



ECOROUGE
- ESTATES -

EcoRouge Estates at 5200 Cross Timbers

The next chapter of luxury ecological living in Flower Mound, Texas



***Live in coherence with nature.
Breathe in wellness.
Own a better future.***

EcoRouge Estates brings the essence of the Blue Zones to the suburbs of Dallas – where wellness, nature and community are interwoven into everyday life. Homes are surrounded by lush nature, medicinal gardens, self-sustaining permaculture landscapes and pure water systems designed to nourish from the inside out.

Executive Summary

A Blueprint for the Future of Living

EcoRouge Estates is not just another development – it is a movement in ecological living. Located on 44 acres in Flower Mound, TX, EcoRouge introduces a 93-home luxury community designed to achieve Net Zero performance while elevating design, wellness, and environmental stewardship.

Our model fuses biophilic architecture, regenerative infrastructure, and ESG-aligned investment principles to create an asset that delivers both financial strength and planetary impact. Each residence is a high-performance eco-home: powered by renewable energy, cooled and purified through natural air systems, and surrounded by permaculture landscapes that regenerate soil, water, and air.

The Investment

EcoRouge presents a shovel-ready, lender-backed opportunity with Phase I infrastructure and homes poised to begin immediately. The project combines:

- High-return real estate economics (50% ROI, \$59M projected profit).
- Mission-driven impact (0% emissions, ecosystem restoration, community wellness).
- First-mover advantage in a market that has not yet seen this level of ecological luxury.

EcoRouge Estates is where profit meets purpose, and where investors can secure both legacy-defining returns and a leadership role in shaping the future of sustainable living.

Why It Matters

- Market Scarcity: Demand for \$1.5M-\$2.5M homes in North Texas far exceeds supply. EcoRouge offers a differentiated product in one of the fastest-growing luxury markets in the U.S.
- Global Relevance: Investors are increasingly seeking ESG-aligned assets; EcoRouge Estates directly addresses climate mandates, health-conscious migration trends, and institutional shifts toward sustainable investment.
- Replicable Model: This is the flagship of a scalable framework designed to be replicated across the U.S. and internationally, positioning EcoRouge at the forefront of ecological community development.

Executive Summary

Executive Summary Snapshot

The Project

- 93 home, 44 acre luxury ecological community in Flower Mound, TX
- Fully integrated Net Zero design, regenerative infrastructure and wellness-centered living
- A replicable blueprint for the future of ecological real estate development

The Numbers

- Projected Revenue: \$176.9M
- Total Costs: \$117.9M
- Projected Profit: \$59M
- ROI: 50%
- Long-Term Income: \$1.2M+ HOA fees over 10 years

The Market Advantage

- DFW luxury demand growing: \$1.5M - \$2.5M homes in short supply
- Flower Mound = high-demand, low supply enclave
- Homes priced at \$1.74M - \$2.44M with premium appreciation potential
- Scarcity + eco-luxury positioning = built-in absorption advantage

The ESG Impact

- Net Zero community with 0% emissions framework
- Regenerates ecosystems, oxygen levels and water systems
- Aligns with \$30T + ESG investment flows
- Income-generating assets that heal the planet

EcoRouge Estates delivers profit with purpose, a scalable model for ecological living that combines financial strength, environmental stewardship and cultural relevance.

Investor Snapshot: the EcoRouge Advantage

the Ask

- \$20M Equity Support Vehicle (*preferred*)
- Up to **75% Equity** available for qualified partners
- Capital secures land + Phase I infrastructure

the Numbers

\$117.8M Total Costs
\$176.9M Revenue Potential
\$59M Projected Profit
~50% ROI | 20% IRR

the Timeline

- Scarcity of \$1.5M-\$2.5M homes in DFW
- Only Net Zero, ESG-aligned luxury community in region
- Replicable model | First-mover advantage
- Legacy-defying impact in sustainable real

the Edge

- Capital in Q4 2025
- First Returns: Q4 2026
- Full Payout: Q2 2030

EcoRouge Estates delivers strong returned, resilient demand and a blueprint for the future of ecological luxury living

