



## Executive Summary

EcoRouge Estates, a premier ecological residential real estate development company, is creating a groundbreaking movement within the real estate market. Beginning with luxury, the company designs ecological neighborhoods with healthy profit margins. Its first project will be in the fast growing Dallas suburb of Flower Mound, Texas. This branded offering, known for quality and fire-proof materials, is also aimed at achieving Net 0, and generating higher ROI for consumers in terms of long-term home value appreciation.

The company serves as a platform for creating prestigious communities centered around people and pedestrians, instead of cars. Brilliant engineers, exclusive technology licenses and eco-architect designers bring cutting-edge, sustainable design principles to a transformative residential development. Project **NEO**

redefines sustainable luxury living with 62 meticulously designed homes that seamlessly blend timeless architectural elegance with advanced ecological practices. This development offers unparalleled luxury and sustainability, nestled within lush natural surroundings featuring permaculture landscaping and exclusive community amenities. Highlights include mystical waterfall swimming pools, a yoga pavilion, forest trails, sacred gardens, and dedicated children's centers, fostering a unique and harmonious living environment.

Located in the affluent and fast-growing Flower Mound area, Project **NEO** benefits from its strategic position, offering residents an exceptional lifestyle while leveraging the area's thriving real estate market.

**NEO's** design emphasizes sustainability and innovation, incorporating permaculture gardens, hydroponic systems, and advanced energy-efficient and fire-resistant designs.

These ecological principles are reinforced by the expertise of the EcoRouge Estates star team, which includes LEED-accredited eco-architects, civil engineers, self-sustaining water irrigation inventors, etc., to ensure adherence to the highest standards of sustainable design and construction.

Contingent upon initial collateral contributions, the project will be fully funded through partnerships with ABCO Capital Partners and AltFunds Global. To solidify the financing structure, the company is seeking a financial principal to participate as a *Collateral Investor*. This partnership involves providing collateral for 4 bridge loans and earns 10% to 20% of the company's profit for a lifetime.

With its visionary design, strategic location, and ecological focus, Project **NEO** is poised to become an iconic example of new and improved, modern real estate development.



## Project Overview

The community offers a harmonious blend of luxury and sustainability, with impactful design and exceptional amenities. Developed with a gated entrance crafted from elegant stone, it provides a sophisticated and exclusive living experience. Residents will enjoy a wide array of premium amenities, including natural waterfall swimming pools enriched with healing minerals, a yoga pavilion, paved trails for walking and cycling through the forest, and a sacred garden offering tranquil spaces for reflection and community gatherings. Additional features, such as sports facilities, a children's center, and outdoor recreational spaces, further enhance the lifestyle appeal of this development.

The homes are thoughtfully designed with climatic regulating methods and sustainable technology to drastically reduce energy consumption. Permaculture gardens and hydroponic systems enrich biodiversity and provide sustainable solutions for food and landscaping. To ensure these features remain functional, EcoRouge Estates will employ a dedicated maintenance staff for a lifetime of care and upkeep.

Project **NEO** is designed to redefine luxury living by constructing legacy homes built with enduring, high-quality materials that stand the test of time. Unlike conventional

construction that relies on materials prone to deterioration and fire hazards—such as drywall and other short-lived components—these homes will be crafted using permanent, resilient materials like stone, steel, tempered solar glass, using new, advanced fire-resistant insulating materials. This ensures structural integrity, longevity, and minimal maintenance over decades. By integrating materials that do not degrade quickly, we create residences that retain their value, aesthetic appeal, and durability for generations to come.

The community development includes 26 properties at 3,000 sq. ft., priced at \$1.44 million and above, and 26 homes at 5,000 sq. ft., priced at a minimum of 1.44 million. Altogether, the project has a total revenue potential of \$130 million, with a total project cost of approximately \$88 million.

### Owner-Builder Opportunities

Each homeowner has the potential opportunity to participate in the Owner-Builder Savings Program, qualifying for substantial deductions and eco-tax incentives. These deductions are calculated based on the sustainable construction materials and technologies utilized aiming to achieve net-zero energy performance. Buyers can also benefit from property tax reductions and deductions on construction materials, labor, and essential resources such as travel for materials.

