent operating income to support community maintenance, trail and amenity upkeep, water features and smart systems across the property.

Lot-Based Profitability

EcoRouge's regenerative planning model not only delivers home sale revenue but unlocks strategic lot-level margin efficiencies:

Margins range from 47% to 56%, with average per-home profit exceeding $634,000. The blend of home sizes ensures accessible luxury at varying tiers while maximizing return on each lot.

EcoRouge's 44-acre site layout and design allow for optimal spacing, natural cooling via permaculture and high perceived value per square foot.. making the lots not only profitable, but strategically regenerative in land use.

xxi. Exit Strategy

EcoRouge Estates is designed with a multi-path exit strategy that enables capital recovery, investor return and long-term upside through flexible disposition options. From early-phase JV models to full buildout profitability, each scenario allows for strong exits depending on capital participation, market timing and partner preference.

a. Phase I Equity Catalyst — Pre-Sale Trigger (0 Capital Required)

In the ideal scenario, EcoRouge enters into a 12-month Joint Venture with the landowner, during which no capital is required to initiate presales. The project leverages its 3D virtual design and digital Rouge lot selection platform to secure pre-sales of at least 4 homes, triggering vertical construction and protecting landowner equity.

If the pre-sale threshold is not met within the JV term, the landowner retains equity rights to the property and alternate funding strategies may be activated.

Capital Recovery Timeline: 12–18 months, depending on pre-sale velocity and permit timing.

b. Developer / Principal Entry — Capitalized Buildout Path with Value Uplift

In this pathway, a developer or investor contributes $1.5M to unlock EcoRouge's existing construction loan facility, which covers 85% of vertical build costs and, depending on structuring, up to 50% of land acquisition. This capital trigger initiates early-stage asset creation and valuation leverage.

Alternatively, a $5M investment funds the installation of core infrastructure and eco-amenities—including paved roads, solar-ready utility systems, water features, wellness pavilions, and permaculture-based landscapes. With these improvements in place, the land transitions from raw acreage into a fully positioned, infrastructure-complete eco-community, substantially increasing asset value.

Land Value Uplift Projection (Post-Improvement)

. Raw land (93 unbuilt lots): ~$12–$13 million

. Improved with infrastructure & amenities: $18M–$24M+

. Per parcel: $193K–$258K, depending on market and absorption

Capital Recovery Timeline: 24–30 months, based on lot closings, inventory sales, and asset refinancing potential.

xxi. Exit Strategy

c. Full Sell-Through Exit

Under a full buildout scenario, EcoRouge completes the development of all 93 homes, delivering:

- $177M in total home sale revenue
- $50M in projected profit
- 50% project-level ROI

In this model, lots are sold with fully built homes at luxury price points, with inventory sell-through paced by absorption strategy, lifestyle marketing and buyer demand cycles.

Capital Recovery Timeline: 30–36 months, with full return expected by Phase IV.

d. Partial Sell + Strategic Hold or Lease Model

For investors seeking blended returns, EcoRouge may offer a phased strategy:

- Partial sell-through (e.g. 70–80% of homes)
- Strategic hold of final 15–20 homes for appreciation or income

These final-phase homes may be leased as luxury eco-villas or sold at market peak to maximize profitability and ensure continued revenue.

Capital Recovery Timeline: 36 months for full recovery, with ongoing cash flow and appreciation upside beyond that.

e. Lot Resale or Institutional Exit

Should market conditions or investor strategy shift, EcoRouge can pivot to a lot resale model, parceling out developed lots (with or without architectural plans) to:

- Custom builders
- Eco-luxury developers
- Institutional land buyers or REITs

As a fully permitted, infrastructure-complete site with brand equity and eco-amenities, the community commands premium lot pricing even in unfinished phases.

Capital Recovery Timeline: 18–30 months, accelerated if bulk sale or institutional buyer is secured.

xxii. Operations & Management

Ongoing Operational Expenditures | Teams | Systems

EcoRouge Estates is supported by a high-functioning, sustainability-driven operations model designed to uphold both ecological integrity and luxury standards throughout every phase of development and long-term community life. From infrastructure maintenance and resident services to smart technology integration and landscape stewardship, our operations are streamlined, well-staffed and led by industry leaders in ecological architecture, landscape planning and regenerative systems.

Core OPEX Functions

Security

24/7 gated security with surveillance systems, entry control, and on-site security staff (2–3 members) ensure resident safety, community integrity and peace of mind.

Maintenance

A full-time team (4–5 staff) oversees community upkeep including pools, pavilions, sacred gardens, trails and common areas. Responsibilities include daily repairs, cleaning, lighting and infrastructure monitoring.

Landscape Management

Our permaculture and native landscape systems are maintained by specialists trained in regenerative design, irrigation management and low-impact development. This includes water-conserving irrigation technologies and eco-integrated mosquito control practices.

Smart Systems Oversight (NEO Flow)

EcoRouge's proprietary NEO Flow platform unifies control of lighting, temperature regulation, security, water features, and climate-responsive smart technologies. IT and property support teams ensure ongoing maintenance and software updates for these systems, enhancing comfort and efficiency.

Expert-Driven Oversight

Gregory Craig, a LEED-accredited planner with 45+ years of experience, leads the landscape architecture, focusing on sustainable hardscapes and ecological irrigation.

Gary Olp, FAIA and principal of GGO Architects, oversees eco-home and amenity design through passive solar architecture and healthy material integration.

Tyler Patin, President of Acadia Design + Development, aligns budgets with ecological goals, ensuring design and financial performance stay in sync.

Together, they anchor EcoRouge's foundation, from land planning to home design and implementation.. with precision and purpose.

Long-Term System Management

Our operational model is structured for both excellence and scalability:

HOA-Led Oversight
A Homeowners Association manages shared amenities, security and maintenance under a $1,300 annual fee.

Smart Energy & Water Systems
AWG (Atmospheric Water Generation) pods and solar infrastructure are maintained through NEO *Utilities* to ensure resilience and self-sufficiency.

Sustainability Audits
Periodic reviews of energy use, irrigation efficiency and landscape health help reduce waste, enhance performance, and protect ecosystem stability.

Resident Experience
A community manager, maintenance supervisor and property staff ensure seamless service for residents, while optional Costa Rica vacation leasing is coordinated as part of a global lifestyle offering.

xx. Marketing Strategy

Digital Presales Platform

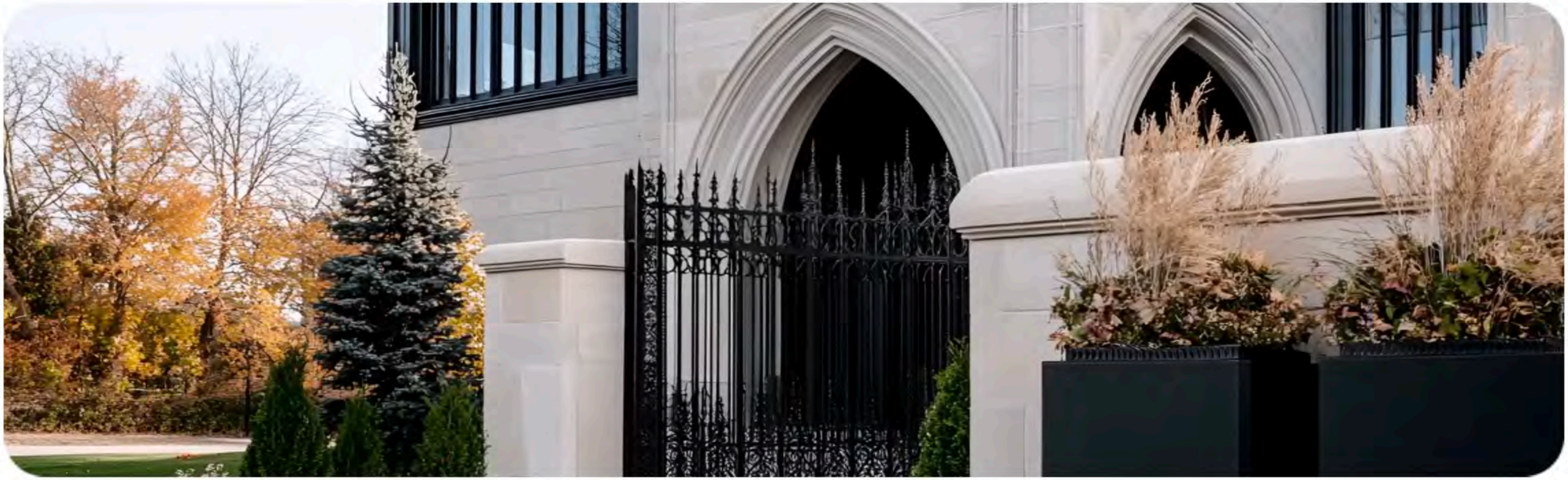
At the center of EcoRouge's buyer journey is our proprietary digital presales platform, an intuitive system that empowers future homeowners with full visibility and control over their purchase. Through this platform, users can explore available rouge-lots, visualizing and customizing eco-home layout and orientation as well as proximity to key amenities. Once a rouge- lot is selected, buyers can customize their eco-home in real time using a curated library of architectural templates and sustainable design features.

Beyond static renderings, the platform offers immersive 3D virtual tours that allow users to walk through their future home and surrounding landscape from anywhere in the world. Each buyer also has the opportunity to meet with their personal eco-architect, ensuring their vision is guided by expert input in high-performance, sustainable design. This level of customization transforms the presales process into an experience that is efficient, emotional and inspiring.. accelerating decision-making and driving early reservations.

Luxury Marketing Engagement

We have partnered with top-tier luxury real estate agents and a curated network of lifestyle influencers who align with our mission of sustainability, wellness and regenerative living. These partnerships are designed to amplify the EcoRouge story across digital platforms and reach high-net-worth individuals seeking more than just a home, they're seeking lifestyle alignment and purposeful investment.

Campaign efforts include guided video tours, storytelling content that highlights the community's ecological and design excellence and private walk-throughs of the showcase home and grounds. This strategic exposure builds early excitement, fosters authentic connection and accelerates presales by engaging audiences who resonate with the EcoRouge vision.



xxiii. Marketing Strategy

The EcoRouge Lifestyle

At its core, EcoRouge's marketing strategy is not just about selling homes, it's about sharing a vision for a more enriched, regenerative way of living. Our approach speaks to aspirational values beyond square footage and finishes, highlighting the emotional, ecological and well-being benefits of intentional design and sustainable community-building.

Together, these elements create more than a residence, they form an ecosystem where wellness, elegance and environmental intelligence co-exist. Unlike traditional developments that rely on speculative lifestyle branding, EcoRouge delivers a tangible expression of regenerative living, supported by innovative design and ecological integrity.

Through rich visual storytelling, experiential marketing and strategic partnerships with values-aligned creatives, we are building a brand that reflects the future of eco-luxury. For buyers, EcoRouge represents not only a beautiful place to live, but a deeply intentional place to belong.

Key features that define the EcoRouge lifestyle include:

- Permacultured landscapes and lush privacy plantings that enhance health, beauty and biodiversity
- Hydroponic home gardens supporting organic, nutrient-rich living
- Infinity waterfall pools, sacred gardens, and outdoor wellness pavilions that nurture connection and vitality
- Net Zero design using passive solar architecture, aerogel insulation, and thermal regulation for long-term savings and comfort
- NEO *Flow*™ smart living system, which provides intuitive, real-time control over climate, lighting, water features, and security

xiv. Risk Analysis & Mitigation

Zoning & Permitting

RISK

Extended approval timelines could delay project launch and increase holding costs.

MITIGATION

EcoRouge has established munipal allyship with city planners and regulatory agencies. A dedicated compliance team will fast-track submissions, maintain alignment with city standards and prepare alternative site plans to adapt rapidly if requirements change

Construction Costs & Inflation

RISK

Labor or material price escalation could raise build costs by 10-15% and compress margins.

MITIGATION

Costs are secured through fixed-price contracts with vetted GCs and local suppliers. A contingency reserve (10-15%) is build into all phase budgets and phased delivery allows cost recalibration.

Sales Velocity & Absorption

RISK

A slowdown in buyer demand could extend sales timelines, impacting cash flow.

MITIGATION

Sales risk is mitigated through presales, a digital customization platform and early-buyer incentives. Out-of-state migration and relocation buyers expand demand beyond the local market.

Financing & Liquidity

RISK

Market shifts could affect lender terms or create liquidity pressure during construction.