Joint Venture Opportunity

the Ask

- \$20M Equity Supporty Vehicle (land + Phase I Infrastructure)
- Flexible JV | equity structures
- Preferred: full \$20M vehicle for max returns

the Return

- Costs: \$117.8M
- Revenue: \$176.9M
- Profit: \$59M
- ROI: 37 - 50 %
- IRR: 20%

the Timeline

- Q4 2025: Land secured, Infra begins
- Q4 2026: First investor returns (presales + model homes)
- 2027-2029: Phased payouts with accelerated dividends
- Q2 2030: Full payout (community completion)

EcoRouge is positioned at the nexus of market scarcity, ESG capital demand and luxury migration trends. The numbers are clear, the timing is perfect and the opportunity is ready. Here's how the project unfolds.

Current Project Overview

*This is not
just a
development,
it's a
movement
toward
healthier
living,
lasting value,
and land-
based
harmony.*

A rare 44-acre canvas in one of DFW's most desirable
and fast-growing suburban enclaves.

EcoRouge Estates is a 93-home ecological luxury community now entering Phase 1 infrastructure development in Flower Mound, Texas.

To initiate, EcoRouge seeks a joint venture with the landowner or equity partners to acquire the land. With sit control in place, we can immediately launch pre-sales through our interactive digital platform, reducing the need for upfront infrastructure investment.

Located in one of North Texas's fastest-growing luxury markets, where over 80 homes priced above \$1M are sold annually, EcoRouge meets the rising demand for regenerative living, wellness design and premium architecture.

According to Community Impact News, more residential construction is urgently needed in the area. EcoRouge offers not only a timely investment, but a transformative model for how communities should be built.

Land Opportunity

RETURN PROFILE & EXIT OPTIONS

Multiple Revenue Strategies:

- Sell pre-developed parcels with eco-community infrastructure & amenities
- Sell customizable luxury eco-homes
- Offering a hybrid model with phased home construction

Lean Construction Costs:

- \$275/sq. ft. average with best-in-class green materials and practices

High Margin Potential:

- Strategic Rouge - LOT mix optimizes buyer absorption
- Eco-wellness differentiators command price premiums

EcoRouge Estates is engineered for financial performance – whether the exit is through parcel sales, custom homes or a full buildout.