EcoRouge will further benefit from construction-related tax incentives, making sustainable living not only affordable but also highly rewarding. This program offers homeowners significant tax savings while providing long-term strategies to reduce future taxable income.

Additionally, it contributes to a healthier lifestyle by integrating permanent sources of organically grown, edible produce into the community format. A key innovation of the EcoRouge Estates team includes engineering permanent water sources to support local ecosystems and plant life. This capability allows for the development of custom-designed ecosystems, ensuring growth and sustainability for years to come. This transformative approach stimulates ecological growth in areas like Dallas and beyond, making Project **NEO** an industry leader in both sustainability and luxury living.

### World-Class Team and Commitment

Supporting this groundbreaking development is a team of highly skilled professionals, including LEED architects and engineers. They ensure every aspect of construction meets the highest standards of sustainable design and incorporates cutting-edge ecological practices. Project **NEO** stands as the ideal choice for those seeking an elevated, environmentally conscious lifestyle in a thriving area.



### Defining Culture

NEO redefines luxury living by introducing Neo Classicism, seamlessly merges **subtle** Gothic revival elements with modern eco-home designs to create a contemporary yet timeless style. This visionary approach contributes to a design aesthetic that is both enduring and highly relevant, offering a phenomenal product that resonates with the current market's tastes and values.

Architectural features include lancet-shaped arches, towering windows, and cathedral-inspired elements that produce dramatic silhouettes and timeless structures. Soaring ceilings with wooden beams, ergonomic ecological furnishings, and thoughtfully placed internal stone walls optimize climatic regulation while blending elegance with functionality.

Each home is constructed with steel frames, solid argent stone, and thermal and fire-proof insulation, indestructible glass, incorporating the most advanced sustainable power technologies to ensure exceptional durability and longevity. This far surpasses the traditional homes in surrounding neighborhoods, which often rely on non-permanent materials. While other homes may deteriorate over time, the residences at EcoRouge Estates are designed as permanent, legacy-grade structures meant to endure for generations. This fusion of elegance, modern simplicity, and ecological innovation establishes Project NEO as an enduring symbol of luxury and sustainability.

## Our Competitive Edge in Today's Market Demand

NEO's location in Flower Mound, Texas, positions it at the forefront of a thriving luxury housing market, offering a unique blend of opportunity, exclusivity, and innovation. This competitive edge is bolstered by key market trends and migration patterns:

- Flower Mound, Texas, is emerging as a top destination for affluent homeowners. Its combination of natural beauty, upscale living, and accessibility to the Dallas-Fort Worth metroplex makes it an ideal setting for Project Neo's luxury eco-conscious homes.

- The area is experiencing a significant influx of high-net-worth individuals, and now driving demand for upscale housing. The surge of Affluent residents is fueled by *corporate relocations*, since major companies, including Elon Musk's enterprises and Disney, have ongoing operations in the Dallas area; the *California migration*, with many individuals and families leaving high-tax and high-cost states like California for Texas. Flower Mound has become a preferred

destination for a wave of "refugees" of professions from New York City and the West Coast, flocking to Texas for its favorable tax policies, affordability, and quality of life.

- The Dallas-Fort Worth area is a corporate hub for innovators and has attracted a robust business ecosystem, including tech giants, financial institutions, and entertainment leaders. Companies such as Goldman Sachs, Charles Schwab, Tesla and SpaceX are fostering a professional environment that attracts executives and high-income professionals to the region. This economic vitality directly influences housing demand in upscale areas like Flower Mound.

- There is a strong market for luxury homes in Flower Mound, a city possessing a strong demand for homes priced over \$1 million. This market segment continues to grow as professionals and families seek homes that combine luxury with value. NEO is perfectly positioned to fulfill this demand with its eco-conscious and meticulously designed homes.

- NEO is strongly aligned with the values of affluent buyers, not only by meeting the demands for luxury but also appealing to the modern buyer's values, such as sustainability, luxury and community appeal.

