



ECOROUGE
- ESTATES -

A New World —

Project NEO

New Experience Operations —

Bridges the gap existing within our current way of living

EcoRouge Estates is at the forefront of real estate development by laying the foundation for the future patterns of 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-condos, featuring complete sustainability, unlimited food supply, 100% filtered, pure water sources, self-functioning power; made with materials and designs conducive to climatic regulations and legacy home builds, positioned within a paradisaal atmosphere using advanced sel-sustaining water irrigation methods.
- Community experiences involve wholesome activities and events, and avenues of healing with easy access to *Blue Zone Living*.

With an ROI projection of 34.72% (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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Residential Community

EcoRouge Estates is developing a luxury ecological residential community in the heart of Flower Mound, Texas, offering a unique fusion of high-end living and sustainability. Spanning 26 acres, the development consists of 52 to 62 luxury homes, featuring eco-... designs, permaculture landscaping, and premium amenities, including:

- Waterfalls and running water over rock formations
- Infinity Swimming Pools
- Yoga pavilion and meditation areas
- Sports and wellness spaces
- Paved scenic nature trails weaving through preserved green landscapes

EcoRouge Estates is designed to blend seamlessly within its surroundings, preserving as much natural forestry as possible while integrating advanced, self-sustaining water irrigation methods to enhance the region's arid ecosystem.

A Unique Global Lifestyle Offering

A defining feature of Project **Neo II** is the integration of a luxury vacation residence program, where each homeowner enjoys a one-month, all-expenses-paid stay at a Blue Zone luxury resort in Costa Rica every year. This bundled vacation experience offers an exclusive global lifestyle component, making homeownership within EcoRouge Estates not just a residence, but a gateway to a healthier, longevity-focused way of living.

Exclusive Licensing for Renewable Energy Sources

EcoRouge has partnered with New Blue Solutions to implement self-sustaining irrigation methods that support permaculture, abundant plant and tree life, water sourcing, waste management, and advanced water filtration systems—ensuring pure, healthy water for every resident.

Additionally, New Blue Solutions holds an exclusive license with SolarisKit Ltd. for the integration of innovative water heating solutions. This partnership is a key component in enabling the eco-community to achieve NET 0 sustainability.

Key Highlights

Number of Homes:

- 26 to 31 homes (3,000 sq. ft.) priced at \$1.44 million and up
- 26 to 31 homes (5,000 sq. ft.) priced at \$2.44 million and up

Target Market:

High-net-worth individuals seeking sustainable, luxury living.

Sustainability Features:

- Solar panels and energy-efficient home designs
- Rainwater harvesting and self-regulating irrigation systems
- Permaculture landscaping and regenerative green infrastructure

- Naturally enhanced microclimates for air purification and cooling effects

EcoRouge Estates is more than a luxury neighborhood — it is a new paradigm in real estate that demonstrates how sustainable land development can coexist with modern luxury.

Financial Overview

- Total Project Cost:
approximately \$88 million
- Projected Revenue from Home Sales:
approximately \$130 million
- Projected Profit:
\$33 million (33.08% profit margin)
- HOA Revenue:
\$62,000 annually, \$620,000 (10 years)

Potential Expansion:

The development allocates space for 10 additional homes, further increasing profitability.

This project presents a highly lucrative opportunity, meeting the growing demand for eco-conscious luxury homes. By integrating sustainability with premium design, EcoRouge Estates is positioned to attract affluent buyers who value both exclusivity and environmental responsibility.

FUNDING REQUEST

We are seeking funding to develop a luxury ecological residential community in Flower Mound, Texas, consisting of 52 high-end homes set on 26 acres of lush, permaculture-inspired landscapes. The development will include premium amenities such as two waterfall pools, a yoga pavilion, sports areas, and scenic walking trails. A unique feature of this project is the integrated vacation residence program in Costa Rica, offering homeowners an annual one-month stay at an all-inclusive luxury resort.

This development addresses the rising demand for **eco-conscious luxury living**, combining sustainable design with a premium lifestyle. We are seeking a total of **\$88 million** to bring this project to life.

Total Funding Required

We require between **\$88 million** to fully fund the project. Below is the detailed breakdown of how the funds will be allocated:

- **Land Acquisition** — approximately \$8 million for the purchase of 26 acres in Flower Mound, Texas.
- **Construction and Development** — \$57.2 million to \$68,200,000 for the construction of 52 to 62 homes, including 26 - 31 homes at 3000 sq. ft. and 26 - 31 homes at 5000 sq. ft. priced at \$275 per square foot.
- **Sustainability Features and Landscaping** — \$1 - \$2 million for permaculture landscaping, solar panels, and energy-efficient systems.
- **Community Amenities** — \$3 million for the construction of the gated entrance, waterfall pools, yoga pavilion, and sports areas.
- **Marketing and Operational Costs** — \$7 million to cover pre-sales, marketing, and management for the first two years of operation.

FUNDING REQUEST

Use of Funds

The funds will be deployed across multiple aspects of the project:

- Land acquisition and securing zoning approvals.
- Infrastructure development, including utilities, roads, gated entrance, and development of shared amenities
- Sustainable landscaping, energy-efficient installations, and community finishing.
- Phased home construction

Funding Structure

We are open to multiple types of funding structures, including:

- **Equity Investment** — We are offering equity stakes in the development in return for funding. Investors will receive a share of the project's profits and potential capital gains.
- **Debt Financing** — If the preference is for debt financing, we can negotiate favorable loan terms, including interest rates and repayment schedules.
- **Hybrid Financing** — A combination of both equity and debt financing is also an option, depending on investor preferences.

Payback Period — Based on the construction timeline and expected home sales, investors can expect a **payback period of 3-5 years**, with full returns anticipated once the majority of homes are sold. Early pre-sales will help accelerate cash flow and reduce time to return.

Return on Investment (ROI)

Investors can expect competitive returns based on the sale of the 52 homes and additional ongoing revenue streams:

- **Home Sales Revenue** — The 52 homes are projected to generate a total of **\$100,880,000** from sales, with 26 homes at 3000 sq. ft. priced at \$1.44 million and 26 homes at 5000 sq. ft. priced at \$2.44 million. The 62 homes are projected to generate a total of **\$120,280,000**, with 31 homes at 3000 sq. ft. priced at \$1.44 million and 31 homes at 5000 sq. ft. priced at \$2.44 million.
- **HOA Fees** — Homeowners will pay an annual **\$1,000 HOA fee**, generating an additional **\$520,000 to \$620,000** (10 years) to cover maintenance and management costs.
- **Estimated Profit** — The total project cost is estimated at **\$88 million**, with projected profits up to approximately **\$33 million**. This results in a healthy profit margin of approximately **31%**.

Risk Analysis & Mitigation

While the project is positioned to succeed based on market demand and unique value propositions, we acknowledge potential risks and have developed strategies to mitigate them:

- Land Value Assessment — The average cost per acre of land in Flower Mound, Texas, is approximately \$800,000, bringing the total valuation of the 26-acre parcel to **\$20,800,000** as raw land, prior to construction. The first phase of development will focus on two key objectives:
 - Establishing property infrastructure, including electrical and water connections to each section of the site.
 - Constructing amenities and pathways to ensure the entire 26-acre parcel is fully prepared for potential subdivision and resale as individual parcels, serving as a contingency plan to safeguard investor interests.

This phased approach guarantees a secure investment within the first two tranches. Additionally, once the initial homes are constructed, they will contribute to the overall equity of the development, further strengthening company assets.

- Market Fluctuations — The eco-luxury residential market in Texas is robust, but to mitigate potential downturns, we will implement phased pricing and flexible sales strategies.
- Construction Delays — We have partnered with experienced contractors and included a contingency fund of 10-15% to account for delays or cost overruns.

Investor Benefits

This project offers several unique benefits to investors:

- Access to a fast-growing market of **eco-conscious, luxury homebuyers**.
- A highly differentiated offering through the **Costa Rica vacation residence program**, adding substantial value to the development.
- Significant profit margins with a **strong ROI** within a relatively short timeframe.
- The ability to invest in a project that aligns with **sustainability** and **experiential luxury**, two key trends shaping the future of real estate.

We are seeking investors to join us in developing this one-of-a-kind luxury ecological residential community. With its unique mix of sustainability, high-end living, and extended plans for an integrated vacation experience, this project is poised for success.

The total funding required is **\$88 million**, with structured options for equity, debt, or hybrid financing. We are confident that this project will deliver strong financial returns, along with long-term sustainability and experiential value.



EcoRouge Estates Inc. is an ecological real estate development company based in Dallas, Texas. The company was developed to provide solutions for today's problems within land development and construction. The company will achieve this by incorporating improved and fire-resistant building materials, sustainable technology and innovative methods.

We are able to implement advanced technologies to provide sustainable housing and community development with our strategic partnerships. Self-sustaining water irrigation methods for landscapes and permaculture forestation, water purification filtration systems, and water and waste management systems are licensed through our partner company, New Blue Solutions, who also serves as a civil engineer consultant. Energy efficient methods and sustainable technologies for power are designed and incorporated by the LEED accredited and top eco-architect in the Dallas area, GGO Archtiects.

We create sustainable and rejuvenating living experiences for health-conscious families. The intention is to create a community of ecological living, including eco-commercial buildings, to blend with our ecological neighborhoods. Furthermore, our team possess the capability to build eco-

Company Overview

commercial buildings, as well as self-sustaining condos. The vision encompasses a commercial environment of solar, tempered glass window structures submerged within vibrant plant life and trees, using our advanced, self-sustaining water technology components. To serve the new ecological community development, ADD Centers will be composed of ethical business practices condusive to enhancing our well-being. Businesses are vetted based on their philosophy, mission and/or source of materials used for products sold. For example, wholistic thereputic services, plant-based medicine, organic apparel, yoga, children's enrichment programs, etc.