MITIGATION

Phase I financing is secured with construction lending already in place. Pre-budgeted capital assignments, transparent reporting and equity retention though early phases ensure stable financing conditions.

xv. Appendixes

Inventory — *phase by phase*

Phase	Title	Description	Homes PreSold	Inventory Homes Sold	Total Homes Sold	Home Build of Presold	Home Build of Inventory	Total Homes Build
1	**Foundations & Early Interest**	Install core insfrasturcture & amenities, launch Rouge Lot customization and secure first 9 presales	9	0	9	0	0	0
2	**First Builds & Immersive Showcases**	Construct model homes and initial buyer builds; host immersive walkthroughs and lifestyle demos	9	2	11	9	6	15
3	**Momentum & Community Activiation**	Build 20 homes (presold + inventory); activate communal spaces	9	6	15	9	11	20
4	**Lifestyle Growth & Buyer Surge**	Expand homes & natural features features; increased buyer confidence through visible lifestyle integration		12	12	9	11	20
5	**Expansion of the Eco-Lxury Core**	Build 19 more homes; reinforce brand , systems and resident experience		16	16		19	19
6	**Completion of Community Vision**	Construct the final 19 homes; full physical buildout of homes, trails and amenities achieved			15		19	19
7	**Legacy Vision Sell-Through**	Sell remaining 15 homes; full vision realized, market maturity reached, brand value peaking			15			
			27	**36**	**93**	**27**	**66**	**93**

xv. Appendixes

Financial Summary — *phase by phase*

Phase	Title	Infrastructure & Amenity Development	Home Construction Costs	CAPEX	OPEX 15%	Total Costs	Revenue	Profit	ROI
1	**Foundations & Early Interest**	$5,000,000		$5,000,000	$750,000	$5,750,000	$17,121,294	$11,371,294	
2	**First Builds & Immersive Showcases**	$1,675,268	$15,518,287	$17,193,555	$2,579,033	$19,772,588	$20,926,026	$1,153,438	
3	**Momentum & Community Activiation**	$2,233,692	$20,691,027	$22,924,719	$3,438,708	$26,363,427	$28,535,490	$2,172,063	
4	**Lifestyle Growth & Buyer Surge**	$1,843,948	$17,080,772	$18,924,720	$2,838,708	$21,763,428	$22,828,392	$1,064,964	
5	**Expansion of the Eco-Lxury Core**	$1,897,907	$17,580,596	$19,478,503	$2,921,775	$22,400,278	$30,437,856	$8,037,578	
6	**Completion of Community Vision**	$1,849,185	$17,129,318	$18,978,503	$2,846,775	$21,825,278	$28,535,490	$6,710,212	
7	**Legacy Vision Sell-Through**	$0	$0	$0	$0	$0	$28,535,490	$28,535,490	
		$14,500,000	**$88,000,000**	**$102,500,000**	**$15,375,000**	**$117,875,000**	**$176,920,038**	**$59,045,038**	**50%**

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Cumulative Cash Flow and Captial Recovery

Phase	Revenue	Total Costs	Cumulative Revenue	Cumulative Costs
1	$17,121,294	$5,750,000	$17,121,294	$5,750,000
2	$20,926,296	$19,772,558	$38,047,590	$25,522,588
3	$28,535,490	$26,363,427	$66,583,080	$51,886,015
4	$22,828,932	$21,763,428	$89,412,012	$73,649,443
5	$30,427,586	$22,400,278	$119,849,598	$96,049,721
6	$28,535,490	$21,825,278	$148,385,088	$117,874,999
7	$28,535,490	$0	$17,692,078	$117,874,999

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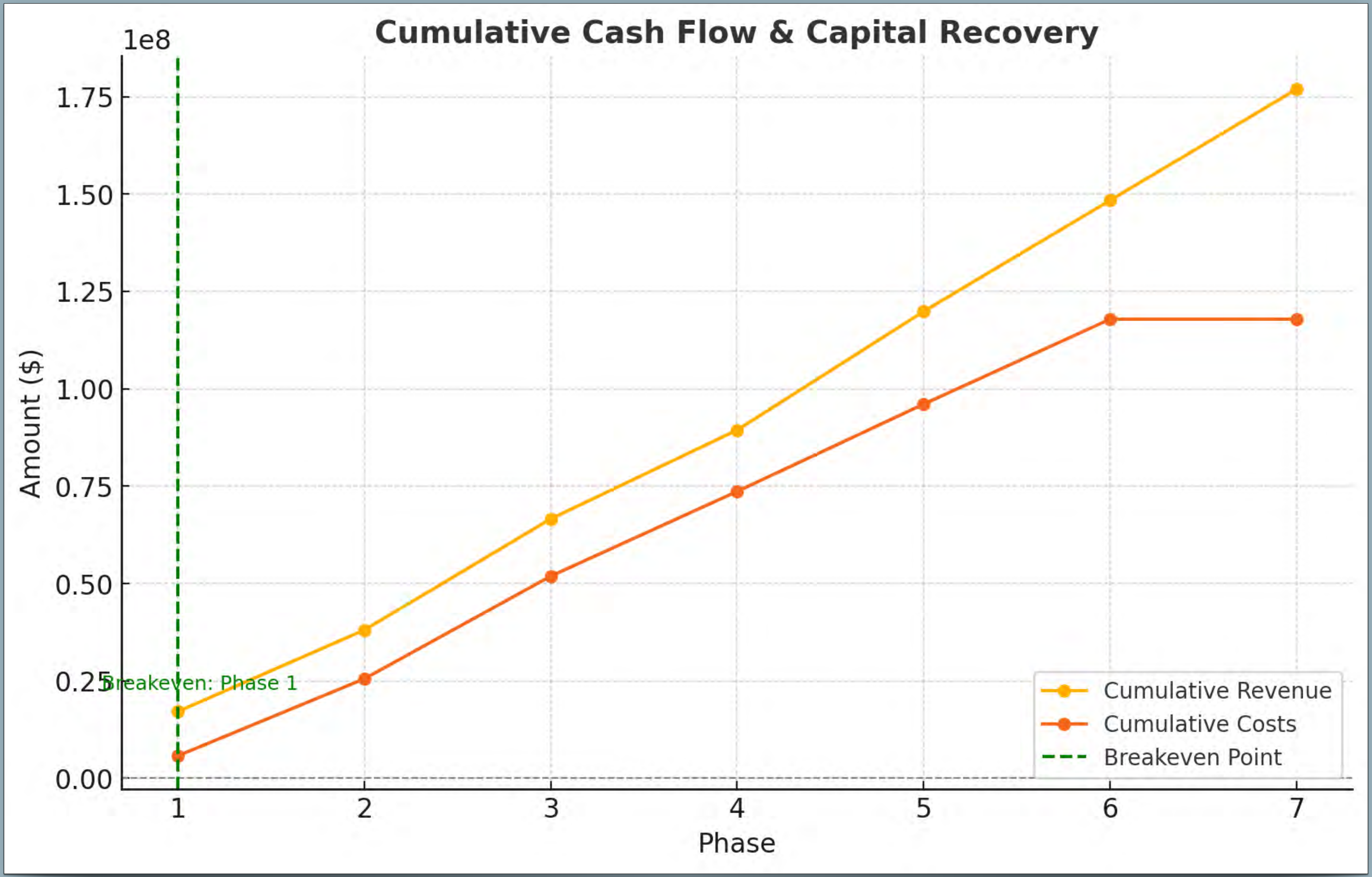

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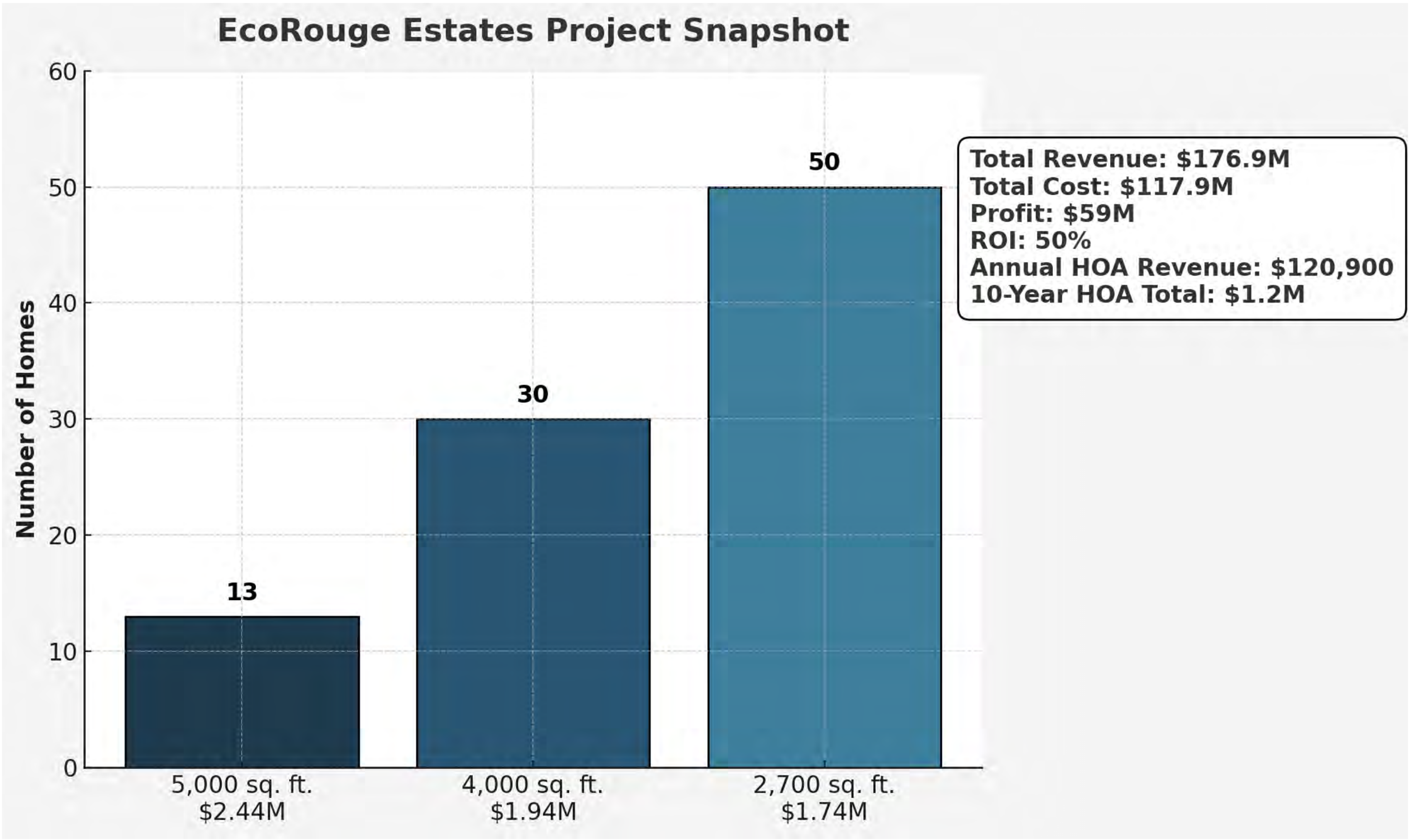

Use of Funds

Land Acquisition	$11,995,000	60%
Infrastructure & Eco-Amenities	$5,000,000	25%
Closing, Legal & Soft Costs	$1,000,000	5%
Contingency & Reserves	$1,500,000	7.5%
Marketing & Pre-Sales Launch	$500,000	2.5%
Total Uses	**$20,000,000**	**100%**

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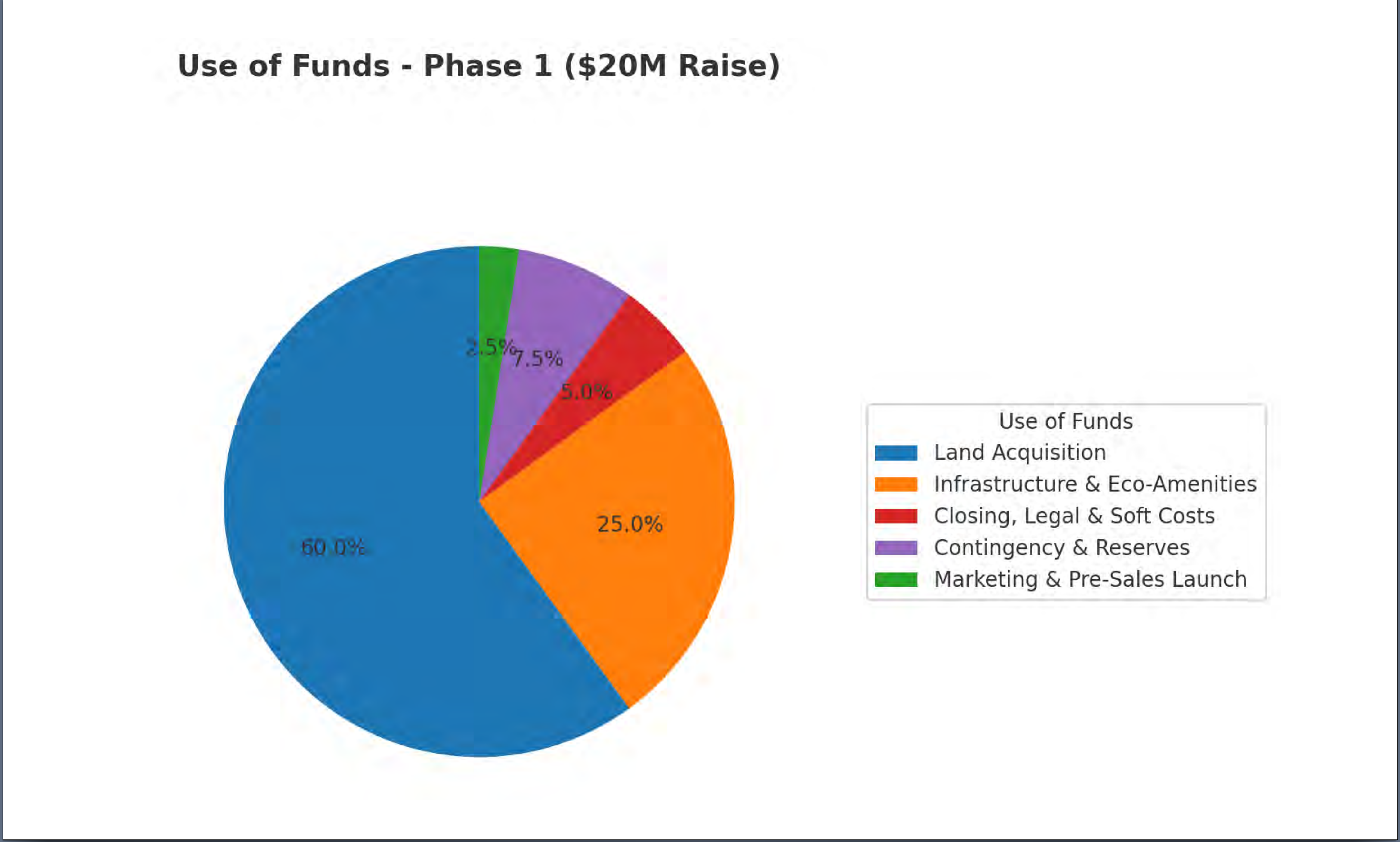

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Use of Funds

Land Acquisition	$11,995,000	Purchase of 44-acre site in Flower MoundTX : premium location for 93-lot master plan
Infrastructure & Eco-Amenities	$5,000,000	Roads, utilities, solar-ready systems, water features, pavilion structures and landscaping to position the community for immediate presales and value uplift
Closing, Legal & Soft Costs	$1,000,000	Translation closing costs, leagally fees, due diligence and professional services
Contingency & Reserves	$1,500,000	Reserved to serve as financial principal for first construction loan draw.
Marketing & Pre-Sales Launch	$500,000	Digital platform development, sales center, targeted luxury buyer marketing and pre-sale events
Total Uses	$20,000,000	

Sources of Funds

Equity / Investor Capital	$$20,000,000	Investors or JV partner capitalizing Phase 1 land acquisition + infrastructure to secure the site and trigger construction financing

Strategic Capital Strategy

Phase 1 capital secures the land and installs the first wave of infrastructure and eco-community amenities — immediately increasing the property's value from raw acreage to an infrastructure-complete eco-luxury community.