- NEO provides the perfect eco-system for long-term growth. With Flower Mound's professional business climate, strategic location, and growing prestige, Project NEO stands out as a premier opportunity for investors. Its unique approach to luxury and sustainability positions it as a market leader, meeting the needs of an affluent and rapidly expanding buyer base.

This convergence of migration trends, corporate growth, and luxury market dynamics ensures a competitive edge for Project NEO, solidifying its place as the ultimate choice for high-income families and professionals seeking unparalleled quality and lifestyle.



## Current Financial Structure

Project NEO's financial structure is designed to balance strategic investment with efficient project execution. The financial structure is secured through strategic partnerships. ABCO Capital Partners has proposed funding for 50% of the acquisition cost and 85% of the construction costs, dispersed in multiple tranches, contingent upon the criteria below. Additionally, AltFunds Global will provide the bridge loans to cover the liquidity gaps. The land acquisition costs totaling approximately 8 million dollars, with construction costs estimated at \$88 million, is funded contingent on the following criteria:

- \$9MM of collateral is needed to initiate the funding process in order to execute Project NEO, for the acquisition of the raw land, infrastructure and development, home construction, marketing, sales operations.

The Financial Principal *Collateral Investor* is needed for us to establish funds. This determined collateral will be used for Tranches I - IV, a period of approximately 30 months. By month 30, the *Collateral Investor* will be able to relinquish collateral responsibility. Moreover, the same \$9MM Collateral structure may be the used for each tranche, I though IV. The additional collateral needed for the tranche disbursements will be provided by EcoRouge Estates equity gains and other partnerships.

The Financial Principal *Collateral Investor* of \$9MM is offered a competitive equity stake of 10% ownership of EcoRouge Estates, in exchange for their contribution, with projected returns aligning with the robust demand for luxury homes in Flower Mound. The financial model ensures transparency, profitability, and timely delivery, making it a secure and attractive opportunity for stakeholders.



## Transforming Collateral into a Life-Lone Revenue Stream

EcoRouge Estates plans to initiate a lifetime dividend payout structure, ensuring long-term profitability for investors. Starting in year 2, investors will receive quarterly flat-fee dividend payouts. The perpetual payout structure guarantees a consistent and significant income stream for investors, aligning their financial interests with the ongoing success of EcoRouge.

The dividend model offers substantial returns, making it a secure and lucrative investment opportunity. Investors benefit from a steady, predictable income while participating in the groundbreaking EcoRouge Estates vision of sustainable, profitable, and scalable ecological real estate developments.

An optimal example of investor participation involves leveraging collateral

to meet the project's needs. For instance, a collateral investor could elect to use a second home, or vacation property, valued at \$9 million as an asset for the required collateral. This asset, which may not currently generate income, would now create a new revenue stream by partaking in EcoRouge Estates' Project **NEO**. The collateral is only needed for a thirty-month period, after which the investor reclaims full ownership of the asset while continuing to benefit from the long-term profits of EcoRouge Estates.

EcoRouge Estates' vision extends beyond Project **NEO**. The company is poised to replicate this ecological residential development model in a myriad of locations, bringing sustainable luxury living to diverse markets. Furthermore, EcoRouge Estates is actively planning eco-commercial

structures to enhance the surrounding areas of these developments. Leveraging its team's expertise, the company is also in the process of designing the first fully self-sustaining condo in the United States. These complexes will be tailored to meet the needs of areas impacted by natural disasters, with potential sites identified in Asheville, North Carolina, Milton, Florida, and the Pacifica Palisades, California. Project **NEO** also benefits from EcoRouge Estates' proven ability to identify arbitrage opportunities in land acquisition. By securing raw land below future market value, the project achieves a distinct competitive edge, offering luxury ecological homes at a market-driven price while maintaining strong profit margins.





## **Financial Principal** — *Requirements*

To complete the financial and operational structure of EcoRouge Estates – for **NEO** we are seeking an experienced financial principal to join the team. The ideal candidate will be required to provide collateral valued at \$9MM for the bridge loan tranches. The collateral source is required for Tranches I - IV; whereby the same \$9MM asset may be utilized all tranches, which alleviates the need for monetary infusion.