Business Origins

EcoRouge was founded to provide unique and harmonious living experiences in the lap of nature. The responsible company was born out of a deep appreciation for the natural, majestic beauty of rain forests and forestation, and a desire to do everything possible to *preserve* the essential rainforests and forestry across the earth. Since land development is inevitable, EcoRouge creates a community of environmentally conscious thinkers, developing in alignment with nature, while focusing on *preservations*, replanting and the development of authentic community. We believe that by embracing sustainable methods and fostering a sense of community, we can create a place where people will evolve in a more advanced manner, and thrive together as a whole.

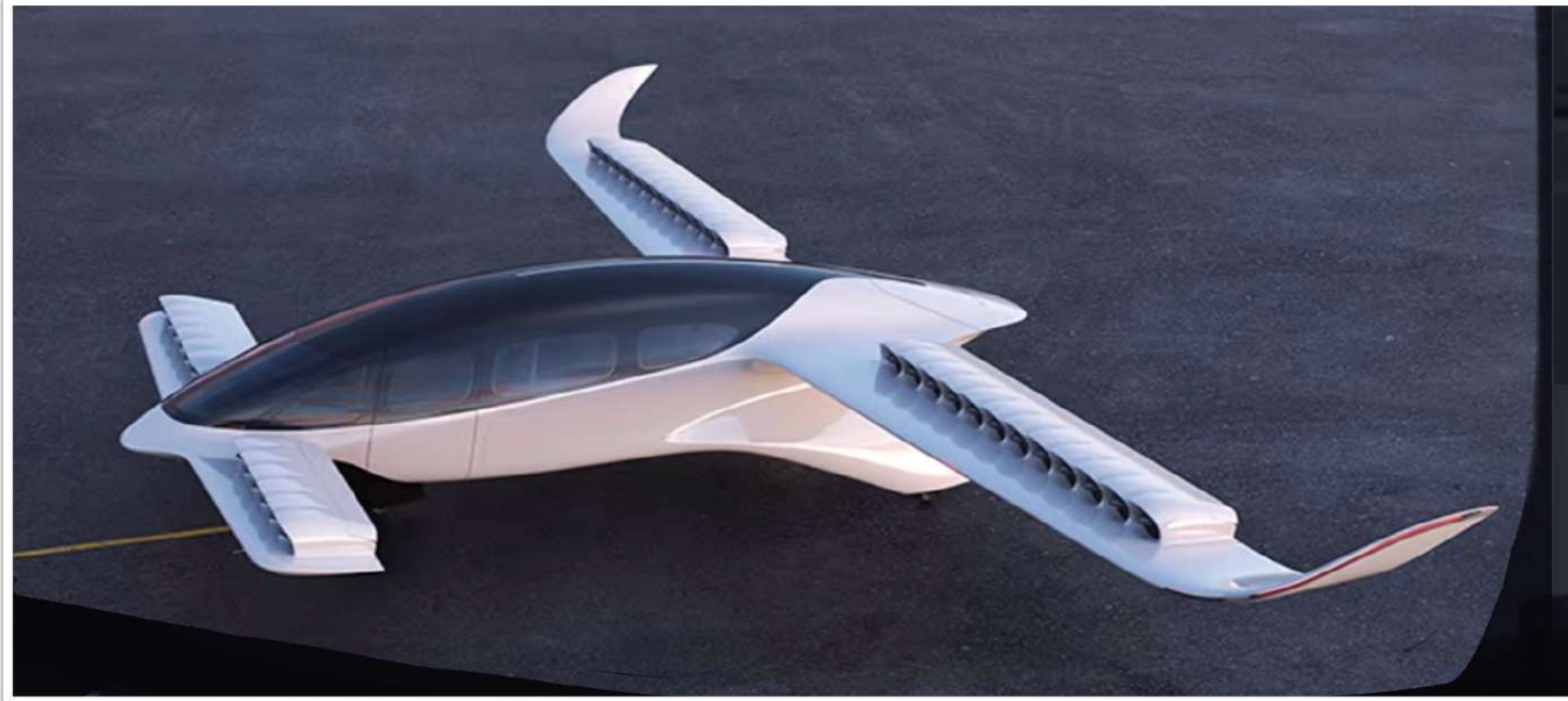
PROJECT NEO II

The extended template encompasses the joining of a sister location in Costa Rica. An actual paradise of 3 beaches within the vital areas of Blue Zone Living. While Costa Rica already holds stringent regulations safeguarding the over-production of the rain-forests, the 3-Beach Property provides an enormous rain forest preservation of over 400 acres. The enchanted 3-Beach Property is zoned for resort and villa living, as well as future ecological development for residential and commercial expansion.

Project **NEO II** offers ecological resort and villa accommodations with private beaches of the Southern Pacific Coast of Costa Rica.

Re-creational amenities available, provide a myriad of natural healing modalities and adventurous activities to accommodate for the residents of EcoRouge's partnering properties, beginning with its future Flower Mound Community and Asheville, North Carolina locations. From sound healing baths, waterfall mineral treatments, to snorkeling and horseback riding, the featured amenities will captivate all ages from children to the elderly in need of vital life activities, sparking joy and natural healing solutions.

Packages include easy traveling from Dallas to Costa Rica via first class international air travel. To alleviate the discomforts of shuttle bussing throughout the winding roads of



Costa Rica, our partnering company, Lilium Air Mobility, provides helicopter travel to the southern pacific coastal areas.

Ecological community developments of Costa Rica serve as an inspiration for visionary M. Rougel. A prime example of ecological community development success is shown in this clever mindset, where a Costa Rica ecological community development sold ALL 52 parcels of land within the first year.

This vast amount of territory in Costa Rica will benefit the future endeavors of EcoRouge Estates, thereby eternalizing company profits.

With future opportunities for the purchase of secondary land in Costa Rica, aligns with the evolution of our means of work orientation.

The future of working remotely from your computer, where ever you are in the world, is here now, and purchasing, or long-term vacationing, in a slice of paradise on a private beach is not so far off the radar.

Targeting the expanding wellness market, EcoRouge presents each property and parcel with beautiful exotic flowers and fruit-bearing shrubs and trees, gorgeous landscape with private nooks for each home and or vacant parcel — to make available on the mainstream real estate platforms. Furthermore, residents and or other enthusiasts will have a chance to purchase ROUGE-LOTS embarking opportunities with a high ROI, and or future getaway options.

See page 67 - 119 , for further details

EcoRouge believes that capital effects our shared experience on this earth. The behavior patterns companies embrace, and the placement of capital, is critical to our future. Nili Gilbert of Glasgow Financial Alliance points out that financial capital has a huge role to play in our shared success or our shared failures. It is vitally important for our capital providers, or long term shareholders, to focus on business models embracing methods to sustain and heal our eco-systems.

Changing market trends, changes the world. It is time to fix the market, and NOT continue to contribute to antiquated behavior traits. During this period of human and production expansion, the mission of EcoRouge is to protect our forestation and our water supplies, through the use of methods dedicated to augment growth, while providing solutions to heal our planet, so that we can essentially change the trajectory of our climate and human evolution.

Earth and humanity is at a critical point and we do not have years to look for problem solving innovations within business trends and development. EcoRouge provides solutions for the NOW, with its 0 carbon emissions business model.

It is essential to consider the stabilization of our earth from a wholistic perspective. The company turns attention to more sensible ways to develop raw land AND nontoxic production habits within the textile industry. EcoRouge achieves Net 0 by instilling the

fundamental methods needed for deep decarbonization. Cutting edge technology and innovative science-based methods are used by EcoRouge to TRANSFORM the existing real-estate development models and textile dying processes.

The advanced methods incorporated by EcoRouge, essentially heal the **planet**, and **people**, while still **profiting**. Since climate change is effected by the unethical practices of humans and large corporation business endeavors, EcoRouge provides a business model, intended to instill new trends in forestry *preservation*, proper human expansion and proper use of resources for textile production across the globe. The current models disrespect the earth, our resources and of our fellow people, on a global scale. There is more power and fine profits, in developing in harmony with nature, while contributing to our earthly *preservation*.



Investing in EcoRouge is a prime opportunity to capitalize with a business providing solutions to solve climate change. The existing outdated standard procedures of real estate development of raw-land account for over 30% of carbon emissions, while industrial production accounts for another 30%. Additionally, industrial wastes contaminate our lands and water supplies across the globe. Every second, 13 tons of hazardous waste is produced, amounting to over 400 million tons of hazardous waste each year, with a 400-fold increase in hazardous waste generation. Deforestation and massive contamination causes disease and leaves lands uninhabitable across the globe.

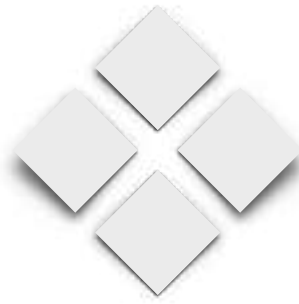
EcoRouge is able to transform these market trends, and profit. Most importantly, home-buyers and consumers are seeking out eco-ways of living. EcoRouge provides solutions for raw land development and heavy industrial waste problems; through the implementation of the latest innovations in technology, to modern design efficiencies and features, to the usage of specific healthy raw materials during production. For example, sustainable and efficient technologies are incorporated into new home builds, minimal portions of lush land sources are excavated for new building construction, etc. The company aims to provide healing patterns rather, and encourages the growth of surrounding plant life and trees, through the use of water extraction and stimulation technologies in dry and arid places,

such as Dallas. Moreover, along with the cultivation of raw materials used for production means; all methods inevitably heal the earth and the people, while simultaneously, preventing the contamination that is caused by today's standard methods.