With land secured and infrastructure in place, EcoRouge is positioned to:

- Unlock construction loan financing (85% of vertical build costs) using $1.5M of Phase 1 reserves as the financial principal.
- Launch pre-sales through EcoRouge's 3D virtual design platform, creating early buyer momentum.
- Begin phased vertical build with reduced risk and higher valuation leverage.

Phase I CAPEX Breakdown

Phase 1 of EcoRouge Estates represents the most critical inflection point for investors. With a total budget of $5.75 million, funds are strategically allocated to secure land, establish infrastructure and build early brand-defining amenities. This ensures presales momentum while de-risking investor capital.

Category	Description	Allocation	% of Budget
Land Acquisition	Initial equity contribution toward securing the 44-acre parcel at 5200 Cross Timbers	$2M	35%
Roads & Utilities	Internal streets, gated entry, water, power, broadband. Includes portion of $7M roads commitment.	$1.75M	30%
Amenity Installations	Early construction of sports|yoga pavilion, traits, permaculture zones and water features.	$1M	17%
Marketing & Sales Platform	Launch of digital customization portal, interactive lot/ home selection, model home, sales ops.	$$0.75M	13%
Contingency Reserve	Buffer for cost overruns, material inflation or permitting delays.	$0.25M	5%
Total		$5.75M	100%

Investor Highlights

Presales Confidence: 9 presold homes valued at $17.1M gross revenue de-risk initial capital.

Value Creatino: Roads, utilities and amenities immediately uplift lot value for Phase II.

Digital Differentiaion: Interatcive portal accelerates lot absorption and showcases readiness.

Risk Mitigation: 5% contingency demonstrates financial discipline and cost control.

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Assumptions

Total Homes	93 luxury eco-homes
Home Mix	13 x 5,000 sqft @ $2.44M; 30 x 3,000 sqft @ $1.94M; 50 x 2,700 sqft @ 1.74M
Total Revenue	~ $177M total
Construction Costs	$275 sqft = $88M
Infrastructure & Amenities	$14.5M total
OPEX	15% CAPEX
Phase I Capital Raise	$20M (Land $12M, Infr $5M, Contingency|Marketing $3M)
Construction Loan	$46M | 28 quarterly repayments (3.83%); must vet
Equity Partner	36% ownership for $20M contribution
Grant | Philanthropy	$4M (assumed)
Sales Absorption	Pre-sales during rezoning
Build-out Timeline	5 years (Phases 2-6 @ 6 - 9 months)
ROI (Projected)	~ 50%
IRR	~ 15-18% cumulative
Break Even	Phase 3 (Year 3)
End Profit	~ $39M net after costs & loan repayments

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Pro Forma

Phase	Homes Built	Homes Sold	CAPEX	OPEX (15%)	Total Costs	Revenue	Profit	ROI
1	0	9	$5,000,000	$750,000	$5,750,000	$17,121,294	$11,371,294	198%
2	15	11	$17,158,773	$2,613,815	$19,772,588	$20,926,026	$1,153,438	6%
3	20	15	$23,011,732	$3,351,695	$26,363,427	$28,535,490	$2,172,063	8%
4	20	12	$18,923,928	$2,839,780	$22,400,278	$30,437,856	$1,064,964	5%
5	19	16	$19,478,503	$2,921,775	$22,400,278	$30,437,856	$8,037,578	36%
6	19	15	$18,978,503	$2,846,775	$21,825,278	$28,535,490	$6,710,212	31%
7	0	15	$0	$0	$0	$28,535,490	$28,535,490	100%
Total	93	93	$102,551,439	$15,323,840	$118,511,849	$184,529,502	$59,045,039	**50% ROI**

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Pro Forma — 5 Year Financial Projection

Year	Phases Executed	Revenue	Total Costs	Profit	Cumulative Profit	IRR (per anna)	ROI (cumulative)
2025	Prep	$0	$0	$0	$0	–	–
2026	*Phase 1* – Foudations & Early Interest	$17,121,294	$5,750,000	$11,371,294	$11,371,294	198%	198%
2027	*Phases 2 & 3* – First Builds & Community Activation	$49,461,516	$46,136,015	$3,325,501	$14,696,795	7%	31%
2028	*Phase 4* – Lifestyle Growth & Buyer Surge	$22,828,392	$21,763,428	$1,064,964	$15,761,759	5%	31%
2029	*Phase 5* – Expansion of Eco-Luxury Core	$30,437,856	$22,400,278	$8,037,578	$23,799,337	36%	46%
2030	*Phase 6* – Completetion of Community Vision	$28,535,490	$21,825,278	$6,710,212	$30,509,549	31%	52%
2031	*Phase 7* – Legacy Vision Sell-Through	$28,535,490	$0	$28,535,490	$59,045,039	N/A (no new capital)	50%
	Total	$176,920,038	$117,874,999	$59,045,039			

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Infrastructure & Amenities

Component	Estimated Cost
Internal Roads & Drainage (93 homes, 30 acres)	$7,000,000
Street Lighting (low-pollution)	$300,000
AWG Equipment	$500,000
Circulating Water Features (creek-style) & Retention | Pond Areas	$600,000
Permaculture Landscape, Planting, Common Gardens	$600,000
Community Pool (Luxury Eco-Villas)	$500,000
Infinity Mineral Pool (the Grove Collection)	$600,000
Sports | Yoga Pavillion	$300,000
Children's Outdoor Learning | Play Centers	$300,000
Garens, Trails, Exploration Parks	$350,000
Digital Rouge Lot Custtomizationn Platform	$300,000
Branding, Signage, Monument Elements	$300,000
City Water Tie-in + Distribution to Rouge Lots	$400,000
Electric Grid Connection + Underground Lines	$450,000
High-Speed Internet | Fiver Distribution to Rouge Lots	$250,000
Fully gate Community (stone, ironwork, perimeter security, lighting)	$1,300,000
Contingency & Soft Costs (10%)	$450,000
Total Estimated Costs	$14,500,000

Home Construction Costs

Component	Approx. Cost per Sq. Ft.
Stone	$16
Steel Framing	$4
Tempered Glass	$17
HVAC	$7
Water System	$5
Kitchen | Bathroom	$14
Foundation	$46
Solar Panels	$8
Roof	$8
Labor	$150
Cost Basis	$275

This comprehensive budget covers both the community-wide infrastructure and amenities, and the per-square-foot home construction cost for the 93 luxury eco-homes. The approach ensures that all aspects of EcoRouge Estates, from roads and utilities to high-quality, sustainable home builds, are accounted for in a transparent financial presentation.

Debt Repayment Schedule

Quarter | Year	Equity Partner Payment	Alt Funds Payment	Total Quarterly Debt Service	Cumulative Debt Paid	Balance Remaining — Equity Partner	Balance Remaining — Alt Funds
Q1 2027	$818,047	$1,881,508	$2,699,555	$2,699,555	$19,181,953	$44,118,492
Q2 2027	$818,047	$1,881,508	$2,699,555	$5,399,110	$18,363,906	$42,236,110
Q3 2027	$818,047	$1,881,508	$2,699,555	$8,098,665	$17,545,859	$40,355,476
Q4 2027	$818,047	$1,881,508	$2,699,555	$10,798,220	$16,727,812	$38,473,968
Q1 2028	$818,047	$1,881,508	$2,699,555	$13,497,775	$15,909,765	$36,592,460
Q2 2028	$818,047	$1,881,508	$2,699,555	$16,197,330	$15,091,718	$34,710,952
Q3 2028	$818,047	$1,881,508	$2,699,555	$18,896,885	$14,273,671	$32,829,444
Q4 2028	$818,047	$1,881,508	$2,699,555	$21,596,440	$13,455,624	$30,947,936
Q1 2029	$818,047	$1,881,508	$2,699,555	$24,295,995	$12,637,577	$29,066,428
Q2 2029	$818,047	$1,881,508	$2,699,555	$26,995,550	$11,819,530	$27,184,920
Q3 2029	$818,047	$1,881,508	$2,699,555	$29,695,105	$11,001,483	$25,303,412
Q4 2029	$818,047	$1,881,508	$2,699,555	$32,394,660	$10,183,436	$23,421,904
Q1 2030	$818,047	$1,881,508	$2,699,555	$35,094,215	$9,365,389	$21,540,396
Q2 2030	$818,047	$1,881,508	$2,699,555	$37,793,770	$8,547,342	$19,658,888
Q3 2030	$818,047	$1,881,508	$2,699,555	$40,493,325	$7,729,295	$17,777,380
Q4 2030	$818,047	$1,881,508	$2,699,555	$43,192,880	$6,911,248	$15,895,872
Q1 2031	$818,047	$1,881,508	$2,699,555	$45,892,435	$6,093,201	$14,014,364
Q2 2031	$818,047	$1,881,508	$2,699,555	$48,591,990	$5,275,154	$12,132,856
Q3 2031	$818,047	$1,881,508	$2,699,555	$51,291,545	$4,457,107	$10,251,348
Q4 2031	$818,047	$1,881,508	$2,699,555	$53,991,100	$3,639,060	$8,369,840
Q1 2032	$818,047	$1,881,508	$2,699,555	$56,690,655	$2,821,013	$6,488,332
Q2 2032	$818,047	$1,881,508	$2,699,555	$59,390,210	$2,002,966	$4,606,824
Q3 2032	$818,047	$1,881,508	$2,699,555	$62,089,765	$1,184,919	$2,725,316
Q4 2032	$818,047	$1,881,508	$2,699,555	$64,789,320	$366,872	$843,808
Q1 2033	$818,047	$1,881,508	$2,699,555	$67,488,875	$0	$0
Q2 2033	$818,047	$1,881,508	$2,699,555	$70,188,430	$0	$0
Q3 2033	$818,047	$1,881,508	$2,699,555	$72,887,985	$0	$0
Q4 2033	$818,047	$1,881,508	$2,699,555	$75,587,540	$0	$0

Draw Schedule

Phase	Timeline	Draw Purpose	Amount	Funding Source	Notes
1	Q4 2025 - Q2 2026	Land acquisition ($11.995M) & initial indrastructure + eco-amenity development ($5M)	$16,995,000	Equity Partner (35% stake +) | JV with landowner (if applicable)	Roads, utilities, water features, security gate, common areas.
2	Q3 2026 - Q1 2027	Vertical construction of 13 homes + infrastructure tie-ins	$17,193,555	Alt Funds Loan, or Construction loan (85% LTV) + $1.5M capital from partner	Pre-sold + model home inventory
3	Q2 2027 - Q4 2027	Vertical construction of next home tranche + amenities	$12,998,233	"	Includes community activation events
4	Q1 2028 - Q3 2028	Vertical construction of 20 homes	$17,300,199	"	Peak buyer surge
5	Q4 2028 - Q2 2029	Vertical construction of 19 homes + wellness additions	$12,988,055	"	Eco-luxury core expansion
6	Q3 2029 - Q1 2030	Vertical construction of 19 homes	$17,340,199	"	Final major tranche
7	Q2 2030 - Q4 2030	$Final 15 homes + closeout	$12,488,034	"	Legacy sell-through, premium pricing

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Phase 1: Foundations & Early Interest
Launch the community brand & core infrastructure.

Scope:
- Roads, utilities, WiFi
- Rouge Lot customization portal
- Sports | Yoga Pavilion, permacultured gardens & trails

Trigger:
- 9 homes pre-sold

Cost	$5,750,000
Revenue	$17,121,294
Profit	$11,371,294

Phase 2: Immersive Showcases
Build presold & model homes for walk-throughs.

Scope:
- Construct 15 homes (9 presold + 6 inventory)
- Showcase full design collections
- Support with trails, signage, pavilion

Trigger:
- ~30% of Rouge Lots reserved

Cost	$19,772,588
Revenue	$20,926,026
Profit	$1,153,438

Phase 3: Community Activation
Expand home construction & complete amenities.

Scope:
- Build 20 homes
- Finalize trails, water features & learning spaces

Trigger:
- Ongoing lot conversion & buyer tours

Cost	$26,363,427
Revenue	$28,535,490
Profit	$2,172,063

Phase 4: Buyer Surge
Support lifestyle engagement & expand visibility.