EcoRouge Estates is structured to minimize the involvement of the financial principal in time-intensive project management tasks. The development team consists of top-tier experts with vast experience in luxury and ecological residential projects, ensuring all

operational, design, construction and sales aspects are managed with excellence. This allows the financial principal to act as a silent partner, contributing collateral and expertise without direct engagement in day-to-day project execution.

In exchange for their contribution, the financial principal will receive a 10% equity stake in EcoRouge Estates, securing a substantial share in the project's returns. This arrangement offers a low-effort, high-reward opportunity for the financial principal to align with an innovative and lucrative development in a thriving market.



| Month | Date             | Tranche | Capital Firm          | Funding Amount | EcoRouge Estates        | Financial Principal    | Phase                  | Action Steps   |
|-------|------------------|---------|-----------------------|----------------|-------------------------|------------------------|------------------------|--|
| 1     | March of 2025    | 1       | ABCO Capital Partners | \$4,000,000    |                         |                        | Acquisition            | <ul style="list-style-type: none"> <li>- Acquisition of 26 acre Raw Land</li> <li>- Completion Due Diligence</li> <li>- Finalization of the Master Plan</li> <li>- Finalization of Architectural Blueprints (26 homes)</li> <li>- Completion of Licensing and Permits</li> </ul>                           |
|       |                  | 1       | AltFunds Global       | \$5,600,000    |                         | \$9,000,000 collateral |                        |  |
| 4     | June of 2025     | 2       | ABCO Capital Partners | \$31,897,845   |                         |                        | Construction Phase I   | <ul style="list-style-type: none"> <li>- Building of infrastructure and amenities for the entire 26 acres</li> <li>- Construction of the 1st 26 eco-homes</li> <li>- Pre-sales of new construction eco-homes</li> <li>- Selling of new eco-homes</li> <li>- Pre-sales of 2nd Phase of eco-homes</li> </ul> |
|       |                  | 2       | AltFunds Global       | \$11,173,311   | \$2,173,311 collateral  | \$9,000,000 collateral |                        |  |
| 10    | December of 2025 | 3       | ABCO Capital Partners | \$47,995,760   |                         |                        | Construction Phase II  | <ul style="list-style-type: none"> <li>- Shareholder's Return on Investment</li> <li>- Construction of the 2nd 26 eco-homes</li> <li>- Pre-sales of 3rd phase of eco-homes</li> <li>- Selling of 2nd phase eco-homes</li> </ul>  |
|       |                  | 3       | AltFunds Global       | \$16,287,266   | \$14,000,000 collateral | \$9,000,000 collateral |                        |  |
| 17    | July of 2026     | 4       | ABCO Capital Partners | \$44,170,128   |                         |                        | Construction Phase III | <ul style="list-style-type: none"> <li>- Shareholder's Return on Investment</li> <li>- Construction of 3rd phase of 10 eco-homes</li> <li>- Selling of 3rd phase of eco-homes</li> </ul>   |
|       |                  | 4       | AltFunds Global       | \$18,212,998   | \$17,000,000 collateral | 9,000,000 collateral   |                        |  |
| 30    | August of 2027   | 5       | ABCO Capital Partners | \$14,299,812   |                         |                        | Construction Phas IV   | <ul style="list-style-type: none"> <li>- Shareholder's Return on Investment</li> <li>- Final sales of homes</li> <li>- Final loan pay-off</li> </ul>   |
|       |                  | 5       | AltFunds Global       | \$7,610,539    | \$11,000,000 collateral |                        |                        |  |

\* AltFunds Global provides the Financial Principal needed for the ABCO Capital Partners

— by February 14th of 2025

### Next Steps |

- 🌀 Review and discuss partnership terms, collateral requirements, and timeline
- 🌀 Sign partnership agreement to formalize collaboration.

— by March 1st of 2025

- 🌀 Begin project execution and tranche disbursement as per financing schedule



photos by Nikiomahe