For an investor to continue contributing capital gains to companies with long term plans of 30 years to reduce to 0 carbon emissions model, when changing patterns within land development and production need to change now; the investor's "impact" is still negative. The only positive impact is to devise new Net 0 business models, to NOW blend into the market, and influence current economic market systems.

It is time for investors to aggressively scale and imperative to contribute to a business that aims to restore value in our planet and in people. EcoRouge is launching 0-percent carbon emission models to heal us.

*“The earth should never be polluted on a mass scale and no one should be allowed to uproot thriving forestation anywhere on the planet. Current problems, are addressed by EcoRouge, in collaborations with Don MacLean, Gary Olp, Angie Willyoung & Saidika Organization — **action-based solutions are underway!**”* — founder of EcoRouge



Join us in creating a community that's not only luxurious but globally connected and environmentally responsible. Contact us today to discuss investment opportunities and how you can be part of this transformative real estate development.

Exclusive Investor Benefits

- **High Return on Investment (ROI):** With a well-defined target audience and a strong market position, investors can expect healthy returns from the home sales, boosted by the unique vacation experience that differentiates these properties. The eco-luxury niche is fast-growing, offering a secure exit strategy through property resales or long-term leasing opportunities.
- **Minimal Market Competition:** The combination of luxury ecological living with a globally curated vacation experience (through the Costa Rica timeshare) presents minimal direct competition in the Flower Mound market. This strategic advantage reduces risk and ensures that the development will stand out to buyers.

Proven Luxury Market

- Flower Mound, Texas, has a proven track record of attracting affluent buyers, and the price points we've established fall squarely within the expectations for luxury homes in this market. Coupled with the added value of the timeshare experience, this creates an attractive proposition for potential homeowners.

This investment is more than just a financial opportunity—it's a chance to be part of a movement toward sustainable, experience-driven luxury real estate. Our homes cater to the environmentally conscious, luxury-seeking homeowner, offering a balance between indulgence, well-being and responsibility. As investors, you are positioning yourself at the forefront of the next generation of residential living.

Step into the next era of luxury real estate investment. Our exclusive 52-home ecological residential community in Flower Mound, Texas, merges high-end living with a commitment to sustainability and global lifestyle experiences. This project offers discerning investors a unique opportunity to be part of a rapidly growing market segment: affluent buyers seeking eco-conscious, luxury homes that deliver not just living space, but a lifetime of experiences.

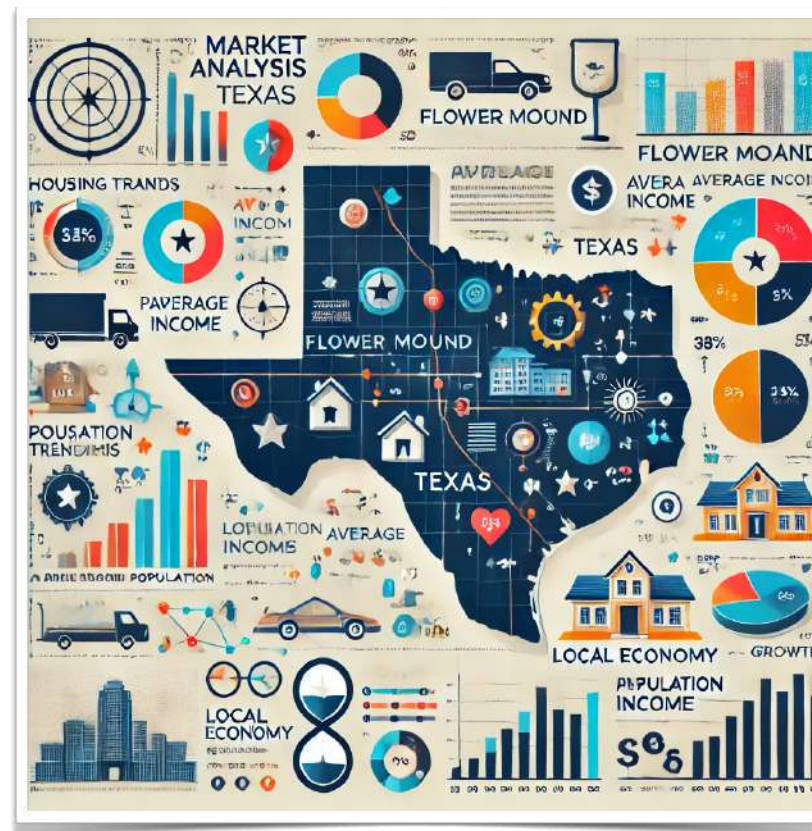
Why Invest in This Project?

- **Strong Market Demand for Eco-Luxury Homes:** The demand for luxury, eco-conscious real estate is surging as high-net-worth individuals prioritize sustainability without sacrificing comfort. Situated in the desirable Flower Mound area, this development taps into a niche market, offering buyers a rare blend of exclusivity, sustainability, and immersive lifestyle.
- **One-of-a-Kind Costa Rica Exclusive Retreat Integration:** Each homeowner receives an unparalleled benefit: a one-month, all-expense-paid vacation every year at a EcoRouge's Costa Rica luxury resort, bundled into the cost of the home. This offering enhances the property's market appeal, setting it apart from competing developments. Buyers not only purchase a home, but secure a recurring luxury travel experience — making these homes even more desirable and ensuring faster sales.
- **Financial Potential:**
 - **Home Sales Projections:** With prices ranging from \$1.44 million to \$2.44 million, the development is projected to generate approximately **\$100 million** in total home sales revenue. With the allocation of space for 10 additional homes, the development can be projected to generate up to **\$130 million**
 - **Appealing Profit Margins:** With construction costs carefully managed at \$275 per square foot and the inclusion of high-end amenities, the project is poised to deliver strong profit margins, even after factoring in the Costa Rica timeshare offering.
- **Sustainability as a Market Differentiator:** Our community is built on the principles of sustainable design and ecological harmony. Each home is surrounded by permacultured landscapes, energy-efficient features, and environmentally conscious amenities. This commitment to sustainability positions the project as a forward-thinking investment, aligned with global environmental trends and buyer preferences.

Flower Mound, Texas, located in the heart of Dallas-Fort Worth (DFW) metroplex, has become a highly desirable suburban community due to its excellent schools, proximity to major employment hubs and high quality of life. The location offers convenience for commuters working in Dallas, Fort Worth, or the nearby corporate hubs, such as Plano, Frisco and Irving. The DFW International Airport is close by, making it an attractive location for professionals who travel frequently.

There is an influx of new residents seeking suburban living with easy access and leisure amenities. Propitiously, the planned infrastructure projects, include road expansions and improved access to parks and trails will further boost the town's appeal as desirable residential community.

The residents of Flower Mound are families and professionals who are well-educated, health-conscious, and environmentally aware. Their focus on wellness and healing practices is integrated with their desire for sustainable living. Residents and homebuyers are increasingly seeking homes that align with their values around sustainability and healthy living environments, and are showing a growing interest in eco-homes that incorporate sustainable materials, energy-efficiency and



environmentally conscious modern design features.

Buyers in Flower Mound are particularly focused on larger homes with modern amenities to enhance their quality of life. Eco-homes that support wellness-focused lifestyles through design features, such as natural lighting, spaces for meditation or yoga, etc. Due to high amount of people working from home, buyers seek out special amenities, i.e. spaciousness, large backyards, outdoor amenities, close proximity to nature, etc. Additionally, there is a growing desire for healing practices that

emphasize natural methods and holistic approach to health, while residents are looking for convenient natural healing practices and organic and plant-based diets.

With home prices seeing significant appreciation over the past decade, the market continues to grow. Standard home prices are rising due to high demand and shortage of housing inventory. Flower Mound housing market is expected to continue to appreciate, reflecting the broader trends in the DFW area. With ongoing corporate relocations and the continuing shift towards remote or hybrid work, Flower Mound will remain an attractive option for families and professionals seeking sustainable suburban living.

Currently there is a need for builders and developers to respond to the growing demand for eco-friendly homes by incorporating smart and sustainable systems and communities. The demand for sustainable developments increases, as more home-buyers prioritize energy efficiency, healthy living enjoyments and sustainability. Moreover, there is an increased need of integration of wellness. Eco-homes immersed within a sustainable living format within nature preserves, promotes physical and mental well-being, is becoming highly desirable.

MARKET ANALYSIS



\$4,133,000

Residential

7517 Sunnyview Lane
Flower Mound, Texas 75022
5 bd • 4 ba • 4,359 sqft
MLS #20782115



\$3,790,000

Residential

1142 Jefferson Court
Bartonville, Texas 76226
5 bd • 6 ba • 5,815 sqft
MLS #20721138



\$3,200,942

Residential

2702 Kentucky Derby Drive
Bartonville, Texas 76226
5 bd • 7 ba • 5,300 sqft
MLS #20627234

The luxury real estate market is evolving with affluent buyers increasingly prioritizing sustainability, wellness and environmental consciousness in their home choices. However, the availability of developments that combine true ecological responsibility with high-end living remains limited, especially in prime locations like Flower Mound, Texas.

In Flower Mound, where demand for luxury homes continues to rise, there is a gap in the market for upscale communities that offer both eco-conscious design and the luxury amenities expected by high-net-worth buyers. Homeowners are seeking properties that reflect their values of sustainability without compromising on quality, comfort, or lifestyle.

Droves of people are looking for a more authentic ways to connect: with their purpose and with others. A community built for the sole purpose to evolve and thrive in harmony with the earth and each other. The ideal way of life involves enjoyment within all aspects of life, while supporting their desired and purposeful outlet.