CORE FINANCIAL SNAPSHOT



LAND INCOME **\$18.6M**

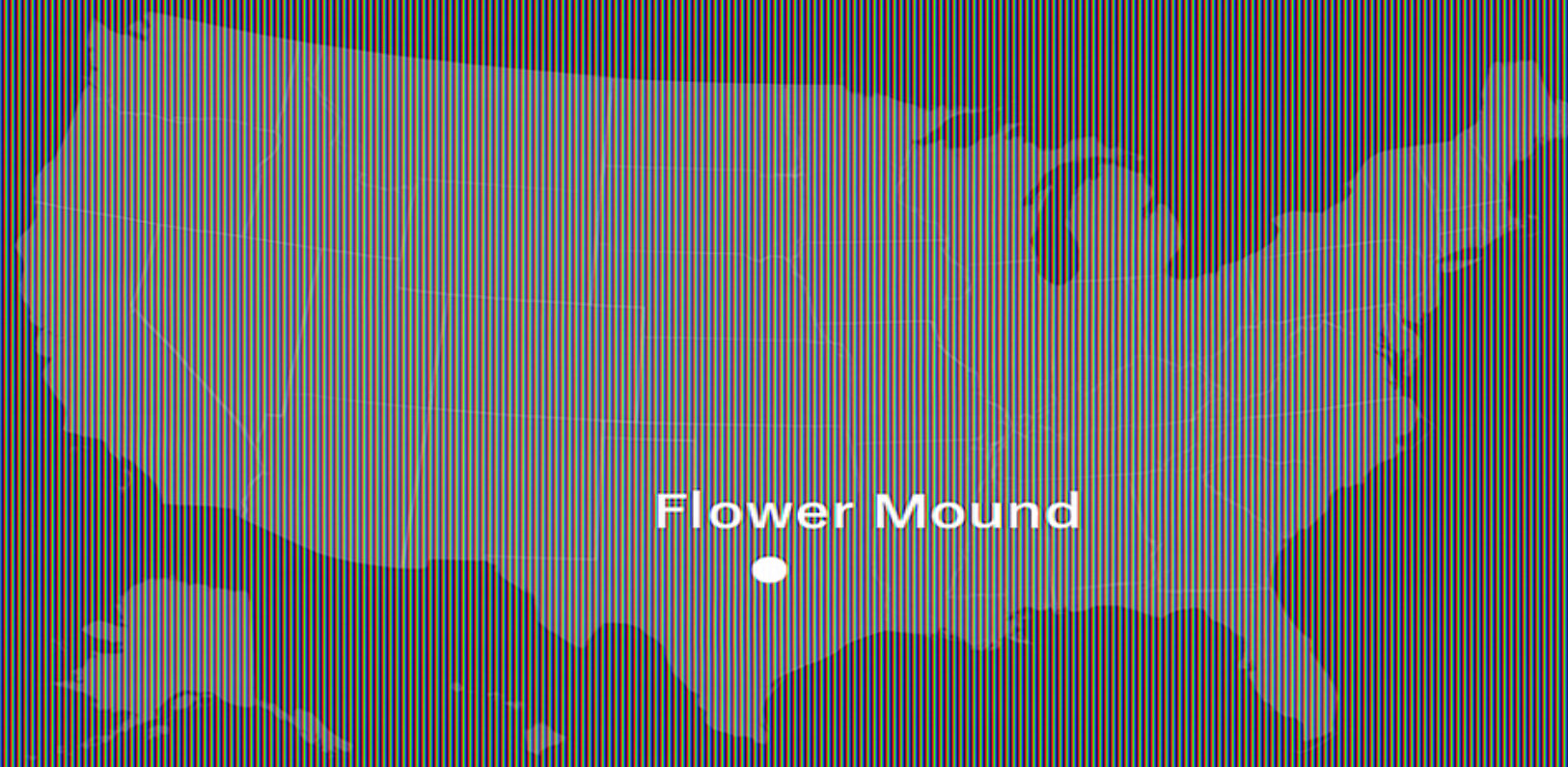
TOTAL HOME SALES REVENUE **\$177M**

ESTIMATED CONSTRUCTION COST **\$88M**

ESTIMATED PROFIT **\$89M**
(before OPEX + Infrastructure)

Massive Market Momentum

Flower Mound Migration Trend



Source: Dallas Regional Chamber 2024

Migration Surge

- . DFW ranks as a Top 10 inbound migration (2023)
- . Thousands of affluent households moving from California, New York, and other high-cost areas

Flower Mound Advantages

- . Recognized as "America's Most Livable City" (2023)
- . Extremely limited residential development
- . High-income demographics seeking luxury homes, with premium pricing

Unmet Demand = Unprecedented Growth

- . Out-of-state buyers driving premium pricing and fueling premium market
- . No competing eco-luxury developments to serve the sustainable luxury market
- . EcoRouge Estates offering regenerative living n

Comps in Flower Mound, TX

Recently Sold Land



MLS 20858188
3815 Old Settlers Rd
1.21 acre
\$437,8111
\$10 sqft



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



MLS 20559310
TBD High Road
1.49 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
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Benefits for *Landowner Partnership Opportunity*

Why?

EcoRouge Estates is a restorative movement. Our modern world is experiencing critical environmental strain caused by overdevelopment, disruption of land systems, and loss of natural habitat. EcoRouge is designed to respond to that urgency: through regenerative design, eco-conscious infrastructure, and nature-enriched residential experiences.