Scope:
- Build 20 more homes
- Mature permaculture & recreational zones
- Increase community functions & events

Trigger:
- Activate buyer momentum

Cost	$21,763,428
Revenue	$22,828,392
Profit	$1,064,964

Phase 5: Expansion of the Eco-Luxury Core
Grow the community's residential footprint.

Scope:
- Build 19 homes
- Advance water, smart tech & wellness systems

Trigger:
- Established resident presence

Cost	$22,400,278
Revenue	$30,437,856
Profit	$8,037,578

Phase 6: Vision Completion
Deliver final homes & complete physical buildout.

Scope:
- Build final 19 homes
- Finalize paths, landscapes & eco-features

Trigger:
- All amenities & systems in place

Cost	$21,825278
Revenue	$28,535,490
Profit	$6,710,212

Phase 7: Legacy Sell Through
Sell final 15 homes & close out the community.

Scope:
- Release remaining inventory at premium value
- Showcase full brand legacy & lifesyle experience
- Position EcoRouge for referrals & long-term demand

Trigger:
- community & brand maturity

Cost	$0
Revenue	$28,535,490
Profit	$28,535,490

Total
Completion of the full 93-home buildout & maximize community value.

Scope:
- 93 custom eco-homes delivered
- All infrastructure, amenities & lifestyle systems completed
- Full realization of the EcoRouge vision

ROI: 50%

Cost	$117,875,000
Revenue	$176,920,038
Profit	$59,045,038

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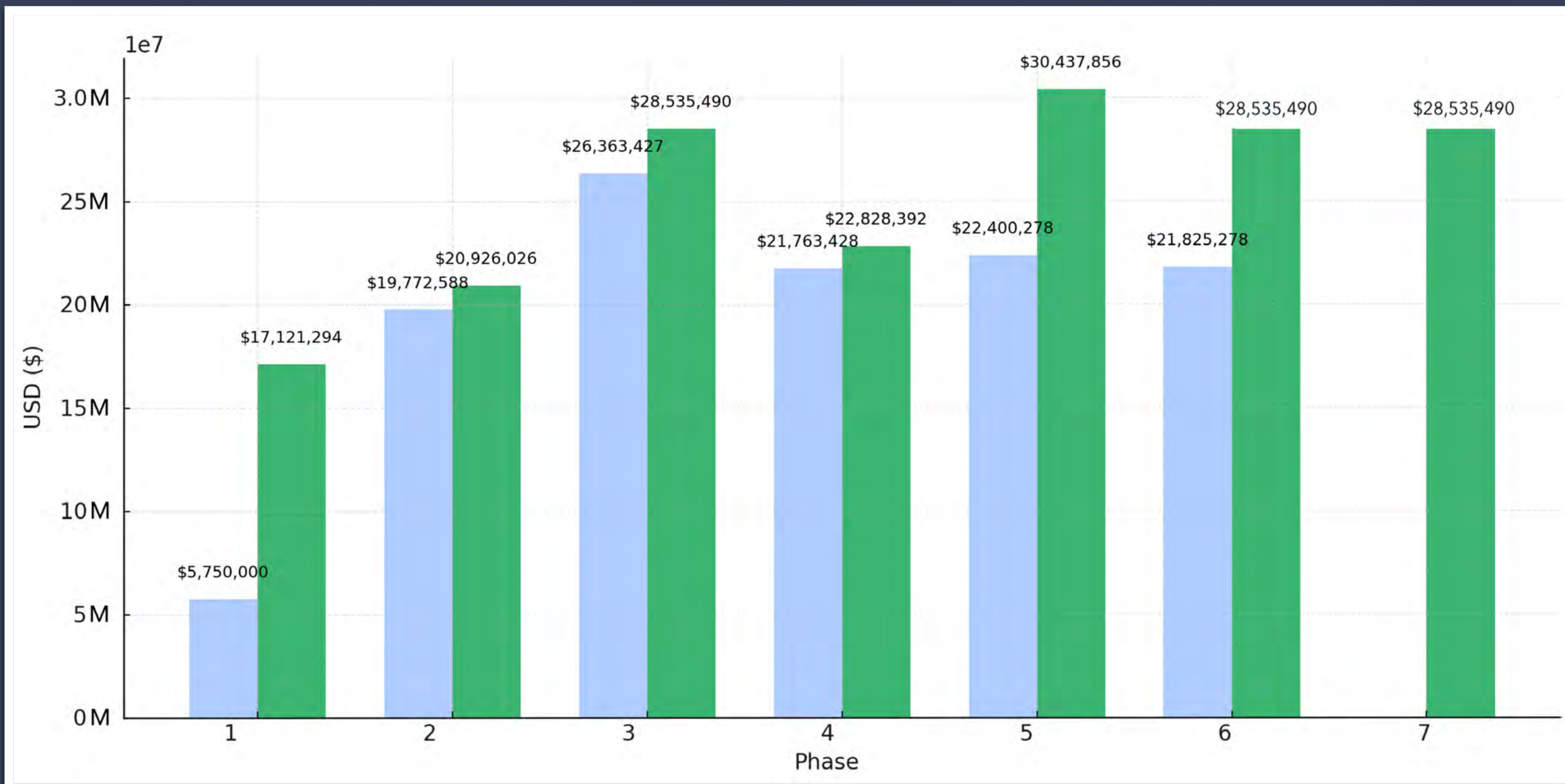
Total Costs vs. Revenue



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Exit Strategy Matrix

Scenario	Capital Required	Revenue Potential	Profit Potential	Capital Recovery Timeline
JV with Landwoner for 12-Month Pre-Sale Windo	$0	$177M	$59M	Capital not deployed; risk limited to JV term. Landowner gains equity if pre-sale goal not met.
Developer/Principal Entry: $1.5 for Construction Loan	$$1.5M	$177M	$59M	$1.5M used as financial principal; recovered in Phase 2 (Q4 2026) when vertical build begins and first closings occur.
$5M Infrastructure & Amenitiies First	$1,000,000	$18M - $24M (land-only resale) or $177 (full build)	$0 (resale) – $60M (full build)	Indrastructrure value uplift realized within 12 to 18 months via Rouge lot resale or roll into full build-out path.
$11,995,000 Land Aquisition Only	$$11,995,000	$13M - $18M (raw resale) or $177M (full build)	$0 (raw resale) – $60M (full build)	Recovery in 12 to 24 months via lan resale or absorption into full build path.
17M Land + Infrastructure	$11,995,000 Land + $5M Infrastructure = $17M	$18M - $24M (Rouge Lot resale) or $177 (full build)	$18M (Rouge Lot resale) – $60M (full build	Recovery in 12 to 24 months via Rouge lot resale or 4 to 5 years via full sell-through

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Rouge Lot Valuation & Appreciation Table

Stage	Community Status	Total Valuation	Per Parcel Value	Value Uplift	Important Points
Raw Land	44 acres, unbuilt, no infrastructure	$12M - $13M	$129K - $140K	—	Based on recent Flower Mound land comps for premium acreage
Post-Infrastructure	Roads, utilities, eco-amentities, WiFi and community branding complete	$18M - $24M	$193K - $258K	+ 50% - 85%	Value driven by completion of Phase 1 infrastructure and amenity installation
Pre-Sale Momentum of Bundled Eco-Home Pachage	Infrastructure + model homes + digital platform active; Rouge lot sales include contracted build package	$72M - $86M	$774K - $924K (lot + contracted home)	+ 200% - 270%	Pre-selling Rouge lots with EcoRouge custom home contracts dramatically accelerates per-parcel value and raises total valuation prior to vertical build
Full Buildout	93 completed eco-homes	$176.9M	$1.74M - $2.44M (depending on home type)	450%	Based on full sell-though of luxury-priced homes.
Mature Market Hold	Stabilized, HOA-operated, appreciating luxury eco-community	$190M	$2M +	+ 7% - 10% over 2 -3 years	Long-term appreciation in high-demand Flower Mound luxury market.

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Recently Sold Land

MLS 20858188
3815 Old Settlers Rd
I.21 acre
$437,8111
$10 sqft

MLS 20554332
5501 Santa Lucia Ct
I acre
$475,000
$11 sqft

MLS 20559310
TBD High Road
I.49 acre
$570,470
$13 sqft

Recently Sold Homes

MLS 20857563
5800 Pine Valley Dr.
5,403 sqft home
1.65 acre
$2,690,000
$498 sqft

MLS 20589881
4105 Crystal Cv
4,716 sqft home
.37 acre
$2,075,000
$440 sqft

MLS 20887167
2900 Lakeside Pkwy
2,719 sqft home
.11 acre
$2,188,000
$805 sqft

EcoRouge Eco-Homes

5200 Cross Timbers

5,000 sqft home .7 acre $2,440,000 $488 sqft	4,000 sqft home .3 acre $1,940,000 $485	2,700 sqft home .2 acre $1,740,000 $644

Dividend Strategy PayOut Schedule

Phase	Quarter	Total Profit | Dividends Paid	Payout %	Dividends Paid	ECO Development Solutions (20%)	GGO Architects (5%)	Capital Partner Allocation (35%)	Developer (35%)	Other Contribution (5%)
1	Q1 2026	$11,371,294	0	$0	$0	$0	$0	$0	$0
2	Q4 2026	$1,153,438	10%	$115,344	$23,069	$5,676	$40,370	$40,370	$5,676
3	Q3 2027	$2,172,063	20%	$434,413	$86,883	$21,721	$152,044	$152,044	$5,676
4	Q1 2028	$1,064,964	100%	$1,064,964	$212,993	$53,248	$372,737	$372,737	$53,248
5	Q1 2029	$8,037,578	100%	$8,037,578	$1,607,516	$401,879	$2,813,152	$2,813,152	$401,879
6	Q3 2029	$6,710,212	100%	$6,710,212	$1,342,042	$335,511	$2,348,574	$2,348,574	$335,511
7	Q2 2030	$28,535,490	100%	$28,535,490	$5,707,098	$1,426,774	$9,987,422	$9,987,422	$1,426,774

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Market Data Snapshot — Flower Mound Luxury Segment

Median Sale Price (Luxury Homes)	~ $1,114,000 average home price of luxury listings in Flower Mound
Homes Sold	320 + homes sold June 2025 across Flower Mound, Highland Village & Argyle combined
Days on Market	27 days (up from ~21 days YoY)
Luxury HOme Sales in DFW (over $1M)	4,992 homes sold between Nov 2023 - Oct 2024 (~10% YoY growth)
Inventory Supply (General)	Low resale inventory with slight rebound
Texas Luxury Sales Trend	Million-dollar home sales up 28% YTD 2024

Luxury Deman is Expanding

The Dallas-Fort Worth region, Flower Mound's metro network is seeking robust growth in million-dollar home sales, signaling sustained appetite around affluent buyers.

Quick Turnaround

Luxury listings sell in under two months, shorter than expected, highlighting a responsive high-end market.

Market Tightness Creates Premium Opportunity

Low inventory in Flower Mound's supports strong absorption rates, especially when paired with elevated pricing dynamics.

Upside Potential for EcoRouge

Posiitoned at the nexus of high demand and limited supply, EcoRouge can capture this luxury segment with differentiated, meaningful design.

Introduction & Strategic Alignment

Costa Rica was selected as a cornerstone for Project Neo II – the Aethers – because it represents one of the world's most successful living models of health, abundance and sustainability. Costa Rica is celebrated worldwide for its vitality and reputation as a haven of longevity. While the Nicoya Peninsula is formally recognized as one of the world's original Blue Zones, the southwestern Pacific coast, around Dominical and Uvita, embodies much of the same Blue Zone way of life. Here, cascading waterfalls, nutrient-rich tropical forestry, abundant edible plants and fruits, oceanic purity, daily movement and strong community ties all reflect the essence of Pura Vida.. creating an environment where health, vitality and longevity naturally flourish.

For EcoRouge Estates in Dallas, the inspiration is to synthesize the Blue Zone lifestyle into an urban-suburban ecological model. Where Costa Rica offers tropical abundance and biodiversity, EcoRouge translates this ethos into a North Texas context by engineering ecological abundance through permaculture design, atmospheric water systems, regenerative landscaping and oxygen-rich forestry zones. In essence, Costa Rica provides the blueprint, while EcoRouge delivers a localized version, bringing "longevity architecture" and wellness-based living directly to Dallas.

The strategic alignment is twofold:

- *Proof of Concept* – Costa Rica demonstrates that ecological living creates not only longevity and health benefits but also sustainable real estate value. The same principles can be replicated in Dallas with modern ecological technologies and design.
- *Extended Opportunity* – By linking EcoRouge with Costa Rica properties through a timeshare or retreat model, investors and residents gain access to both ecosystems: a Dallas-based luxury eco-community and a tropical ecological retreat in Costa Rica. This enhances brand equity, creates additional revenue streams, and deepens the lifestyle offering for EcoRouge.