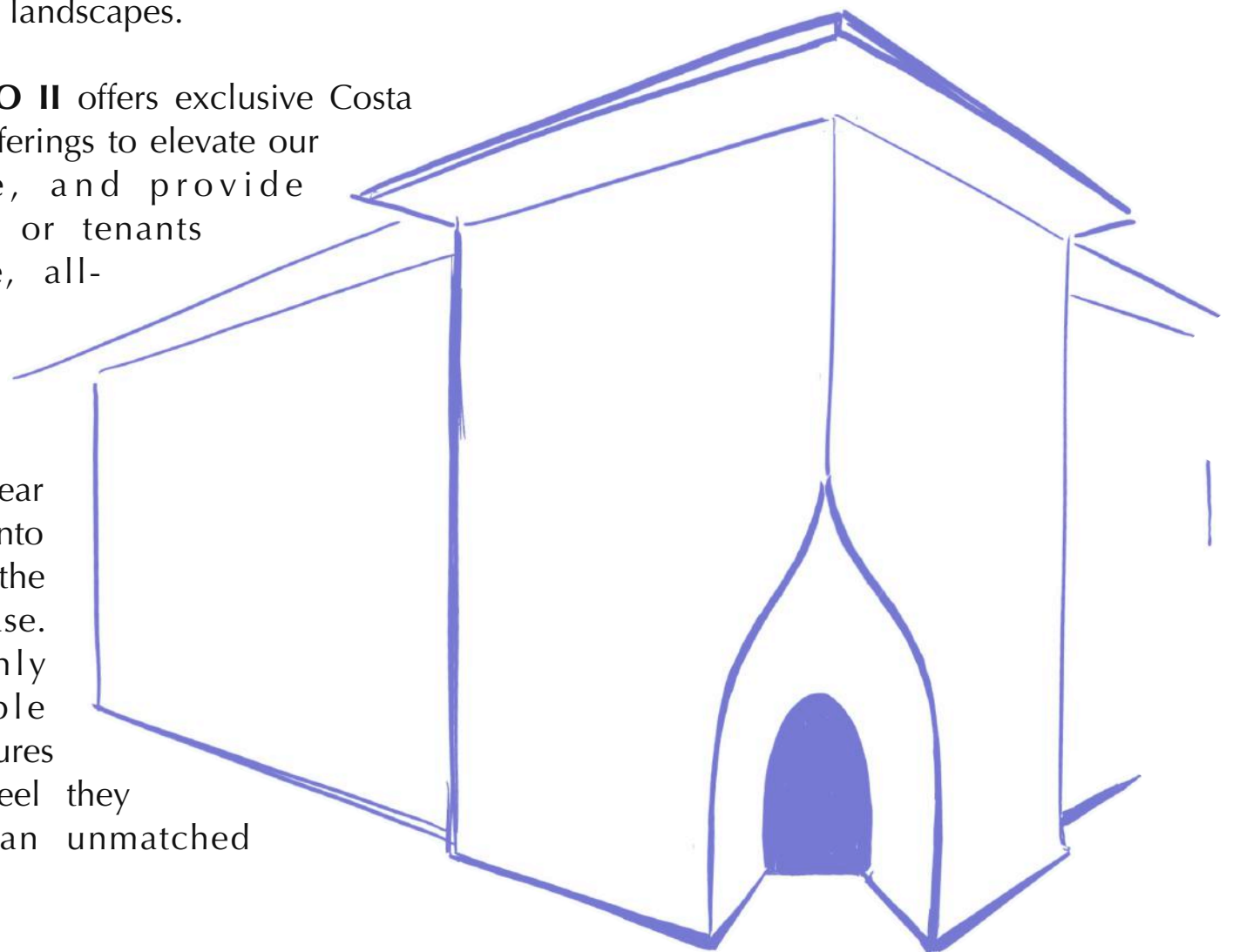
Solution: *A Unique Blend of Luxury and Sustainability*

Our project directly addresses this gap by offering a one-of-a-kind luxury ecological residential community in the heart of Flower Mound. This development combines the best of both worlds — high-end, spacious homes integrated with sustainable features and set within permacultured landscapes.

Moreover, **NEO II** offers exclusive Costa Rica retreat offerings to elevate our experience, and provide homeowners or tenants with unique, all-inclusive month-long vacation in a luxury villa resort every year — bundled into the price of the home or lease. This not only adds tangible value but ensures that buyers feel they are getting an unmatched

experience that aligns with their environmental values and desire for luxury living.

By addressing the growing demand for sustainability and exclusivity, we position this community as the answer to modern luxury buyers' needs, offering a lifestyle that harmonizes luxury, wellness, and environmental stewardship.



Our luxury ecological residential community in Flower Mound, Texas, stands out in the luxury real estate market with a unique blend of sustainability, experiential value, and premium amenities. The key competitive advantages that position this development above traditional luxury communities are considered here.

EcoRouge's integration of the Costa Rica Vacation Residence Program elevates homeownership, offering residents a built-in luxury travel experience that aligns with their lifestyle, enhancing the property's appeal and value. The vacation residence program sets us apart in the market, offering a compelling reason for high-net-worth

individuals to choose our community over others.

Our commitment to sustainability is unwavering, and reflect the values of today's market needs. From permaculture landscaping to energy-efficient systems like solar panels and rainwater harvesting, we're committed to reducing environmental impact. Permaculture landscaping and native plantings provide natural beauty while supporting biodiversity, minimizing water use, and creating a harmonious environment for residents. These features meet the growing demand for sustainable, green living and appeal to buyers who prioritize ecological responsibility alongside luxury.

These amenities provide a wellness-focused lifestyle, offering residents spaces to relax, exercise, and enjoy nature within their community. This emphasis on wellness adds another layer of appeal, particularly for affluent buyers seeking a healthy, balanced lifestyle.

Flower Mound is a prime location, with a growing luxury real estate market, makes our community ideally situated to capture demand from affluent buyers in the region.

Alongside traditional homeownership, we provide flexible leasing options, allowing residents to rent out their homes or their Costa Rica vacation residence, offering a flexible asset for buyers. This option provides additional financial value to homeowners, giving them the potential to generate rental income if they do not occupy the property year-round.

With its unique vacation residence program, commitment to sustainability, exclusive amenities, and prime location, our community offers an unmatched living experience. These advantages collectively position this development as a top choice for buyers seeking luxury, environmental responsibility, and global lifestyle experiences.



Our development includes high-end amenities rarely found in traditional communities, including two waterfall pools, a yoga pavilion, sports areas, and paved forest trails.

Ecorouge Estates adopts a business model to enhance wealth. Based on our market research and projected sales, we expect to generate a substantial revenue by our 2nd year of operation. With a growth rate of 10% per year, we anticipate steady expansion and increased profitability. Profits are generated through multiple streams of revenue.

Financial goals are achieved by strictly abiding by, and remaining within, the budget of the financial parameters set forth. We have carefully planned our budget, considering factors: land acquisition, construction costs, costs of amenities, administrative and property management, marketing expenses, ongoing management and maintenance of staffing requirements; for NEO II, cost involving retreats, therapy services and excursions. With a team of dedicated professionals to turning profit in alignment with preservation, our ability to deliver exceeds customer service expectations and maintains high standards of quality across all of our offerings.

Founder of EcoRouge, M. Rougel is poised, and deeply connected, and has determined a team of professionals at the top of their field to join EcoRouge in becoming a leading player in the real-estate development of ecological neighborhoods, while vastly contributing to the acts of forestry preservation. With our unique blend of ecological neighborhood amenities, staying true to our commitments, and fostering a sense of community, we are confident in our ability to achieve long-term attraction, success and growth.

During the development of the properties, the launch of a promotional campaign featuring New Ecological Real Estate Opportunities — Sustainable Living Solutions, will gain attraction through the advocacy and promotion of the Blue Zone influenced community living.. a momentum of sales will set the stage. EcoRouge intends to provide a systematic and seamless process of sales, to accommodate experiences of ease during transactions.



Revenue Breakdown

The primary source of revenue for EcoRouge Estates is the sale of 52 to 62 luxury homes, executed over three phases, complemented by annual HOA fees from homeowners.