Lush, water-fed landscapes from AWG technology, healing pathways, and permaculture systems create a new standard for responsible development. This is a 12-month opportunity to demonstrate what's possible. Upon its success, it brings equity potential, increased visibility, and a leadership role in the future of sustainable living movement. If not, there's no risk, your land still benefits from added exposure and momentum.

Option A:

Optimized Deferred Purchase

Landowner grants a 12-month exclusive development window. If 8 homes are pre-sold within that window:

- EcoRouge purchases full 44 acres for \$16M
- Structured: \$4M installments over 4 years
- Landowner exits with no liability and full payout

Option B:

35% Equity in EcoRouge Estates Inc.

Landowner contributes 44 acres the project.

- Receives 35% ownership stake in the project
- Return is earned through home sales over 3-7 years
- Estimated value: ~\$14.5M
- Ideal for those interested in legacy, profit-sharing, and long-term upside

Contingency Scenarios If < 8 Homes Sold

6-7 Homes Sold → \$10M for 30 Acres (\$2.5M/year) + 22.3%

4-5 Homes Sold → \$8M for 22 Acres (\$2M/year) + 33.4% increase

- EcoRouge retains first right of refusal on remaining acreage
- Landowner benefits from enhanced land value via EcoRouge development

Benefits for *Capital Partners*

Why?

EcoRouge Estates offers investors a unique opportunity to participate in a 93-home eco-luxury community projected to generate \$176.9 million in revenue with margins approaching 50%. The project is supported by a proprietary digital sales platform, complete with immersive 3D Rouge-Lot mapping and customization portals that streamline the buyer journey and accelerate absorption. Located within the high-demand LISD market, homes priced at \$1.5-\$2.5 million align with a proven scarcity of premium inventory. Each residence is crafted with wellness-driven, sustainability-aligned design, answering both current buyer demand and long-term lifestyle trends. For capital partners, this translates into a rare combination of strong financial returns, market resilience, and legacy-driven impact.

44 Acres

93 Luxury Eco-Homes

\$176.9M Revenue Potential

Offer: Up to 75% Equity in EcoRouge Estates

We are offering up to 75% equity to a qualified development partner with the following capabilities:

- **Financial Strength:** \$1.5M+ liquidity and proven residential development experience
- **Capitalization:** Ability to raise or deploy \$5M+ for Phase I infrastructure
- **Financing Access:** Construction lender in place; financing available with 15% down from developer/financial principal
- **Execution Capability:** Internal team to manage build, infrastructure, and sales rollout
- **Strategic Alignment:** Optional input on Phase I design and execution strategy

What you Receive?

Up to 75% equity in EcoRouge Estates, with full co-development rights in a market-ready, brand-established project.

- Investor decks, comps and fully developed interactive platform for rouge-lot and eco-home customization
- Use of NEO flow smart home technology across the entire development
- Recognition as co-developer of a landmark regenerative luxury community sales. As co-developer, you gain credibility in launching a landmark ecological community built for long-term relevance.

ROUGE-LOT & ECO-HOME Strategy

EcoRouge Estates will consist of 66 eco-luxury home sites across 44 acres, combining regenerative infrastructure with high-end architectural design.

Collection	# of Lots	Rouge Lot	Home Size	Home Sale
Sanctuary	13	.7 acre	5,000 sqft	\$2,440,000
the Grove	30	.3 acre	3,000 sqft	\$1,940,000
Luxury Eco-Villas	50	.2 acre	2,700 sqft%	\$1,740,000

Design & Development Strategy

- Homes are predesigned using Net Zero standards by LEED-accredited eco-architects.
- Each parcel integrates permaculture landscaping and smart water/energy systems.
- Phased construction allows early presales and capital efficiency.