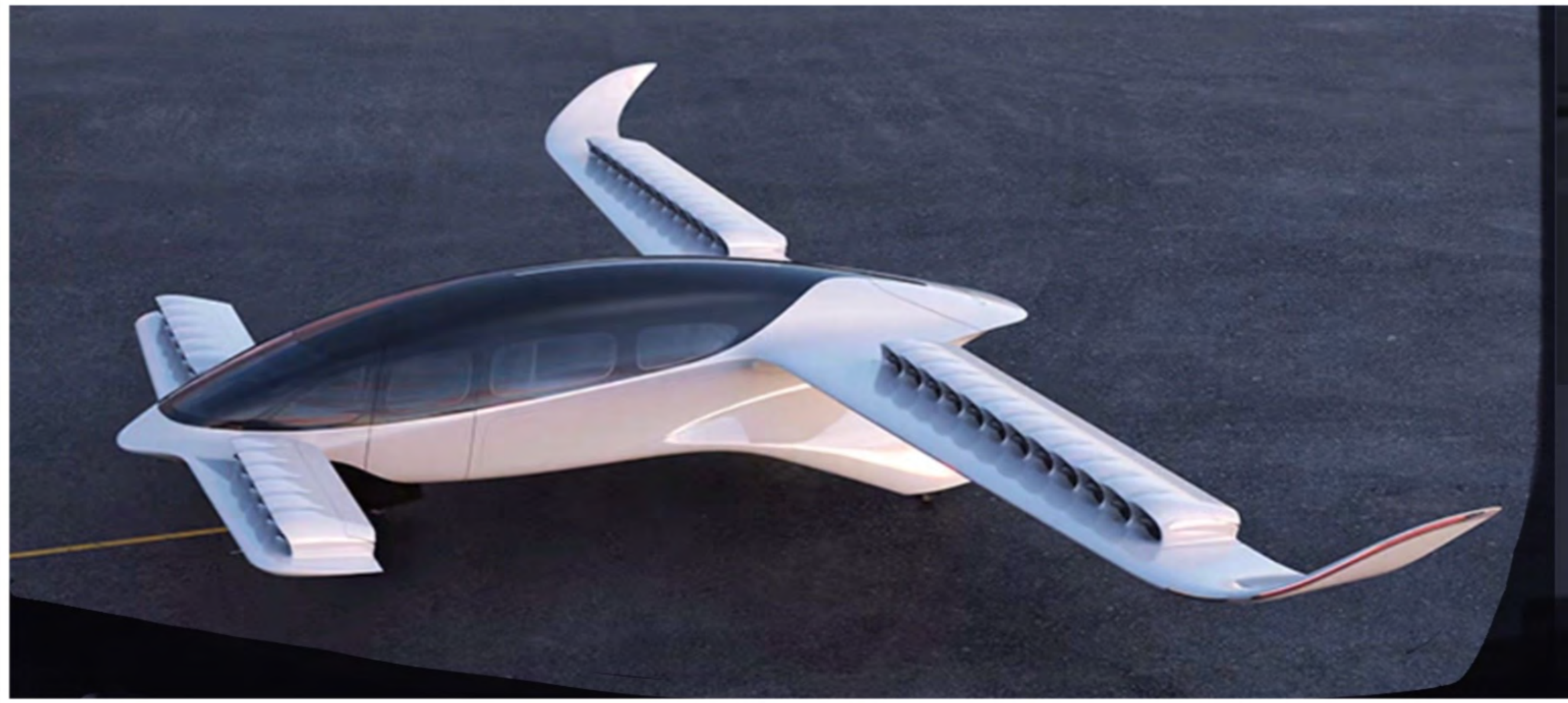
Costa Rica, therefore, is not a separate concept but the origin and extension of EcoRouge's philosophy. It shows what is possible in a natural Blue Zone, and EcoRouge brings that vision home to Dallas,creating a new kind of community where well-being, ecology, and real estate value grow in harmony.

Overview of Costa Rica Properties

EcoRouge's Costa Rica holdings represent a natural extension of our ecological living model, seamlessly aligned with the long-term vision of Project Neo II (the Aethers). Both properties are located along the Southern Pacific Coast of Costa Rica, an area often compared to the Southern Pacific Coast of California, with winding roads reminiscent of driving the Pacific Coast Highway en route to Malibu. Raw yet refined, this coastline combines pristine rainforests, world-class surf and iconic landmarks like the Whale's Tail formation at Marino Ballena National Park, positioning it as the next frontier for luxury ecological living and investment.

The first property, the Costa Ballena Oceanfront Estate, spans 465 acres just south of Uvita, with three private titled beaches that connect directly to Marino Ballena National Park. Its sheer scale and ocean frontage position it as one of the most iconic coastal parcels in Central America. With conceptual plans for 118 parcels, including 3-acre estate lots, luxury villas and community enrichment sites. This property blends oceanfront exclusivity with rainforest preservation. Planned amenities include infinity pools, yoga and wellness pavilions, sacred gardens, permaculture corridors and trails linking private beaches to forested sanctuaries. Infrastructure is already in place with access roads, and the Southern Zone International Airport (commonly referred to as Parker International, with construction slated to begin in 2027) will provide direct access for North American and European travelers, significantly increasing connectivity and long-term value.

The second property, the Uvita Falls Estate, encompasses 72 acres of lush highland rainforest just above Uvita, with sweeping views of the Whale's Tail formation and surrounding mountain canyons. Its features include 800 meters of river frontage, a year-round creek, a dramatic 50-foot waterfall and multiple natural swimming pools. The site's new paved road access through San Josecito brings beaches and Dominical within 15–30 minutes. Here, the vision centers on gated ecological luxury living: wellness retreats, waterfall lounges, forest trails and regenerative agriculture woven into the preserved rainforest.



Both properties are enhanced by EcoRouge's partnership with Lilium Air Mobility, offering residents and guests zero-emission eVTOL air travel across the Southern Pacific corridor. This next-generation transportation solution not only shortens the winding mountain journey from San José International Airport, often an inconvenient and uncomfortable drive for travelers prone to motion sickness, but also underscores EcoRouge's commitment to ecological innovation and seamless luxury. Whether as an airport shuttle or for leisure flights along the coast, Lilium provides a level of convenience and exclusivity that meets the expectations of high-end buyers.

Importantly, the Southern Pacific region has already proven its market appetite for ecological communities. A nearby eco-village, Algeria Village, sold all 52 of its parcels within its very first year of infrastructure development, demonstrating both strong demand and rapid absorption for well-planned regenerative living environments. EcoRouge's projects build upon this momentum, but on a far grander and more globally connected scale.

Beyond the land itself, the Southern Pacific region is rapidly attracting high-net-worth individuals, celebrities and visionaries. With Peter Diamandis' breakthroughs in stem cell science, longevity research and medical technology establishing Costa Rica as a hub of regenerative innovation, there is a growing demand for world-class eco-homes near Parker International Airport. EcoRouge's properties are ideally positioned to meet this demand, offering both exclusivity and ecological integrity.

Adding to this momentum are direct connections with the President of Costa Rica and collaborations with the marine biology program at Marino Ballena, further grounding these projects in both national leadership and global ecological stewardship.

Together, these properties are more than developments, they are living laboratories of regenerative abundance, anchoring a new frontier of wellness, innovation and ecological prosperity. They reinforce EcoRouge's global brand, diversify revenue streams through lot sales, hospitality, retreats and sustainable air mobility, and extend our identity as pioneers of ecological living across borders. For investors, they offer not only compelling financial returns but also the chance to shape Costa Rica's Southern Pacific Coast into the an ecological version of Malibu of the future, an ecological haven where longevity, innovation and natural beauty converge.

the Aethers

Hundreds of Acres of Beach and Tropical Jungle Land:

Vision for Retreats & Therapies

EcoRouge's Costa Rica properties are envisioned as immersive wellness destinations where retreat programming, therapies, and ecological living converge. The model is designed to attract high-value wellness travelers, long-stay residents, and digital nomads who seek a lifestyle that blends productivity with restoration. Infrastructure—water, power, and high-speed internet—ensures that guests can remain connected while immersed in nature.

Recreation, Re-creation & Co-creation

At the heart of this vision is the principle that true recreation leads to re-creation—a renewal of body, mind, and spirit within the embrace of co-creation communities. These environments are designed not only for relaxation, but for transformation. Guests participate in shared experiences that foster creativity, connection, and collective well-being, embodying EcoRouge's mission to regenerate people and planet together.

Retreat Programming

The retreats are structured as fully integrated wellness ecosystems. Guests flow through carefully curated programs that include daily yoga, meditation, sound therapy, breathwork, and nature immersion experiences. Hydrotherapy plays a central role with infinity-edge mineral pools, river-fed swimming basins, natural saunas, and waterfall lounges. Therapeutic arts, frequency therapy, and equestrian programs further extend the healing modalities, while guided rainforest hikes and beach excursions—including Nauyaca Falls and Marino Ballena's Whale's Tail—create a direct connection to Costa Rica's ecological abundance.

Longevity & Regenerative Therapies

A key differentiator is EcoRouge's alignment with the emerging longevity sector. Through partnerships with clinics and innovators in stem cell therapy, IV nutrient infusions, and regenerative medical devices, retreats will provide access to therapies normally reserved for exclusive medical tourism. This bridges cutting-edge science with natural healing environments, attracting high-net-worth individuals, executives, and celebrities seeking both renewal and innovation.

Nutrition & Blue Zone Inspiration

Nutrition is based on Blue Zone dietary principles, featuring seasonal plant-forward meals from on-site permaculture gardens. Guests will experience farm-to-table dining that supports metabolic health, longevity and immune resilience. Cooking classes, herbal medicine workshops and soil-to-soul education reinforce lifestyle transformation.

Spa & Sanctuary Experience

Guests can move between spa circuits, sound domes, meditation temples and hydro-lounges situated along rivers and waterfalls. Programs are designed to balance structure with freedom: morning rituals, mid-day therapies, afternoon workshops and restorative evenings under the rainforest canopy.

Retreat Operations

Packages are offered as week-long or two-week immersions, covering accommodations, therapies, transfers, and nutrition. Themes include: Stress Recovery, Sleep Reset, Metabolic Optimization, Women's Vitality, Post-Oncology Restoration, and Executive Renewal. A concierge-managed portal will coordinate schedules, transfers, and guest preferences, ensuring a luxury-standard experience.

Digital Nomad Integration

With Costa Rica's new digital nomad visa and robust broadband infrastructure, retreats also welcome remote professionals. The "work + wellness" model allows entrepreneurs, creatives, and innovators to remain productive while engaging in therapies and community life. EcoRouge homeowners also receive annual retreat residency blocks, strengthening brand loyalty across Texas and Costa Rica.

Outcome

The retreat vision creates multiple revenue streams—lot sales, eco-home ownership, wellness tourism, and hospitality operations—while reinforcing EcoRouge's mission to regenerate people and planet together. Guests leave transformed, communities thrive economically, and the properties themselves serve as living demonstrations of abundance, resilience, and holistic well-being.

Market Validation

Eco-communities are not a niche experiment in Costa Rica, they're a proven demand segment, and the South Pacific (Uvita / Costa Ballena) continues to attract luxury buyers, second-home owners and remote professionals.

Case Study: Alegría Village (San Mateo, Alajuela)

Alegría Village is a 70-hectare regenerative neighborhood that has shown sustained buyer interest since launch, with ongoing lot sales, new home construction and a resident-run sales pipeline offering weekly tours for prospective buyers, clear signals of real, organic demand for master-planned eco-communities in Costa Rica.

Takeaway: Communities that combine regenerative land stewardship with curated amenities and community governance are absorbing, and reselling, consistently.

Luxury Absorption: Uvita / Costa Ballena

Independent brokerage data show the Costa Ballena luxury segment (>$1M) remained robust in 2024: 28 luxury transactions closed, 29% above $2M, while Uvita achieved the region's highest cost per square foot ($312/sf), a datapoint aligned with buyers' preference for modern, view-oriented estates. Median days on market across the region reflecting considered but steady absorption in a lifestyle-driven market. Meanwhile, building permits in Bahía Ballena (Uvita area) totaled 277 in 2024 (lower than 2023), which supports future supply discipline. Together, these dynamics point to resilient end-buyer demand with limited forward inventory pressure.

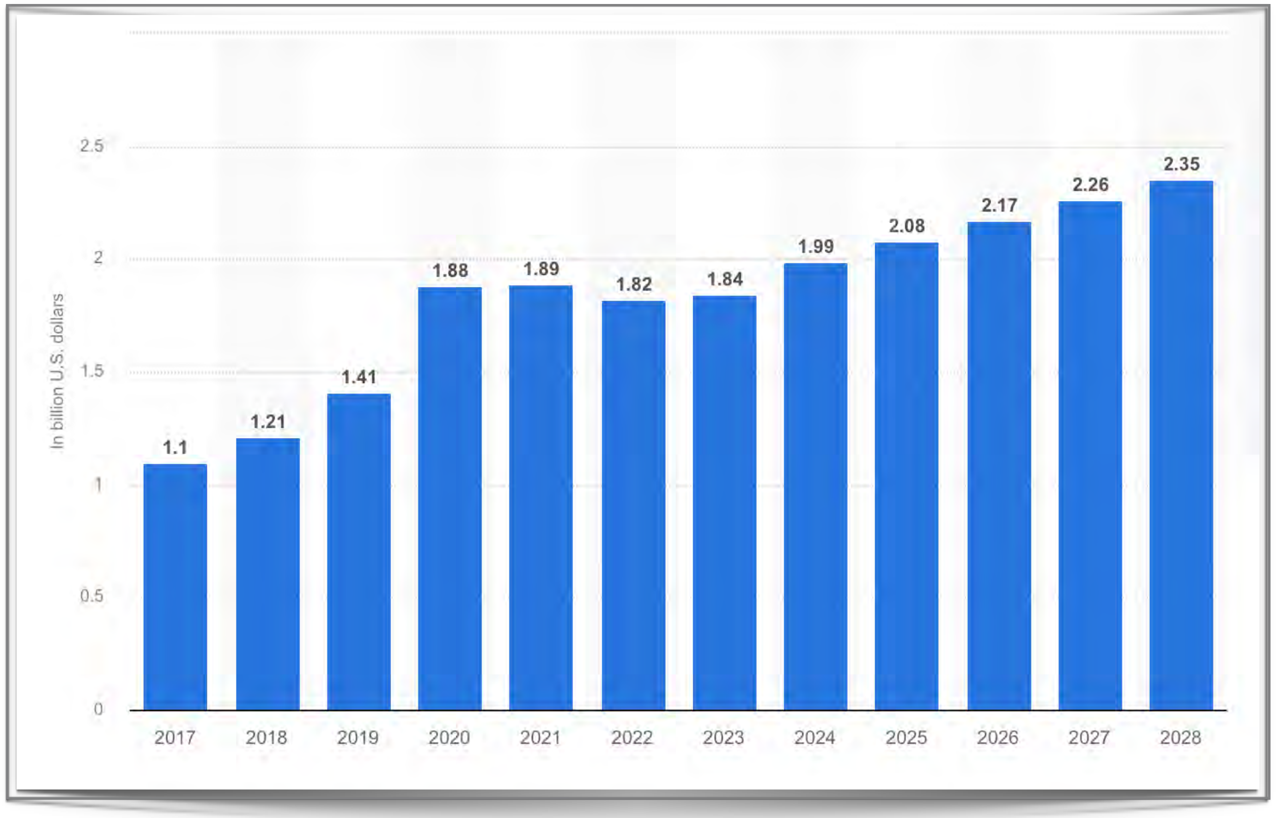
Key signals (2024):

- 28 luxury sales (>$1M) closed; ~28.5% topped $2M.
- Uvita led the region in $/sf (~$312), consistent with premium buyer preference.
- Median DOM ~231; typical closing period ~30–45 days once a deal is reached.
- 277 building permits in Bahía Ballena (down YoY), implying tighter new-supply pipeline.