Home Sales Revenue

- **Phase 1 (26 Homes):**
 - **3,000 sq. ft. Homes (13 units):** \$1.44 million per home, totaling \$18.72 million
 - **5,000 sq. ft. Homes (13 units):** \$2.44 million per home, totaling \$31.72 million
 - ▶ **Phase 1 Revenue:** \$50.44 million
- **Phase 2 (26 Homes):**
 - **3,000 sq. ft. Homes (13 units):** \$1.44 million per home, totaling \$18.72 million
 - **5,000 sq. ft. Homes (13 units):** \$2.44 million per home, totaling \$31.72 million
 - ▶ **Phase 2 Revenue:** \$50.44 million
- **Phase 3 (10 Homes):**
 - **3,000 sq. ft. Homes (5 units):** \$1.44 million per home, totaling \$7.2 million
 - **5,000 sq. ft. Homes (5 units):** \$2.44 million per home, totaling \$12.2 million
 - ▶ **Phase 3 Revenue:** \$19.4 million
 - ▶ **TOTAL Home Sales Revenue:** \$50.44M (Phase 1) + \$50.44M (Phase 2) + \$19.4M (Phase 3) = **\$120,280,000 million**

HOA Revenue

- Annual HOA fee per home: \$1,000 | Total homes of 62
 - ▶ Annual HOA Revenue: \$62,000
 - ▶ **TOTAL HOA Revenue** (for 10 years): \$62,000/year for 10 years = **\$620,000**
 - ▶ **TOTAL Combined Revenue (Home Sales + HOA Fees):** \$129.6 million (home sales) + \$602,000 (HOA fees) = **\$120,900,000**

Leasing Options: Leasing the homes is always an option and would generate ongoing rental income

- ▶ Potential monthly rental income could range from \$312,000 to \$520,000 per month, depending on rental rates and the number of homes leased

FINANCIAL SUMMARY

Cost Analysis

● **Land Costs:** Flower Mound, Texas (26 acres): \$8,000,000

● **Construction Costs:**

● **31 homes at 3,000 sq. ft.:** Construction cost \$275 =
\$825,000 per home

▶ Total construction cost: $\$825,000 \times 31 = \$25,575,000$

● **31 homes at 5,000 sq. ft.:** Construction cost \$275 =
\$1,375,000 per home

▶ Total construction cost: $\$1,375,000 \times 31 = \$42,625,000$

▶ **Total Construction Cost (62 homes) =**
\$68,200,000

● **Amenities Construction & Landscaping:**

● **Security Entrance and Gating:** \$500,000

● **Waterfalls and Swimming Pools:** \$800,000

● **Gardens, Sports Area, and Pavilion:** \$700,000

● **Paved Trails & Permaculture Landscaping:** \$1,000,000

▶ **Total Amenities Cost:** \$3 million, plus

● **Ongoing Maintenance and Operations:**

● **Staff (security, maintenance, landscaping):** ~ \$300,000
annually

● **Utilities (common areas, pools, etc.):** \$150,000 annually

● Other

Gross Profit

Total Estimated Income = \$130,220,000
(home sales and annual HOA income for 10years)

Total Estimated Expenses = \$87,000,000
(land, construction, amenities, loan structure terms, etc.)

Gross Profit = \$43,220,000

Operating Expenses = \$13,022,000
(estimated at 10% of revenue, primarily for marketing,
administration and operational management)

Net Profit = \$30,198,000

ROI = 34.72 %

Land Acquisition Costs

Total Land Area — 26 acres in Flower Mound, Texas

- **Total Land Acquisition Cost: ~ \$8 million**

Construction & Development Costs

Home Construction

- **Number of Homes:** 52 - 62 luxury homes
 - . 26 - 31 homes at 3000 sq. ft. each
 - . 26 - 31 homes at 5000 sq. ft. each
- **Cost per Square Foot:** \$275 per sq. ft.
- **Construction Costs for 3000 sq. ft. Homes:** \$825,000 per home
 - . Total for 26 homes = \$21,450,000
 - . Total for 5 homes = \$4,375,000
- **Construction Costs for 5000 sq. ft. Homes:** \$1,375,000 per home
 - . Total for 26 homes = \$35,750,000
 - . Total for 5 homes = \$6,875,000 (from equity)
- **Total Home Construction Costs:** \$68,200,000
 - . Total for 52 homes = **\$57,200,000**
 - . Total for 10 homes = \$11,250,000 (from equity)

Infrastructure and Utility Costs (City Requirements)

- **Utilities and Infrastructure Development:**
 - . Installation of utilities such as roads, pathways, water & sewage, electricity, land preparation, etc.
 - . Estimated infrastructure cost: **\$6,844,000**

Community Amenities

Gated Security Entrance

- **Security Gate, Brickwork, and Ironwork:** The development will feature a gated entrance with security features.
 - ▶ **Cost Estimate:** \$500,000

Inifintiy Swimming Pools & Water Falls

- **Pool Construction:** Build two luxury pools as community amenities.
 - ▶ **Cost Estimate:** \$400,000 per pool
 - ▶ **Total Construction Cost:** \$800,000

Yoga Pavilion and Sacred Garden Common Area

- **Yoga Pavilion:** Construction of a yoga and meditation pavilion.
- **Sacred Gardens:** Creation of sacred garden areas with pathways, plants, and seating areas for relaxation and gatherings.
 - ▶ **Cost Estimate:** \$700,000

Sports Area and Children's Ceners

- **Sports Area:** Develop a sports area for recreational activities (e.g., basketball courts, tennis courts).
 - ▶ **Cost Estimate:** \$1 million sports area development

Total Amenities Cost

- **Total Estimate for Amenities (High End):** \$3 million

Sustainability Features & Landscaping

Permaculture Landscaping and Environmental Design

- **Permaculture Landscaping:** Design and installation of permaculture-based gardens, including native plants and edible gardens.
- **Irrigation Systems:** Sustainable water management with rainwater harvesting and graywater recycling systems.
 - ▶ **Cost Estimate:** \$2 million

Solar and Energy-Efficient Systems

- **Solar Panels:** Installation of solar panels on each home to reduce energy consumption.
- **Energy-Efficient Appliances and HVAC:** Incorporating energy-saving technologies for HVAC, lighting, and appliances.
 - ▶ **Cost Estimate:** \$2 million for solar and energy-efficient systems across all homes.

Total Sustainability Features Cost

- **Total Estimate for Amenities (High End):** \$4 million

FINANCIAL PROJECTIONS

Marketing & Sales Costs

Pre-Sales Marketing

- **Digital Marketing Campaigns & Sales Team and Real Estate Partnerships:** Work with luxury real estate brokers and internal sales teams.
 - ▶ **Cost Estimate: \$2 million** for pre-sales marketing and sales operations.

TOTAL Expense Projections

- **Land Acquisition:** \$8,000,000
- **Construction and Development:**
 - ▶ \$57,200,000 million (for home construction)
 - ▶ \$6,644,000 (for infrastructure & development)
 - ▶ \$3,000,000 (for community amenities)
- **Sustainability Features and Landscaping:**
 - ▶ \$2 million (permaculture landscaping)
 - ▶ \$2 (solar and energy-efficient systems)
- **Marketing:** \$1,000,000
 - ▶ **Total Expenses ~ \$80,044,000**

Operational & Management Costs

Property Management and Maintenance

- **Staffing:** Hire maintenance staff, security personnel, and property managers for daily operations and upkeep.
 - . 2-3 security staff for gated entrance and surveillance.
 - . 4-5 maintenance staff for groundskeeping, pool upkeep, and home repairs.
 - ▶ **Cost Estimate: \$300,000 to \$500,000 annually** for staffing and ongoing maintenance.

Utilities and Services

- **Utilities for Shared Spaces:** Electricity, water, and maintenance of shared spaces like pools, yoga pavilion, and walking trails.
 - ▶ **Cost Estimate: \$150,000 to \$250,000 annually** for utilities and shared space management.

Developer and Architectural Fee Operational Cost — Cost Estimate: \$6,000,000 total

Land Acquisition

- Acquire 26 acres of prime real estate in Flower Mound, Texas.
- Ensure all necessary zoning and regulatory approvals for luxury residential development and ecological considerations.

Construction Phases

- **Phase 1** — Infrastructure and amenities (gated security entrance, roads, trails, utilities).
- **Phase 2** — Construction of 26 homes at 3000 sq. ft. and 26 homes at 5000 sq. ft.
- **Phase 3** — Landscaping and final touches, including permacultured gardens, waterfalls, and sports areas.
- **Phase 4** — Final inspection and certifications, including eco-friendly certifications (LEED, Energy Star).

Sustainable Construction Methods

- Use eco-friendly and energy-efficiency materials
- Implement energy-efficient systems
- Incorporate rainwater harvesting systems and graywater recycling to reduce water consumption.
- Ensure low-carbon construction practices with local suppliers, minimizing transportation emissions.

Project Timeline

- Total development estimated to take 24 months from land acquisition to community completion.
- Key Milestones:
 - . Infrastructure and foundation setup: 6 months.
 - . Home construction: 12-18 months.
 - . Final landscaping and community finishing: Last 6 months.



The Magnificent 100 year old Pecan Tree on the S. W. Corner of Hawks Hill st the site of the new service station.



The Magnificent 100 year old Pecan Tree (State tree of Texas) on the N. W. Corner of Hawks Hill at Waketon Road and Long Prairie Road (2499).