This mix of lot sizes and pricing tiers allows for optimal absorption across the luxury buyer spectrum while preserving the ecological and aesthetic unity of the community.

Capital Opportunity: Fueling the Future of EcoRouge Estates



Join us to co-create the most sought-after eco-community in North Texas.

Use of Funds

- Land Acquisition – Secure 44 acres of prime real estate in Flower Mound, TX
- Core Infrastructure – Roads, utilities, self-sustaining water and energy systems
- Luxury Community Amenities – wellness and sports pavilions, waterfall pools, forest trails and edible landscaping
- Model Homes + Pre-Sales Activation – Launch visually stunning model homes and initiate phased buyer engagement

Financing Options

- Debt, equity or hybrid structures are welcome
- Flexible terms aligned with investor goals
- Strategic partnerships and impact capital encourages

Hydrogen Infrastructure: A Scalable Utility that Pays for Itself

POWERING THE FUTURE

Hydrogen Energy Future

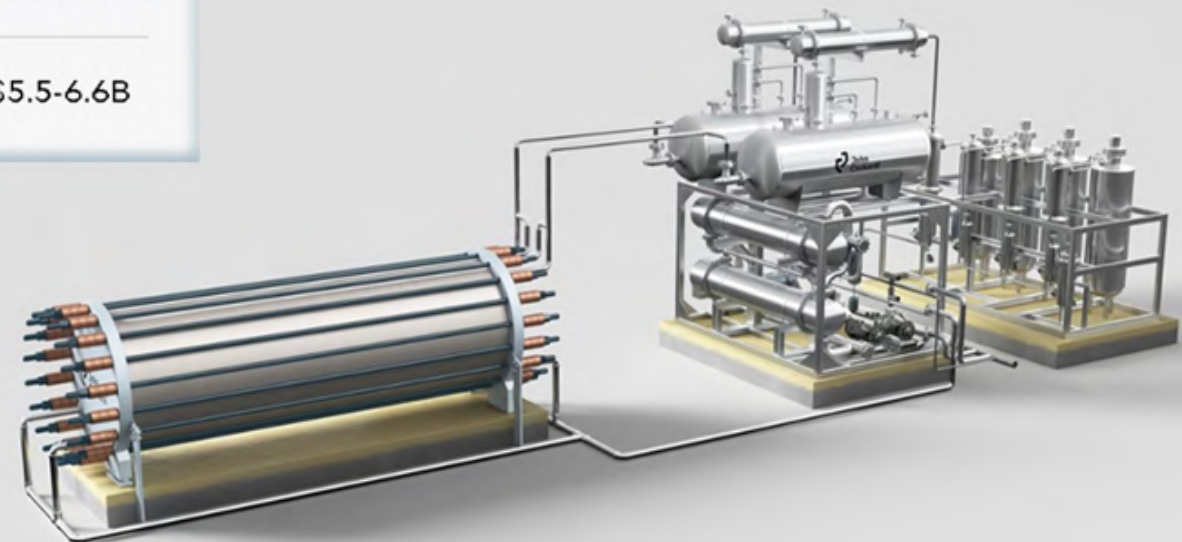
A Scalable Utility that Pays for Itself

EcoRouge Estates will incorporate hydrogen energy infrastructure 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



Intelligent Living with NEO *flow*

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 EcoRouge's Net Zero hydrogen or solar 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.



Luxury Eco-Community Ammenities

The Art of Elevated Living with Ecological Intelligence

EcoRouge Estates blends environmental consciousness with high-end design to create a new benchmark in modern living – where sustainability meets lifestyle excellence.