Digital Nomads & Expat Inflows

Costa Rica's Digital Nomad Visa converts a 90-day tourist stay into a 1-year residency (renewable once), with tax exemptions on foreign income and practical perks (banking, driver's license recognition), a strong tailwind for long-stay professional residents in wellness-oriented communities. Official guidance cites a $3,000/month income requirement ($4,000 with dependents). These policy features continue to broaden the buyer/renter base for

Revenue in the Real Estate Market in Costa Rica 2017-2028



Investor Opportunity

EcoRouge's Costa Rica properties open a multi-channel investment model that extends well beyond traditional land or parcel sales. By combining ecological real estate, wellness retreats, boutique hospitality and longevity-tourism, these projects position investors at the intersection of three fast-growing global markets: sustainable living, regenerative tourism and wellness innovation.

Multi-Revenue Streams

Parcel Sales: Both the 465-acre Costa Ballena Oceanfront Estate and the 72-acre Uvita Falls Estate are structured for parceling and resale, with conceptual plans for estate lots, luxury villas, and community enrichment spaces. These sales generate near-term liquidity while anchoring long-term brand value.

Luxury Retreats & Therapies: With wellness programming spanning yoga, meditation, sound therapy, hydrotherapy and advanced longevity treatments (stem cell therapies, IV nutrition, cutting-edge medical devices), retreats create recurring, high-margin revenue.

Boutique Hospitality: Eco-lodges, wellness pavilions and curated eco-resorts attract short-stay visitors, digital nomads and eco-tourists, tapping into Costa Rica's strong inbound tourism.

Longevity & Innovation Tourism: With Peter Diamandis' innovation hub nearby and Costa Rica's leadership in regenerative medicine and ecological tourism, the properties will attract global health seekers and high-net-worth individuals looking for longevity-based experiences.

Synergy with EcoRouge Estates in Texas

EcoRouge Estates and Costa Rica's holdings are complementary. Texas offers a home base in a U.S. luxury eco-community, while Costa Rica serves as a tropical retreat. Together, they form a bi-regional lifestyle model: families and investors can enjoy ecological living in Dallas while accessing Costa Rica's retreats, beaches and longevity therapies. This synergy strengthens the brand's appeal to global investors seeking dual-market presence.

High-Net-Worth & Celebrity Appeal

Costa Ballena is already recognized as “the next Malibu,” attracting expatriates, innovators and celebrities drawn to its untouched Pacific coastline, luxury eco-living and the iconic Whale’s Tail marine reserve. The planned Southern Zone International Airport (Osa, near Palmar Sur) will provide direct access for North American and European travelers by 2027, while regional infrastructure such as Lilium air mobility links further enhance connectivity. This ease of access, combined with the growing presence of innovation hubs and longevity science communities, positions the properties as a magnet for high-net-worth individuals and global thought leaders.

Diversification Across Industries

The portfolio mitigates risk and enhances return by spanning multiple sectors:

Real Estate: Parcel sales with strong comps (e.g., Alegria Village’s 52 ecological parcels sold out in year one).

Hospitality: Eco-lodges, boutique hotels and wellness centers with recurring revenue.

Wellness & Longevity: Retreats offering medical tourism and health optimization.

Community Lifestyle: Permaculture-driven food production and experiential eco-tourism.

Investor Opportunity

Takeaway: Market Momentum & Investment Edge

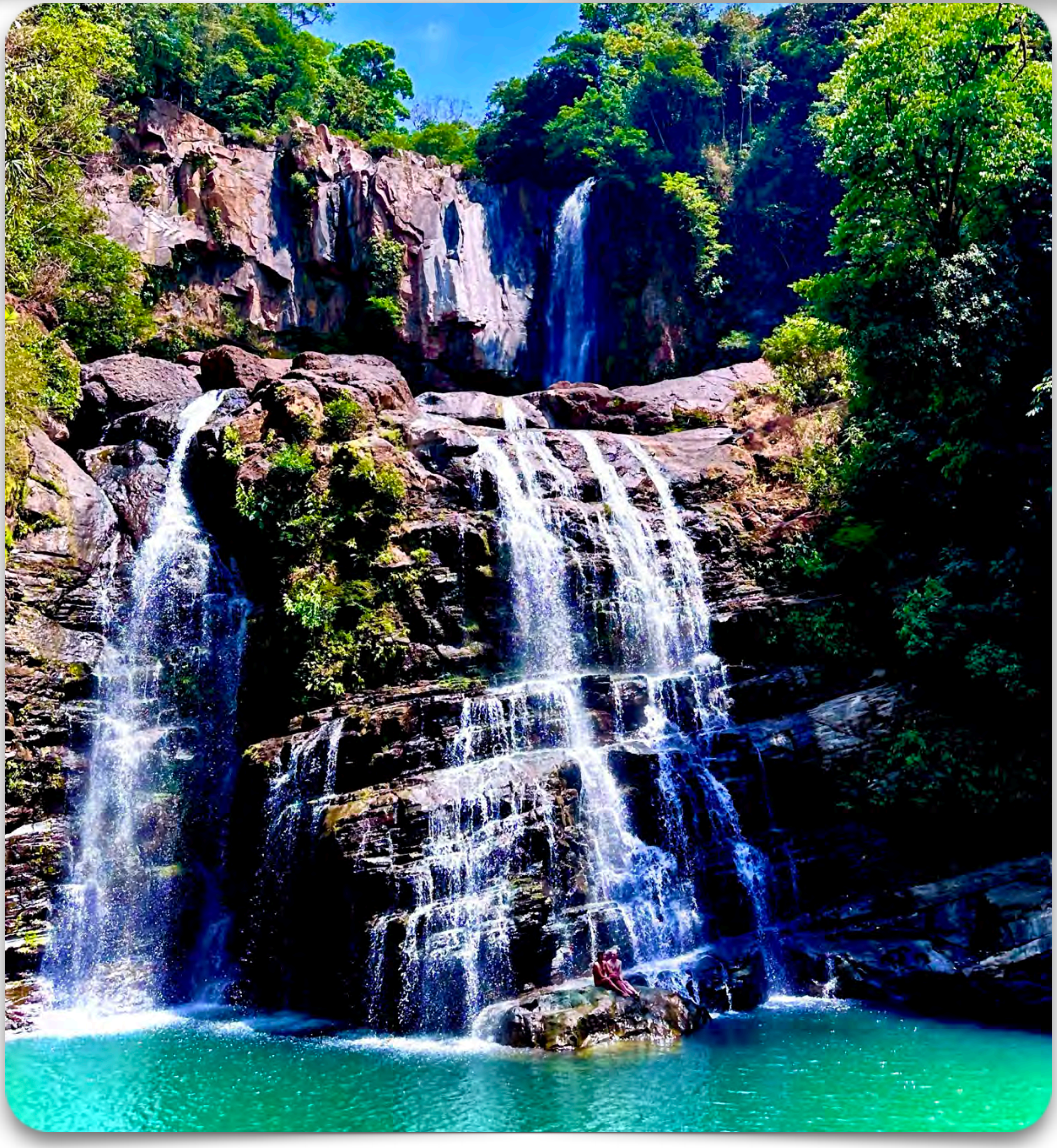
Investors gain access to a high-growth region grounded in ecological land stewardship and multiple revenue streams, while aligning with the broader EcoRouge movement. The Costa Rica portfolio not only diversifies returns across real estate, hospitality and wellness, but also elevates the global brand value of EcoRouge Estates.

This positioning comes at a pivotal moment in wellness history: the global wellness economy reached $6.3 trillion in 2023, accounting for over 6% of global GDP, and is projected to climb to $9 trillion by 2028, outpacing overall economic growth.

Within this broader wellness economy, wellness tourism alone approached $830 billion in 2023, with forecasts suggesting it could double to surpass $2 trillion by 2030.

By anchoring its vision in a region primed for luxurious, regenerative living and cutting-edge longevity services, EcoRouge positions itself not just within the real estate or hospitality sectors—but at the nexus of a global wellness economy poised to shape the next decade of lifestyle and investment trends.

Blue Zone Recreation



Nauyaca Waterfalls
sacred, ancient grounds of Costa Rica

Technology

Our reliable web hosting service through Major Systems. The systems will interact with one another through easily applied links and syncing methods provided by the selected website developer. Although seemingly complex, the organization and compatibility features will generated seamless, organized and effective operations for Ecorouge Inc.

IR	Investor Relations	ecorouge.org
PDS	Project Development System	TBD
PMS	Property Management System	ecorougeestates.com
SMS	Service Management System	bluezonerecreation.com
CRM	Customer Relationship Manager	co-creaciónpacifica.com
PRM	Personnel Relations Manager	co-creaciónpacífica.org
EEp	Ecorouge Endowment Program	campaignbrilliance.org
SMP	Social Media Platforms	ALL

IR **Investor Relations**	*	A system to connect with investors and build investor relations for the purpose of collaboration and or financing and or shareholding options .
Updates of Website	**Ecorouge Inc.**	A website for to set forth of ideas, established plans and display of plan operational details.
ecorouge.org	**WELCOME**	— who we are, our experience and our approach
	ECOLOGICAL NEIGHBORHOODS	— a downloadable PDF for investors who invest in sustainability
	INVESTOR DECK	— a downloadable PDF for investors to peruse property options and ideas
	CONTACT	— "drop us a line" to communicate with the founder, open to collaboration
	Implementation	The System has been developed and is updated as needed.
	Management	Additional information regarding plan details are updated every Sunday at 7am.
	Selection	A website to present the information of established plans, which allows for immediate access of critical information regarding plan details, projects in progress and in preparation.
	Expected Contributions	The easy-access system provides a variety of communication channels and place to display all of the company's details of actions.

Technology

DMS Development Management System		A software program to integrate the various sectors of real estate development and construction. Below are software programs currently being analyzed for optimal capabilities to best serve all project developments for Ecorouge Estates.
PROCURE	**NORTHSPYRE**	**SAGE 300 CONSTRUCTION & REAL ESTATE**
	Implementation	The integration of software, mobile accessibility and customizable reporting will become a comprehensive system for Ecorouge's real estate project developments and financial management, which will be implemented by the selected software company and representatives.
	Management	The Project Manager will oversee the day-to-day operative use of the software system and integrate its capabilities to effectively meet each projects needs.
	Selection	The selected PDS software manages each projects' development and construction of real estate properties, in a streamlined and progressive manner — effectuating a systems-approach to the various forms, with multiple moving parts, of development and construction of real estate properties.
	Expected Contributions	The PDS include system capabilities, *i.e.* scheduling, blueprint drafting, document management, job costing, *etc.*, which facilitates an organized and efficient means of project and construction developments.

Technology

PMS Property Management System	*	A system to manage all of the properties of Ecorouge Estates.
Development of Website & Mobil App	**Ecorouge Estates Inc.**	A website to house, present and sell the real estate properties offered by Ecorouge Estates.
ecorougeestates.com	**LISTINGS**	— property listings with navigation map — provides real-time updates, *i.e.*, development for pre-sales, active, under contract, sold, *etc.* — the potential client may be able to schedule a viewing, where they will fill out a *client profile form* to be stored in the CRM system, which is linked and embedded in the client profile data system of co-creaciónpacífa.com
	BLUE ZONE VILLAS	— listings of villas for rent, this information is linked from bluezonerecreation.com.
	REALTORS	— real estate agents available for clients, with options for the client to communicate directly
	RESERVES	— outlines and summarizes each *reserve*: . *Celestina Reserves* . the Barú *Reserves* . *Uvita Reserves*
	CONTACT	— options to communicate with members of the staff
	BLUE ZONE RETREATS	— link to bluezonecreation.com
	CAMPAIGN BRILLIANCE	— link to campaignbrilliance.org
	Implementation	The PMS showcases property listings and will be implemented by the website developer. The Marketing Manager will collaborate with other realtor sites for the purposes of cross-promotions of Ecorouge Estates properties.
	Management	The system will be regularly updated and managed by the Marketing Manager, to ensure listings are accurate and up-to-date. All Ecorouge personnel utilizing the system will be trained to use it effectively.
	Selection	The PMS helps the management, organization and status of all of the Ecorouge real estate properties, efficiently. This system handles property listings, bookings of viewings and other operational tasks.
	Expected Contributions	The system will provide real-time updates on property availabilities, property status, and bookings. Through collaboration efforts with other local realtor businesses, the Marketing Manager will propose collaboration opportunities with other online realtor platforms: to give the partnering companies an opportunity for their realtor's to attain leads and sell to profit.
	Partnership Opporunities	Latitude 9 Real Estate 2 Costa Rica Real Estate Exclusive Homes Costa Rica Dominical Property Real Estate Blue Zone Realty International Dominical Real Estate Costa Rica Luxury Real Estate Uvita Luxury Real Estate

Technology

SMS **Services Management System**	*	A system to manage the services of the Blue Zone Recreation.