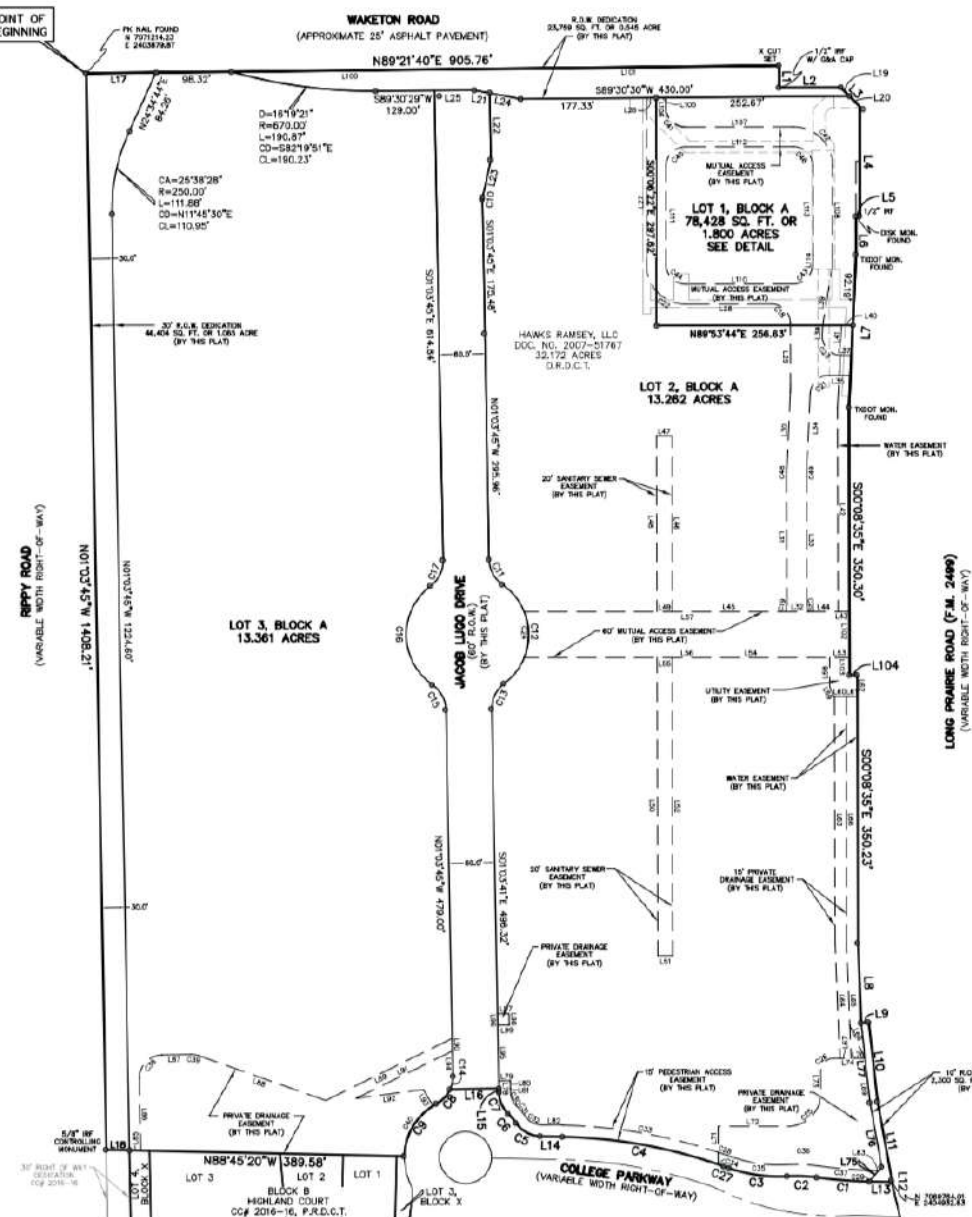
The location of Hawks Hill is on FM2499 between Waketon Rd and College Pkwy. The SPA 5 property is zoned for neighborhood retail and professional office space. The frontage access is extensive: FM2499 is Long Praire Road transporting +/- 65,000 vehicle a day, and along Waketon Road transporting approximately 2500 vehicles per day. There is an open space throughout the development to increase usability.

The growing population over 80,000 people encompassed within the Flower Mound continue to look for homes and environmentally conscious which is extremely sparse in this area, considering the overdevelopment that has occurred in this once “*Flower Mound.*”

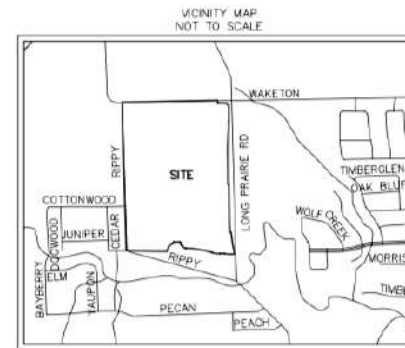
The “raw land” acreage, zoned for residential property, is situated next to an available commercial parcel of land of approximately 30 acres, which is under consideration for future eco-commercial building development for future luxury, self-sustaining eco-apartment building complexes and eco-commercial building structures, for local communities to enjoy naturally derived product options with ethical trade businesses practices, as well as community center businesses, holistic therapeutic services, e.g. sound healing, yoga outlets, oxygen bars, enriched water solutions, for wellness purposes.

DEVELOPMENT

LEGEND
IRF = Iron Rod Found
RS = Iron Rod Set w/
Peters & Mankin Surv.
red plastic cap
CAB = Cabinet
PC = Pole
CRF = Copied Iron Rod Found
MCH = Monument
FND = Found



LINE TABLE		
LINE	LENGTH	BEARING
L1	28.78'	S. 00°38'36\"
L2	80.00'	N. 89°51'25\"
L3	35.36'	S. 45°08'30\"
L4	143.54'	S. 00°04'00\"
L5	5.00'	S. 89°51'25\"
L6	50.25'	S. 00°38'36\"
L7	250.14'	S. 02°40'25\"
L8	104.42'	S. 02°11'20\"
L9	10.00'	N. 85°45'20\"
L10	164.17'	S. 06°19'30\"
L11	104.50'	S. 01°18'20\"
L12	2.43'	S. 01°15'01\"
L13	28.93'	N. 88°50'15\"
L14	29.12'	N. 88°45'20\"
L15	5.00'	N. 01°03'45\"
L16	63.54'	S. 88°54'20\"
L17	83.00'	N. 89°51'40\"
L18	30.02'	N. 88°45'20\"
L19	16.32'	S. 45°08'36\"
L20	19.04'	S. 45°08'36\"
L21	63.52'	N. 89°51'25\"
L22	87.28'	N. 01°03'45\"
L23	49.85'	N. 12°27'22\"
L24	41.08'	S. 79°14'51\"
L25	53.96'	N. 89°51'25\"
L26	12.99'	S. 88°28'57\"
L27	218.69'	N. 06°06'13\"
L28	111.63'	S. 88°54'25\"
L29	85.24'	N. 02°04'18\"
L30	163.08'	N. 02°29'15\"
L31	167.76'	N. 00°38'51\"
L32	30.17'	EAST
L33	167.85'	N. 08°04'30\"
L34	100.19'	N. 08°29'51\"
L35	27.85'	S. 89°45'34\"
L36	26.02'	S. 02°40'25\"
L37	13.29'	S. 88°45'20\"
L38	13.84'	S. 02°41'34\"
L39	77.02'	S. 08°12'44\"
L40	15.02'	S. 88°53'44\"
L41	159.63'	S. 02°40'25\"
L42	262.49'	S. 00°38'51\"
L43	15.00'	WEST
L44	38.51'	WEST
L45	49.58'	WEST
L46	230.77'	N. 00°04'16\"
L47	50.00'	N. 89°51'25\"
L48	230.22'	N. 00°08'35\"
L49	20.00'	N. 89°51'00\"
L50	389.72'	S. 00°08'30\"
L51	20.00'	S. 89°51'25\"
L52	389.72'	S. 00°08'30\"
L53	26.07'	WEST
L54	258.43'	WEST
L55	20.00'	WEST
L56	425.51'	WEST
L57	425.16'	WEST
L58	38.23'	N. 00°00'16\"
L59	13.40'	N. 89°51'25\"
L60	16.24'	N. 89°51'25\"
L61	15.00'	N. 89°51'25\"
L62	22.61'	S. 00°38'36\"
L63	313.14'	S. 00°08'30\"
L64	150.28'	S. 02°11'20\"
L65	150.24'	S. 02°11'20\"
L66	322.62'	S. 00°38'36\"
L67	15.00'	N. 89°51'25\"
L68	46.79'	S. 24°41'20\"
L69	58.53'	N. 06°19'30\"
L70	18.35'	S. 89°45'34\"
L71	49.69'	S. 89°45'34\"
L72	51.08'	N. 89°51'25\"
L73	28.61'	N. 00°08'30\"
L74	41.20'	N. 89°41'50\"
L75	20.27'	S. 40°30'38\"
L76	65.22'	S. 01°18'20\"
L77	104.79'	S. 06°19'30\"
L78	10.00'	N. 01°00'03\"
L79	15.00'	S. 88°54'25\"
L80	10.00'	N. 01°00'03\"
L81	5.00'	S. 00°06'10\"
L82	29.12'	S. 88°45'20\"
L83	11.34'	S. 88°40'15\"
L84	12.84'	S. 01°18'20\"
L85	15.00'	S. 88°54'20\"
L86	94.48'	S. 01°13'40\"
L87	37.25'	S. 88°48'09\"
L88	178.23'	N. 75°34'25\"
L89	163.96'	N. 83°48'50\"
L90	16.57'	S. 01°13'40\"
L91	139.93'	N. 83°48'50\"
L92	88.42'	N. 82°38'20\"
L93	24.88'	S. 30°20'04\"
L94	32.77'	S. 01°13'40\"
L95	72.74'	N. 01°03'45\"
L96	15.00'	N. 01°03'45\"
L97	15.00'	S. 88°54'25\"
L98	15.00'	N. 01°03'45\"
L99	15.00'	S. 88°54'25\"
L100	424.47'	N. 89°21'40\"
L101	379.20'	N. 89°21'40\"
L102	60.00'	S. 00°08'36\"
L103	22.94'	S. 00°08'36\"
L104	10.20'	N. 89°21'40\"
L105	12.94'	N. 89°21'40\"
L106	15.37'	S. 01°18'20\"
L107	141.58'	S. 89°53'45\"
L108	117.17'	S. 08°16'15\"
L109	14.84'	S. 24°41'20\"
L110	146.84'	S. 88°53'45\"
L111	129.62'	S. 08°16'15\"
L112	141.51'	S. 89°53'45\"
L113	116.84'	S. 08°16'15\"
L114	14.35'	S. 24°41'20\"