Self-Sustaining Infrastructure

Hydrogen and solar power grid-connecting energy systems and purified water systems built into every home

Permacultured, Edible Landscaping

Regenerative landscapes designed to nourish both body and land — no chemical runoff, just beauty and abundance

Wellness-Oriented Amenities

Sports and yoga pavilions, mineralized waterfall pools, and forest nature trails built into the master plan

Timeless Design, Built to Last

Architecture rooted in longevity, joy, and environmental responsibility — merging elegance with Net Zero performance

Costa Rica Timeshare Investment Opportunity

All residents could enjoy retreat living with our partnered luxury Costa Rican eco-resort

*This is not just a place
to live –
it's a place to thrive.*

Sources & Uses

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 & Reserves	\$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
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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.

Capital
Equity / Investor

\$20,000,000

trigger construction financing
acquisition + infrastructure to secure the site and
investors or JV partner capitalizing Phase 1 land

Sources of Funds

leverage.

reduced risk and higher valuation

- Begin phased vertical build with early buyer momentum.

Assumptions

Development Overview

- Total Homes: 93 (13 Sanctuary, 30 Grove, 50 Villa)
- Average Home Size:
 - . Sanctuary: 5,000 sq. ft.
 - . Grove: 4,000 sq. ft.
 - . Villa: 2,700 sq. ft.
- Total Square Footage Built: 320,000 sq. ft.

Sales & Revenue Assumptions

- Sanctuary Home Sale Price: \$2,440,000
- Grove Home Sale Price: \$1,940,000
- Villa Home Sale Price: \$1,740,000
- Total Projected Revenue: \$176,920,000
- Total Projected Profit: \$59,045,000
- ROI: ~50.1%

Financing Assumptions

- Initial Equity / Land Contribution: \$11,995,000
- Initial Infrastructure Launch: \$5M
- Phase 1 Profit Reinvestment: \$11,371,294
- Construction Financing: Drawn per phase; refinanceable upon asset completion
- Debt Financing Need: \$94,508,706 (phased)

Cost Assumptions

- Initial Infrastructure Launch: \$5M
- Construction Cost: \$275 per sq. ft.
- Infrastructure & Amenity Development: \$9,500,000
- Operating Expenses (OPEX): 15% of CAPEX
- Total Project Cost: \$117,875,000

Phasing Strategy

- 7-phase approach: pre-sales drive early phases
- Each subsequent phase leverages built asset value and presale activity
- Final homes sold in Phase 7 require no new capital

7 Phase Development Strategy

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 \$21,825,278

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 & lifestyle 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