Development of Website	**Blue Zone Recreation**	A website developed to house all of the Blue Zone Recreational activities and available packages.
bluezonerecreation.com	**Your BLUE ZONE Recreation**	— when a client fills out a *client profile form* on bluezonerecreation.com, it is stored here in the database, for the guest members to login to see their BLUE ZONE reservations — when a *client profile form* is filled out, the information is stored in the CRM system, which is embedded in the client profile data system of co-creaciónpacifia.com and synced with **Your BLUE ZONE Recreation** PORTAL — for the personnel of Ecorouge to view their scheduled appointments and reservations, all reservations made here are synced with the **My Vocation** PORTAL embedded in co-creaciónpacífica.org site; *i.e.*, the system automatically schedules maid service with Ecorouge's maid personnel on the day of Blue Zone Villa checkout; automatically schedules dinner reservation with Ecorouge's cook and waiters' schedule to alert the staff of required services; automatically schedules therapy service with Ecorouge's selected therapists, *etc.*
	BLUE ZONE Villas	— listings of the ascension villas available for rent — the client may be able to schedule a period of time to reserve the villas; this process first entails filling out a *client profile form*, and proceeds to payment
	BLUE ZONE Cafe	— presents the restaurants menu, with ingredients used straight for the Barú *Reserve* — guests and members can make reservations to eat, or for private functions — the request of a reservation will prompt the guest to fill our a *client profile form*
	BLUE ZONE Adventures	— equestrian reservations — waterfall tours reservations — other adventures TBD — the client will make the reservation by filling out a *client profile form*
	BLUE ZONE Retreats	— retreat packages — clients schedule selected retreats here, after filling our a *client profile form* and making payment, or simply add the reservation to their existing client profile
	BLUE ZONE Therapy	— services by holistic practitioners, healers, therapists, counselor, *etc.* — clients can make reservations for therapy or specialty services

Implementation	The SMS is developed by the web developer to manage all scheduled services of BLUE ZONE Recreations.
Management	The Marketing Manager updates and verifies correctness of rental and service listings, and partners with local tour and wellness businesses with online capabilities to collaborate and orient cross-promotional opportunities of BLUE ZONE Recreation. The interactive system is used by the clients to make their BLUE ZONE Reservations.
Selection	The SMS seamlessly and efficiently manages all of the scheduling of rentals and BLUE ZONE Recreation services.
Expected Contributions	The SMS will automate our operations, reducing manuel work and increasing efficiency. It will also provide real-time updates on availabilities of rental reservations and services. This action links to the internal client database (co-creaciónpacífica.com) and the internal scheduling system (bluezonerecreation.com synced with co-creaciónpacífica.org). When a client makes a reservation, the booking automatically schedules the appropriate staff needed to provide the service. The selected personnel is alerted and automatically views their booking on their **My Vocational** PORTAL on *co-creaciónpacífica.org*; *i.e.* the cook's schedule will show a reservation made and request their attendance to serve, and prompts other associated personnel to be available fulfill requested service; similar to the scheduling of a therapist appointments, or maid service after each rental is completed.
Partnership Opportunities	Nacarosta Wildlife Adventures Rainmaker Conservation Park Nauyaca Waterfall Nature Park Hacienda Barú Lodge Uvita 360 Monkey Ride and Private Rides Dominical Information Body Health and Healing Molecule of Happiness Farm of Life Holistic Lacey

Technology

Development of Website & Mobile App co-creaciónpacífica.com	***Co-creación Pacífica***	A website and mobile app for the residents and guests of Ecorouge Estates.
	Your HOME	— when a client fills out a *client profile form*, they have the ability to login to their portal to acquire any information related to their business association — land owners and home owners will have access to their property's information and status updates, *i.e.*, planos, topography map, master plan, appraisal value, *etc*. — while in the process of purchasing, building a home, *etc*., the property owner will be able to see an updated status within the process
PORTAL	**Your BLUE ZONE Recreation**	— when a client fills out a *client profile form* on bluezonerecreation.com, it is stored here, for the guest member of *Co-creación Pacífica* to be able to login to see their BLUE ZONE reservations here if desired — this portal is synced with the **Your BLUE ZONE Recreation** PORTAL in bluezonerecreation.com
PLATFORM	**HOA**	— summaries of maintenance services — payment options. — showing community land progress — other
	LET'S ADVANCE	— a community forum, where residents can make suggestions to help or improve the community of *Co-creación Pacífica* and the premises of Ecorouge Estates in some way, or give positive feedback — there will be an option for suggestions to be privately sent if desired
	TEMPLE OF KNOWLEDGE	— all members of *Co-creación Pacífica* gain access to Ecorouge's archival of mystical knowledge — a log of methods and practices used to augment healing and other advancements — a list of books and musical sources, philosophies, holistic healing practices, natural remedies, ancient understandings, the understanding of permaculture, natural power sources, spirituality, etc.
	ON-LINE COMMUNITY	— a place for property owners, residents, clients, guests, and personnel to openly communicate about whatever they feel is needed, with an agreement and understanding of respect and honor for others — within this sector, private communications can be formed via the formation of groups, *i.e.* by retreats hosts for group retreats and post-retreat reintegration periods, as well as life long support systems, therapy groups, *etc*., or electively between each user
	CONNECT	— members are able to connect with the personnel of Ecorouge

CRM

Customer Relations Manager

A system created for customers to manage their property updates, their online profile and communicate directly with other community members and with Ecorouge's personnel.

Implementation	The CRM system is an online system to suit the business' needs. The system will be implemented by the website developer. The CRM system will be used by the residents and guests to receive updated information and engage with community members and the personnel of Ecorouge. All *client profile forms* are stored here.
Management	The CRM system is overseen be the Marketing Manager, and interactively used by the community members and personnel.
Selection	The CRM system manages the interactions with current and potential customers. The system stores all *client profile forms*, and will help improve business relationships and streamline internal systems of operations.
Expected Contributions	The CRM system will provide a portal for customers to access their information and receive updates. The system will improve customer service by providing personalized experiences, while Ecorouge openly invites their feedback. It will help us track customer interactions, identify trends, and make data driven decisions.

Technology

Development of Website & Mobile App	***Co-creación Pacífica***	A website and mobile app comprising a portal and platform for the personnel and members of *Co-creación Pacífica.*
co-creaciónpacífica.org	**My VOCATION**	— a staff member or contract worker uses this space to log helpful information specific to their agreed upon service, or project, with Ecorouge Inc., *i.e.* methods to be used, capabilities to add to their schedule (preparation time, additional tasks, or events, *etc.*), places to upload materials and content for the services and or projects (books, methods, music, *etc.*)
	SCHEDULE	— overall project schedule — personnel's' designated appointments derived form reservations made by clients
PORTAL	**PAY**	— their personal payroll , payment schedule, history of pay, tax forms, etc.
	CONTRACT	— details concerning the arranged contract
	My CLIENT	— linked to the database of *client profile forms* in co-creaciónpacífica.com, for the personnel agent to keep track of their clients' experiences, update any services, update relevant information to help their client, and future plans for their clients — here they have viewable access of their *clients' profile*, and editable access of their personal business experiences with their client
	TEMPLE OF KNOWLEDGE	— all members of *Co-creación Pacífica* gain access to Ecorouge's archival of mystical knowledge — a log of methods and practices used to augment healing and other advancements — a list of books and musical sources, philosophies, holistic healing practices, natural remedies, ancient understandings, the understanding of permaculture, natural power sources, spirituality, etc.
PLATFORM	**ON-LINE COMMUNITY**	— a place for property owners, residents, clients, guests, and personnel to openly communicate about whatever they feel is needed, with an agreement and understanding of respect and honor for others — within this sector, private communications can be formed via the formation of groups, *i.e.* by retreats hosts for group retreats and reintegration period and community support post-retreat, therapy groups, *etc.*, or electively between each user

PRS

Personnel Relations System

A system used by the personnel of Ecorouge to manage their vocational services within Ecorouge.

Implementation	The portal of the PRS is used for the personnel of Ecorouge to view their personal vocational information and their *clients' profile* experiences. The platform is used by the community members (guest, resident and mainly personnel) to view the latest advancements used in healing, the newly uncovered knowledge, and access to an on-line community for support.
Management	The system is updated and overseen by the Marketing Manager, and updated by the personnel of Ecorouge.
Selection	The portal of the PRS is designed specifically for the personnel of Ecorouge to manage their vocational aspects, track the needs of the community, and store and track information for their clients within it clients' profile. The platform of the PRS is synced with the platform of the CRM system.
Expected Contributions	The portal is used to receive routine updates of scheduling and payments, as well as store important information regarding their clients' needs and progress within each clients' profile.

Technology

EEp **Ecorouge Endowment** program	*	A program to help with the company's advertising, online presence, advocacy missions and communications of.
Development of Website campaignbrilliance.org	**Campaign Brilliance**	The donation of time and 10% of annual capital for the advocacy of earthly preservation: humanity and habitat.
	MISSIONS	— features the latest updates and features current advocacy missions and attributed donations, *i.e.* ecological living, water pollution solutions, affordable housing, acts of preservation, *etc*.
	Reserves	— showing updates on the development of Ecorouge's Natural *Reserves*: . *Celestina Reserves* . the Barú *Reserves* . *Uvita Reserves* — *i.e.* capturing exotic animals, tropical fruits and other benefits and remedies from the botanical rainforest *reserves*
	BLOGS	— blogs regarding the benefits of ecological living and other related discussions
	Implementation	The EEp system is a donative service. The website is developed by the web developer and updated by the Marketing Manager.
	Management	The Marketing Manager will feature an online presence of Ecorouge Estates and Blue Zone Recreations, in conjunction with Ecorouge's advocacies and solution-based methods missioned through Campaign Brilliance in formation with the *Co-creación Pacífica* community.
	Selection	The informational sourced website updated with the latest missions of Campaign Brilliance along with blogs and interactive features.
	Expected Contributions	Missions to preserve the purity of the earth will increase brand awareness and customer engagement. The EEp will also provide a platform to receive feedback from followers, potential clients and members of the *Co-creación Pacífica*.

Technology

SMP **Social Media Platforms**	*	Social Media Platform visibility is essential for Ecorouge to market on a global scale.
FACEBOOK	**INSTAGRAM**	**TWITTER**
TICKTOCK	**WHATSAPP**	**OTHER**
	Implementation	SMP accounts are created by the Marketing Manger.
	Management	The Marketing Manager will post advertisements Ecorouge Estates and Blue Zone Recreation, and advocacies of Campaign Brilliance.
	Selection	SMP is an effective tool for marketing and communication, whereby the platforms enable the promotion of properties and recreational activities, as well as our advocacies. The platforms enable the personnel of Ecorouge to interact with existing and potential clients.
	Expected Contributions	SMP will increase brand awareness and customer engagement. The platforms will provide an opportunity for clients to share their experiences and boost our reputation.