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CB
C1	68.00'	595.00'	98°30'37\"	S. 89°22'52\"
C2	38.03'	200.00'	111°05'50\"	N. 87°41'53\"
C3	77.11'	200.00'	22°05'22\"	S. 82°41'41\"
C4	214.28'	670.00'	18°19'28\"	N. 73°35'36\"
C5	37.91'	40.00'	54°18'25\"	S. 61°15'53\"
C6	15.86'	80.00'	11°21'22\"	N. 40°07'09\"
C7	31.23'	40.00'	44°43'40\"	S. 23°25'46\"
C8	25.97'	40.00'	37°16'18\"	N. 43°15'44\"
C9	84.64'	80.00'	82°02'48\"	S. 31°13'01\"
C10	2.95'	12.50'	13°31'07\"	S. 08°41'48\"
C11	38.51'	40.50'	54°11'33\"	S. 28°02'32\"
C12	151.33'	80.00'	108°23'07\"	N. 01°13'40\"
C13	38.51'	40.50'	54°11'33\"	S. 28°02'32\"
C14	17.91'	38.89'	25°43'50\"	N. 11°47'14\"
C15	38.51'	40.50'	54°11'33\"	S. 28°02'32\"
C16	151.33'	80.00'	108°23'07\"	S. 01°13'40\"
C17	38.51'	40.50'	54°11'33\"	S. 28°02'32\"
C18	39.27'	25.00'	89°59'27\"	N. 45°08'30\"
C19	10.34'	25.00'	23°41'33\"	N. 11°47'55\"
C20	10.24'	25.00'	23°27'50\"	S. 11°04'44\"
C21	38.29'	25.00'	87°45'05\"	S. 46°21'53\"
C22	80.11'	51.00'	90°00'00\"	S. 45°08'16\"
C23	40.34'	25.00'	92°27'09\"	S. 45°12'00\"
C24	61.50'	80.00'	44°02'00\"	NORTH
C25	67.17'	43.00'	90°19'00\"	N. 44°52'58\"
C26	26.70'	17.00'	90°00'00\"	S. 44°41'55\"
C27	8.19'	610.00'	02°46'09\"	S. 70°48'54\"
C28	7.22'	670.00'	02°30'03\"	N. 70°44'23\"
C29	0.89'	1250.98'	03°02'27\"	S. 88°43'44\"
C30	19.52'	28.00'	44°43'40\"	S. 23°25'46\"
C31	16.83'	95.00'	11°21'22\"	N. 40°07'09\"
C32	23.70'	25.00'	54°18'25\"	S. 61°15'53\"
C33	210.08'	685.00'	18°19'28\"	N. 73°35'36\"
C34	3.99'	528.00'	02°46'09\"	S. 70°48'54\"
C35	71.32'	185.00'	22°05'22\"	S. 82°41'41\"
C36	41.96'	215.00'	11°30'30\"	N. 87°41'53\"
C37	67.30'	576.94'	09°41'00\"	S. 65°25'52\"
C38	42.05'	30.00'	89°51'54\"	S. 45°08'16\"
C39	10.80'	30.00'	20°27'50\"	N. 80°53'08\"
C40	70.54'	80.00'	56°49'19\"	S. 29°19'17\"
C41	39.27'	25.00'	90°00'00\"	S. 45°08'16\"
C42	30.11'	51.00'	90°00'00\"	N. 45°08'16\"
C43	36.05'	25.00'	97°12'20\"	N. 46°17'55\"
C44	30.27'	25.00'	90°00'00\"	S. 45°08'16\"
C45	35.27'	25.00'	90°00'00\"	S. 44°53'45\"
C46	35.27'	25.00'	90°00'00\"	N. 45°08'16\"

BENCHMARK:
COORDINATES ARE BASED ON TOWN OF FLOWER MOUND GEODETIC CONTROL POINT MONUMENT NO. 7 NAD 83. - 2\" aluminum cap stamped TaM set in the southwest corner of a concrete curb inlet on the west side of Timber Trail Drive just north of College Parkway. Elevation 588.14

NOTE:
THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FROM AN UNPLATTED TRACT.

OWNER'S CERTIFICATE

STATE OF TEXAS &
COUNTY OF DENTON &

WHEREAS Hawks Ramsey, LLC in the owner of that certain 32.172 acre tract of land situated in the Jesse Watkins Survey, Abstract No. 1324, in the Town of Flower Mound, Denton County, Texas, and being a part of a tract of land described in deed to Hawks Ramsey, LLC as recorded in County Clerk's File No. 2007-51767 of the Real Property Records, Denton County, Texas and being more particularly described as follows:
BEGINNING at a PK nail found for the northeast corner of said Hawks tract, same being in the intersection of Waketon Road (approximately 25 foot R.O.W.) and Rippy Road (approximately 25 foot R.O.W.);
THENCE along the common line of said Hawks tract and said Waketon Road, as follows:
North 89 deg. 21 min. 40 sec. East a distance of 905.76 feet to a point for a northeast corner of said Hawks tract;
South 00 deg. 08 min. 35 sec. East, a distance of 28.75 feet to a 1/2 inch iron rod found with G&K cap for an internal corner of said Hawks tract;
North 89 deg. 51 min. 25 sec. East, a distance of 80.00 feet to a point for a northeast corner of said Hawks tract, same being the north end of a corner clip, same being in the southwest intersection of said Waketon Road and Long Prairie Road (F.M. 2499) (variable width right of way);
THENCE South 45 deg. 08 min. 35 sec. East, along said corner clip, a distance of 35.36 feet to a point for the most easterly northeast corner of said Hawks tract, same being the south end of said corner clip, same being in the west right of way line of said Long Prairie Road;
THENCE along said Hawks tract and said Long Prairie Road, as follows:
South 00 deg. 04 min. 35 sec. East, a distance of 143.54 feet to a 1/2 inch iron rod found for corner;
North 89 deg. 51 min. 25 sec. West, a distance of 5.00 feet to a disk monument found for internal corner;
South 00 deg. 08 min. 35 sec. East, a distance of 50.25 feet to a TaDot Monument found for angle point;
South 02 deg. 40 min. 25 sec. West, a distance of 200.16 feet to a TaDot Monument found for angle point;
South 00 deg. 08 min. 35 sec. East, a distance of 100.30 feet to a point for corner;
North 89 deg. 52 min. 06 sec. East, a distance of 35.36 feet to a point for corner;
South 00 deg. 08 min. 35 sec. East, a distance of 350.23 feet to a point for corner;
South 02 deg. 11 min. 20 sec. East, a distance of 104.62 feet to a point for corner;
North 85 deg. 45 min. 25 sec. East, a distance of 10.00 feet to a point for corner;
South 06 deg. 10 min. 30 sec. East, a distance of 104.17 feet to a point for corner;
South 10 deg. 18 min. 20 sec. East, a distance of 104.50 feet to a point for corner;
South 01 deg. 15 min. 01 sec. East, a distance of 2.42 feet to a point for the southeast corner of said Hawks tract, same being the northeast corner of Highland Court Addition, an Addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in County Clerk's File No. 2016-16, Official Public Records, Denton County, Texas;
THENCE along the common line of said Hawks tract and said Highland Court, as follows:
North 88 deg. 40 min. 15 sec. West, a distance of 25.93 feet to an angle point, same being the beginning of a curve to the right with a radius of 595.00 feet and a Delta angle of 06 deg. 38 min. 57 sec.
Along said curve to the right, on an arc distance of 69.03 feet and a chord bearing and distance of North 85 deg. 25 min. 52 sec. West, 65.01 feet to an angle point, same being the beginning of a curve to the left with a radius of 200.00 feet, a Delta angle of 11 deg. 10 min. 55 sec.;
Along said curve to the left, on an arc distance of 39.03 feet and a chord bearing and distance of North 87 deg. 41 min. 53 sec. West, 35.97 feet to an angle point, same being the beginning of a curve to the right with a radius of 200.00 feet, a Delta angle of 22 deg. 05 min. 22 sec.;
Along said curve to the right, on an arc distance of 77.11 feet and a chord bearing and distance of North 82 deg. 14 min. 41 sec. West, 76.63 feet to an angle point, same being the beginning of a curve to the right with a radius of 610.00 feet, a Delta angle of 00 deg. 44 min. 09 sec.;
Along said curve to the right, on an arc distance of 51.91 feet and a chord bearing and distance of North 70 deg. 48 min. 56 sec. West, 51.91 feet to an angle point, same being the beginning of a curve to the left with a radius of 670.00 feet, a Delta angle of 18 deg. 19 min. 28 sec.;
Along said curve to the left, on an arc distance of 214.28 feet and a chord bearing and distance of North 79 deg. 30 min. 36 sec. West, 213.37 feet to an angle point;
North 88 deg. 45 min. 20 sec. West, a distance of 29.12 feet to an angle point, same being the beginning, right with a radius of 40.00 feet, a Delta angle of 54 deg. 18 min. 25 sec.;
Along said curve to the right, on an arc distance of 37.91 feet, a chord bearing and distance of North 61 deg. 35 min. 53 sec. West, 35.97 feet to an angle point, same being the beginning of a curve to the left with a radius of 50.00 feet, a Delta angle of 11 deg. 21 min. 22 sec.;
Along said curve to the left, on an arc distance of 15.86 feet, a chord bearing and distance of North 40 deg. 07 min. 09 sec. West, 15.85 feet to an angle point, same being the beginning of a curve to the right with a radius of 40.00 feet, a Delta angle 44 deg. 43 min. 45 sec.;
Along said curve to the right, on an arc distance of 31.23 feet, a chord bearing and distance of North 23 deg. 25 min. 46 sec. East, 30.44 feet to an angle point;
North 01 deg. 03 min. 40 sec. West, a distance of 5.00 feet to a point for a corner of said Hawks tract;
South 88 deg. 56 min. 20 sec. West, a distance of 63.94 feet to a point for a corner of said Hawks tract, same being the beginning of a non-tangent curve to the right with a radius of 40.00 feet, a Delta angle of 37 deg. 12 min. 18 sec.;
Along said curve to the right, on an arc distance of 25.97 feet and a chord bearing and distance of South 43 deg. 11 min. 26 sec. West, 25.52 feet to an angle point, same being the beginning of a curve to the left with a radius of 60.00 feet, a Delta angle of 60 deg. 32 min. 48 sec.;
Along said curve to the left, on an arc distance of 84.54 feet and a chord bearing and distance of South 31 deg. 31 min. 01 sec. West, 85.65 feet to a point for corner of said Hawks tract;
North 88 deg. 45 min. 20 sec. West, a distance of 389.58 feet to a 5/8 inch iron rod found for the southwest corner of said Hawks tract, same being in the approximate center line of aforesaid Rippy Road;

THENCE North 01 deg. 03 min. 45 sec. West, along the approximate center line of said Rippy Road, a distance of 1408.21 feet to the POINT OF BEGINNING and containing 32.172 acres of computed land, more or less.