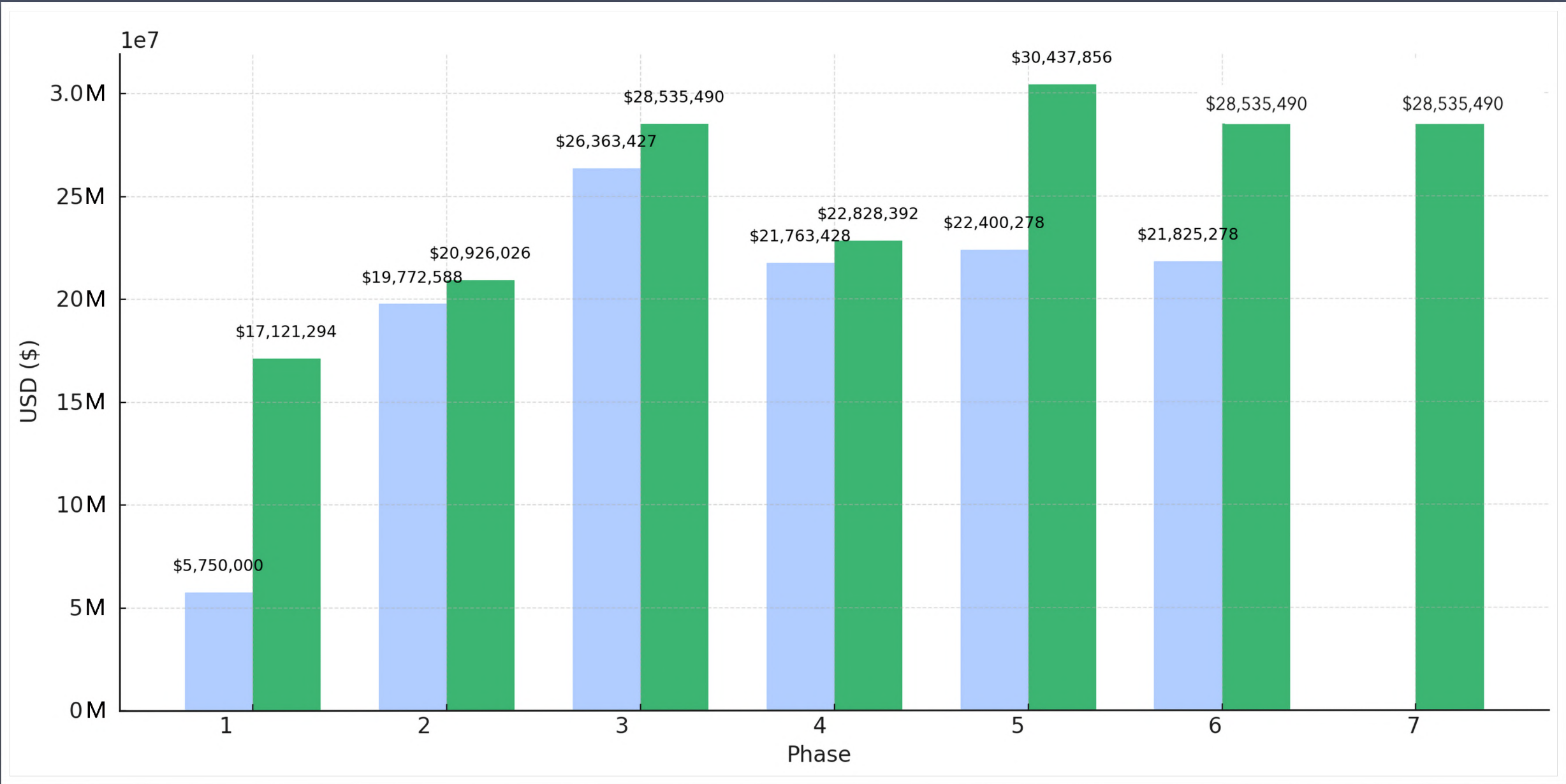
Financial Projections

Projected Financial Summary *by phase*

Phase	Title	Total Homes Sold	Total Homes Build	CAPEX	OPEX 15%	Total Costs	Revenue	Profit
1	Foundations & Early Interest	9	0	\$5,000,000	\$750,000	\$5,750,000	\$17,121,294	\$11,371,294
2	Immersive Showcases	11	15	\$17,193,555	\$2,579,033	\$19,772,588	\$20,926,026	\$1,153,438
3	Community Activation	15	20	\$22,924,719	\$3,438,708	\$26,363,427	\$28,535,490	\$2,172,063
4	Buyer Surge	12	20	\$18,924,720	\$2,838,708	\$21,763,428	\$22,828,392	\$1,064,964
5	Eco-Luxury Core	16	19	\$19,478,503	\$2,921,775	\$22,400,278	\$30,437,856	\$8,037,578
6	Vision Completion	15	19	\$18,978,503	\$2,846,775	\$21,825,278	\$28,535,490	\$6,710,212
7	Legacy Sell-Through	15		\$0	\$0	\$0	\$28,535,490	\$28,535,490
		93	93	\$102,500,000	\$15,374,999	\$117,874,999	\$176,920,038	\$59,045,039

Financial Overview

Total Costs vs. Revenue *by phase*



Divident Strategy Payout Timeline *by Phase*

Example					ECO	GGO	Capital		
Phase	Quarter	Total Profit Dividends Paid	Payout %	Dividends Paid	Development Solutions (20%)	Architects (5%)	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

Contact

EcoRouge Estates
Monica Rougelot
CEO
ecorouge.ipd@gmail.com