NEO II — *the Aethers* Finanicals

Sources & Uses - Year 1		
Sources of Funds		
Encourage Capital	$	-
Capital Lending	$	*52,600,000*
Total Sources of Funds	**$**	**52,600,000**
Uses of Funds		
Land Transaction Costs	$	-
Property Management	$	*248,350*
Administrative Managment	$	*134,000*
Property Aquision	$	*23,300,000*
Loan Costs	$	*865,400*
Project Manager	$	*8,000*
Grounds Keeper / Land Fees	$	*39,700*
Loan Repayment	$	8,341,368
Property Management Software System	$	*550*
Acquision Fee Expense	$	*310,400*
Corporate Tax Fee	$	-
Registered Agent	$	396
Property Taxes	$	58,750
Permaculture	$	26,000
Equestrian Maintanance	$	11,000
Taxes Incurred	$	-
Donation - the Message	$	-
Infrastructure	$	2,881,000
Amenities	$	1,429,300
Total Uses	**$**	**38,129,414**
Net Sources / Uses	**$**	**14,470,586**

NEO II — *the Aethers* Finanicals

Sources & Uses - Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Sources of Funds										
Encourage Capital	$ - 0	$ 48,272,800	$ 50,912,087	$ 56,164,314	$ 63,646,492	$ 73,236,423	$ 83,144,668	$ 95,731,217	$ 108,930,839	$ 124,603,434
Capital Lending	$ 52,500,000									
Property Sales	$ -	*$ 3,575,000*	$ 6,700,000	$ 9,000,000	$ 11,300,000	$ 11,600,000	$ 14,450,000	$ 14,575,000	$ 17,375,000	$ 17,600,000
Retreat	$ -	$ 28,000	$ 84,000	$ 168,000	$ 252,000	$ 340,000	$ 392,000	$ 444,000	$ 496,000	$ 548,000
Rentals		$ 254,800	$ 355,600	$ 509,600	$ 560,000	$ 577,304	$ 805,688	$ 1,154,608	$ 1,268,800	$ 1,503,528
Therapy										
Equestrian		$ 109,200	$ 130,800	$ 152,400	$ 218,400	$ 240,000	$ 284,400	$ 327,600	$ 372,000	$ 415,200
Total Income	**$ 52,500,000**	**$ 52,239,800**	**$ 58,182,487**	**$ 65,994,314**	**$ 75,976,892**	**$ 85,993,727**	**$ 99,076,756**	**$ 112,232,425**	**$ 128,442,639**	**$ 144,670,162**
Uses of Funds										
Land Transaction Costs	$ -	$ 310,500	$ 498,000	$ 636,000	$ 666,000	$ 792,000	$ 963,000	$ 934,500	$ 1,138,500	$ 1,056,000
Property Management	$ 248,350	$ 66,400	$ 137,000	$ 66,400	$ 66,400	$ 66,400	$ 66,400	$ 66,400	$ 66,400	$ 66,400
Administrative Managment	$ 134,000	$ 168,000	$ 252,000	$ 252,000	$ 264,000	$ 264,000	$ 264,000	$ 264,000	$ 264,000	$ 264,000
Property Aquision	$ 23,300,000									
Loan Costs	$ 865,400									
Project Manager	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000
Infrastructure										
Roads/Bridges	$ 630,000	$ 320,000	$ 320,000	$ 320,000	$ 320,000	$ 320,000	$ 270,000	$ 220,000	$ 220,000	$ 20,000
Gate Entrance Security	$ 70,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water	$ 144,000	$ 144,000	$ 144,000	$ 144,000	$ 144,000	$ 144,000	$ 136,000	$ 128,000	$ 128,000	$ 32,000
Electricity	$ 180,000	$ 90,000	$ 90,000	$ 90,000	$ 90,000	$ 90,000	$ 85,000	$ 80,000	$ 80,000	$ 20,000
Beautification	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 20,000	$ 16,000	$ 16,000	$ 8,000
Building Sites	$ 1,833,000	$ 1,520,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000
Grounds Keeper / Land Fees	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700
$52.6 M Loan Repayment	$ 8,322,504	$ 8,322,504	$ 8,322,504	$ 8,322,504	$ 8,322,504	$ 8,322,504	$ 8,322,504	$ 8,322,504	$ 8,322,504	$ 8,322,504
Property Management Software System	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550
Acquision Fee Expense	$ 310,400									
Corporate Tax Fee	$ -	$ 18,000	$ 66,000	$ 54,000	$ 72,000	$ 90,000	$ 108,000	$ 126,000	$ 144,000	$ 162,000
Registered Agent	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396
Property Taxes	$ 58,750	$ 58,750	$ 58,750	$ 58,750	$ 58,750	$ 58,750	$ 58,750	$ 58,750	$ 55,500	$ 55,500
Amenities										
Gated Security Entrance	$ 200,000									
Internal Pathways	$ 228,000									
Infinity Swimming Pools	$ 225,000									
Pavilions	$ 70,000									
Sacred Gardens	$ 27,000									
Ascension Villas	$ 525,000			$ 450,000						
Water Villa	$ 28,000			$ 24,000		$ 450,000				
Electricity Villa	$ 17,500			$ 15,000						
Waterfall Lounges & Swimming Holes	$ 12,000									
Kitchen	$ 200,000									
Temple of Knowledge	$ 175,000									
Outdoor Advancement Centers	$ 75,000									
Horse & Stables	$ 82,000									
Permaculture	$ 86,000									
Equestrian Maintanance	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000
Taxes Incurred	$ -	$ 106,363	$ 454,723	$ 716,972	$ 1,067,619	$ 1,050,209	$ 1,442,689	$ 1,494,236	$ 1,831,105	$ 2,130,302
Donation - the Message	$ -	$ 1,214,575	$ 350,373	$ 58,172	$ 2,273,055	$ 2,276,192	$ 2,270,562	$ 2,614,514	$ 2,986,934	$ 3,094,515
Total Uses	**$ 38,130,550**	**$ 12,422,738**	**$ 12,276,996**	**$ 12,791,444**	**$ 14,927,974**	**$ 15,507,701**	**$ 15,566,551**	**$ 15,884,550**	**$ 16,812,589**	**$ 16,790,867**
Net Sources / Uses	**$ 14,369,450**	**$ 39,817,062**	**$ 45,905,491**	**$ 53,202,870**	**$ 61,048,918**	**$ 70,486,026**	**$ 83,510,205**	**$ 96,347,875**	**$ 111,630,050**	**$ 127,879,295**

NEO II — *the Aethers* Finanicals

Pro Forma Profit & Loss

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Revenue	$ 52,500,000	$ 3,967,000	$ 7,270,400	$ 9,830,000	$ 12,330,400	$ 12,757,304	$ 15,932,088	$ 16,501,208	$ 19,511,800	$ 20,066,728
Total Direct Cost of Revenue	$ (2,881,000)	$ (578,000)	$ (578,000)	$ (578,000)	$ (578,000)	$ (578,000)	$ (511,000)	$ (444,000)	$ (444,000)	$ (80,000)
Gross Margin	$ 49,619,000	$ 3,389,000	$ 6,692,400	$ 9,252,000	$ 11,752,400	$ 12,179,304	$ 15,421,088	$ 16,057,208	$ 19,067,800	$ 19,986,728
Gross Margin/Revenue	95%	85%	92%	94%	95%	95%	97%	97%	98%	100%
Expenses										
Land Transaction Cost	$ - 0	$ 310,500	$ 498,000	$ 636,000	$ 666,000	$ 792,000	$ 963,000	$ 934,500	$ 1,138,500	$ 1,056,000
Property Management	$ 248,350	$ 66,400	$ 137,000	$ 66,400	$ 66,400	$ 66,400	$ 66,400	$ 66,400	$ 66,400	$ 66,400
Administrative Management	$ 134,000	$ 168,000	$ 252,000	$ 252,000	$ 264,000	$ 264,000	$ 264,000	$ 264,000	$ 264,000	$ 264,000
Grounds Keeper / Land Fees	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700
Project Manager	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ - 0
Property Management Software System	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550
Acquisition Fee Expense	$ 310,400	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0
Corporate Tax Fee	$ - 0	$ 18,000	$ 66,000	$ 54,000	$ 72,000	$ 90,000	$ 108,000	$ 126,000	$ 144,000	$ 162,000
Registered Agent	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396
Amenities	$ 1,904,500	$ -	$ -	$ 489,000	$ -	$ 450,000	$ -	$	$ -	$ -
Permaculture	$ 26,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000
Equestrian Maintanance	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000
Total Operating Expenses	**$ 422,050**	**$ 584,600**	**$ 926,700**	**$ 994,100**	**$ 1,036,100**	**$ 1,162,100**	**$ 1,333,100**	**$ 1,304,600**	**$ 1,508,600**	**$ 1,426,100**
Profit Before Interest & Tax	$ 49,196,950	$ 2,804,400	$ 5,765,700	$ 8,257,900	$ 10,716,300	$ 11,017,204	$ 14,087,988	$ 14,752,608	$ 17,559,200	$ 18,560,628
EBITDA	$ 49,196,950	$ 2,804,400	$ 5,765,700	$ 8,257,900	$ 10,716,300	$ 11,017,204	$ 14,087,988	$ 14,752,608	$ 17,559,200	$ 18,560,628
Interest Expense	$ 865,400	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0
Taxes Incurred	$ 58,750	$ 165,113	$ 513,473	$ 775,722	$ 1,126,369	$ 1,108,959	$ 1,501,439	$ 1,552,986	$ 1,886,605	$ 2,185,802
Net Profit	**$ 48,272,800**	**$ 2,639,287**	**$ 5,252,227**	**$ 7,482,178**	**$ 9,589,931**	**$ 9,908,245**	**$ 12,586,549**	**$ 13,199,622**	**$ 15,672,595**	**$ 16,374,826**
Net Profit %	92%	67%	72%	76%	78%	78%	79%	80%	80%	82%
Ratios:										
Loan to Cost	1.38	4.21	4.26	4.09	3.50	3.37	3.36	3.29	3.11	3.12

NEO II — *the Aethers* Finanicals

Pro Forma Profit & Loss

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Revenue	52,450,000	3,292,000	6,270,400	8,330,000	10,830,400	13,257,304	15,882,088	18,626,208	21,036,800	23,666,728
Total Direct Cost of Revenue	-1,034,000	-242,000	-80,000	-1,062,000	-80,000	-1,262,000	-1,462,000	-80,000	-80,000	-80,000
Gross Margin	**51,416,000**	**3,050,000**	**6,190,400**	**7,268,000**	**10,750,400**	**11,995,304**	**14,420,088**	**18,546,208**	**20,956,800**	**23,586,728**
Gross Margin/Revenue	98%	93%	99%	87%	99%	90%	91%	100%	100%	100%
Expenses										
Land Transaction Cost	0	150,000	270,000	450,000	570,000	570,000	690,000	810,000	990,000	1,110,000
Property Management	86,300	91,000	91,000	91,000	91,000	117,000	117,000	117,000	117,000	117,000
Administrative Management	218,000	252,000	252,000	252,000	264,000	264,000	264,000	264,000	264,000	264,000
Grounds Keeper / Land Fees	39,700	39,700	39,700	39,700	39,700	39,700	39,700	39,700	39,700	39,700
Total Operating Expenses	**344,000**	**532,700**	**652,700**	**832,700**	**964,700**	**990,700**	**1,110,700**	**1,230,700**	**1,410,700**	**1,530,700**
Profit Before Interest & Tax	51,072,000	2,517,300	5,537,700	6,435,300	9,785,700	11,004,604	13,309,388	17,315,508	19,546,100	22,056,028
EBITDA	51,072,000	2,517,300	5,537,700	6,435,300	9,785,700	11,004,604	13,309,388	17,315,508	19,546,100	22,056,028
Interest Expense	1,605,000	0	0	0	0	0	0	0	0	0
Taxes Incurred	0	267,057	604,970	721,677	1,133,786	1,357,440	1,536,872	2,021,950	2,340,219	2,636,273
Net Profit	**49,467,000**	**2,250,243**	**4,932,730**	**5,713,623**	**8,651,914**	**9,647,164**	**11,772,516**	**15,293,558**	**17,205,881**	**19,419,755**
Net Profit %	94%	68%	79%	69%	80%	73%	74%	82%	82%	82%

xv. Appendixes

NEO II — *the Aethers* Finanicals

Income Statement	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue	$ 52,500,000	$ 3,967,000	$ 7,270,400	$ 9,830,000	$ 12,330,400	$ 12,757,304	$ 15,932,088	$ 16,501,208	$ 19,511,800	$ 20,066,728
COGS	$ (2,881,000)	$ (578,000)	$ (578,000)	$ (578,000)	$ (578,000)	$ (578,000)	$ (511,000)	$ (444,000)	$ (444,000)	$ (80,000)
Gross Margiin	$ 49,619,000	$ 3,389,000	$ 6,692,400	$ 9,252,000	$ 11,752,400	$ 12,179,304	$ 15,421,088	$ 16,057,208	$ 19,067,800	$ 19,986,728
Operating Expenses										
Land Transaction Cost	$ -	$ 310,500	$ 498,000	$ 636,000	$ 666,000	$ 792,000	$ 963,000	$ 934,500	$ 1,138,500	$ 1,056,000
Property Management	$ 248,350	$ 66,400	$ 137,000	$ 66,400	$ 66,400	$ 66,400	$ 66,400	$ 66,400	$ 66,400	$ 66,400
Administrative Management	$ 134,000	$ 168,000	$ 252,000	$ 252,000	$ 264,000	$ 264,000	$ 264,000	$ 264,000	$ 264,000	$ 264,000
Grounds Keeper / Land Fees	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700	$ 39,700
Project Manager	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ -
Property Management Software System	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550	$ 550
Acquisition Fee Expense	$ 310,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Corporate Tax Fee	$ -	$ 18,000	$ 66,000	$ 54,000	$ 72,000	$ 90,000	$ 108,000	$ 126,000	$ 144,000	$ 162,000
Registered Agent	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396	$ 396
Amenities	$ 1,904,500	$ -	$ -	$ 489,000	$ -	$ 450,000	$ -	$ -	$ -	$ -
Permaculture	$ 26,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000
Equestrian Maintanance	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000	$ 11,000
Total Operating Expenses	**$ 422,050**	**$ 584,600**	**$ 926,700**	**$ 994,100**	**$ 1,036,100**	**$ 1,162,100**	**$ 1,333,100**	**$ 1,304,600**	**$ 1,508,600**	**$ 1,426,100**
Earnings before Interest & Tax	$ 49,196,950	$ 2,804,400	$ 5,765,700	$ 8,257,900	$ 10,716,300	$ 11,017,204	$ 14,087,988	$ 14,752,608	$ 17,559,200	$ 18,560,628
Interest Expense	$ 865,400	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0	$ - 0
Earnings before Taxes	$ 48,331,550	$ 2,804,400	$ 5,765,700	$ 8,257,900	$ 10,716,300	$ 11,017,204	$ 14,087,988	$ 14,752,608	$ 17,559,200	$ 18,560,628
Income Taxes	$ 58,750	$ 165,113	$ 513,473	$ 775,722	$ 1,126,369	$ 1,108,959	$ 1,501,439	$ 1,552,986	$ 1,886,605	$ 2,185,802
Net Income	**$ 48,272,800**	**$ 2,639,287**	**$ 5,252,227**	**$ 7,482,178**	**$ 9,589,931**	**$ 9,908,245**	**$ 12,586,549**	**$ 13,199,622**	**$ 15,672,595**	**$ 16,374,826**

Truitt & White