GENERAL NOTES:
1. IRF = Iron Rod Found.
2. All corners monumented with iron rod set w/ "PETER & MANKIN SURV" red plastic cap unless otherwise noted herein.
3. Lot 1 detail located on sheet 2.

RECORD PLAT LOT 1, 2 AND 3, BLOCK A HAWKS HILL ADDITION PHASE 1

BEING a certain tract of land situated in the Jesse Watkins Survey, Abstract No. 1324 in the Town of Flower Mound, Denton County, Texas, described in deed to Hawks Ramsey, LLC as according to the deed thereof recorded in County Clerk's File No. 2007-51767 Real Property Records of Denton County, Texas, 25,3840 SQ. FT. OR 0.583 ACRE

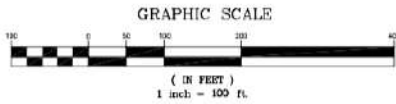
November 2016 SHEET 1 OF 1

JOB NO:	16-0715	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET	1
DATE:	09/12/2016			
REV:	01/06/2017	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1
SCALE:	1" = 100'			
DRAWN:	N.C.M.	tmankin@peisersurveying.com	FRM No. 100900-00	Member Since 1977

ENGINEER:
VAGUEZ ENGINEERING, LLC
1818 S. 310th Road
Suite 445, LB 44
Cedar Rapids, Iowa 52404
572-778-2948
CONTACT: JUAN VAGUEZ

OWNER:
HAWKS RAMSEY, LLC
5544 15th STREET
SUITE 400
OMAHA, NE 68154

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property does not appear to be within a Special Flood Hazard Area (100 Year Flood), Map date 04/19/2011 Community Panel No. 48121C05400 subject lot is located in Zone X Unshaded.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



Zoning and Permitting

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 Planning Services Division 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.

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.

Electrical Systems

- Determine the neighborhoods energy needed appropriate 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 neighborhoods sustainability goals and local codes. The design includes detailed specifications, load calculations and integration plans to coordinate with existing electrical infrastructure.
- System Commissioning — After installation of inspections, the system will be commissioned to verify proper operation and integration with the grid.

Stormwater Management & 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 ensure 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 Entrance & 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 International Swimming Pool and Spa Code (ISPSA). Safety Inspections are conducted to cover aspects such as fencing, alarms and proper drainage.

Inspections & Final Approvals

Utilizing eTRAKiT System

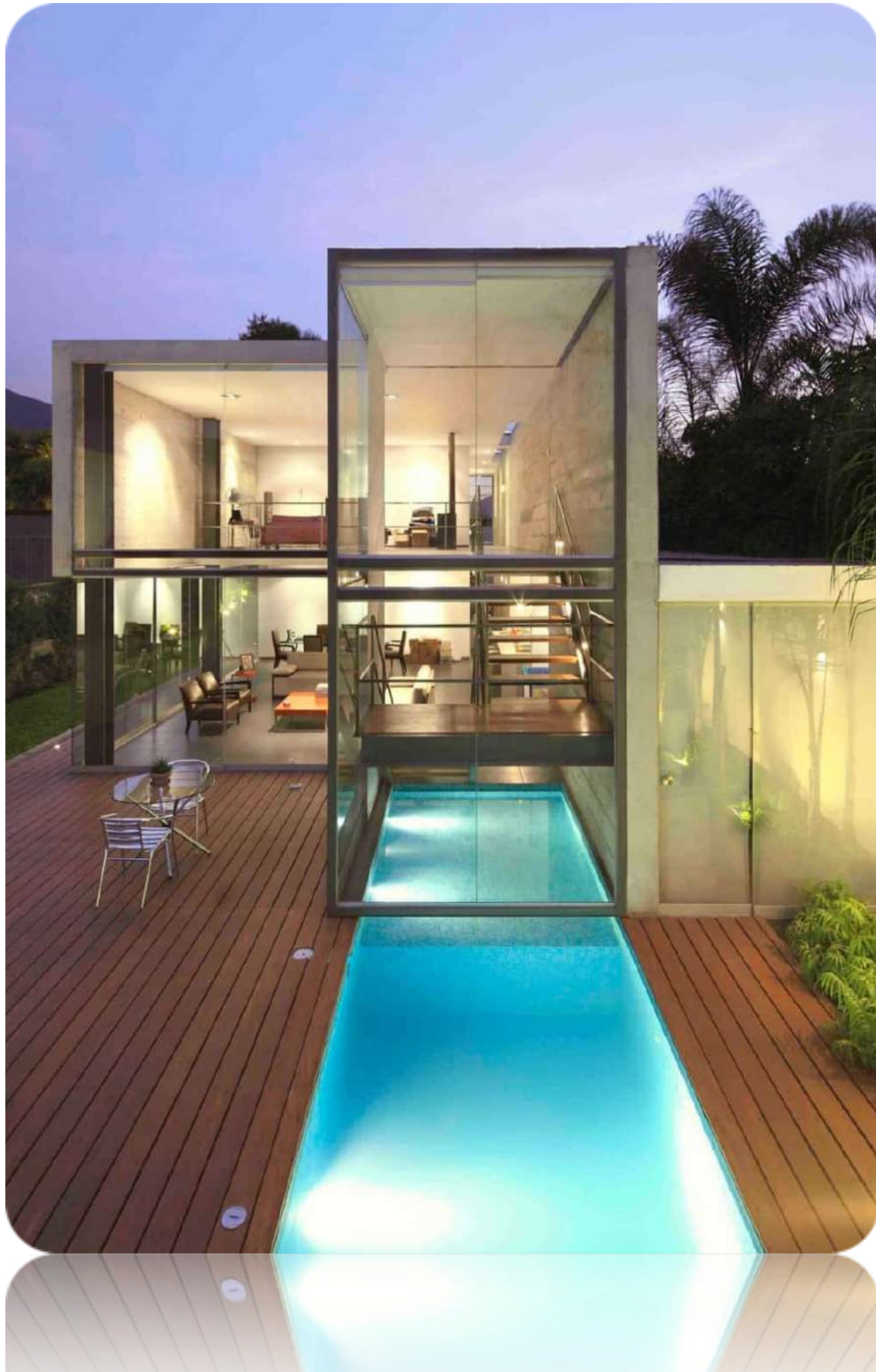
- Inspection Requests schedule inspections through the system to ensure timely requests and avoids delays
- Fee payments associated with permits and inspections via the eTRAKiT platform.

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.
- Permitting Process - submittals of a comprehensive permit application to Flower Mound's Building Inspections Division, which includes detailed plans for the alternative power systems, specifying equipment types, installation method and safety measures. Upon approval of the Building Inspections Division of compliance with the International Residential Code (IRC) and local amendments, building permits are issued authorizing commencement of installation work.

Inspections & Final Approvals

- Coordination with the Building Inspections Division 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.



Sustainable Building Structures & Energy Systems

Architectural & Structural Features

● Tempered Solar Glass Walls

— Integration of tempered solar glass walls in eco-homes and eco-commercial facilities to enhance natural light, energy efficiency, and sustainability.

● Stone & Brick for Climate Regulation

— Strategic use of stone and/or brick to optimize thermal efficiency.

— Placement of selected materials in the building core, combined with cross-ventilation wall positioning, enhances natural temperature regulation and reduces energy consumption.

● Integrated Water Features

— Implementation of circulating water features for garden irrigation, waterfall elements, and pool wrap designs, promoting sustainable water usage and ecological balance.

● Custom EcoRouge Home Designs

— Optional home design enhancements, including infinity pools, sculptures, and additional luxury eco-features, tailored to complement the development's aesthetic and sustainability objectives.

● Sustainably Powered Features

— Incorporation of renewable energy solutions to minimize reliance on conventional power sources while maximizing efficiency and environmental harmony.

Sustainable Power Features



Renewable Energy Systems

- **Water Source Power** – Geothermal Systems
 - Air Heat Pumps: Connected to a ground loop system, allowing efficient energy transfer to significantly reduce electrical consumption (e.g., Electra Therm).
- **Water Heater Source Power**
 - Solar Collect converts solar energy into heat for the purposes of hot water access for homes, commercial structures, pools and spas. (SolarisKit S510)
- **Air Source Power**
 - Air Heat Pumps: Renewable energy system harnessing solar heat from outdoor air for heating and hot water generation.
 - Air Cooling Pumps: Designed to enhance indoor cooling efficiency using minimal energy.
- **Wind Source Power**
 - Wind Turbines: Supplementary power generation through strategically placed wind energy systems to optimize sustainable electricity production.
- **Solar Source Power**
 - Liam F1 by The Archimedes: Advanced hybrid system that integrates wind and solar energy, offering superior kWh output compared to traditional solar panels.
 - Solar Panels: Installed at the most efficient angles and orientations to maximize solar absorption.
 - Roof Design for Natural Cooling: Optimized roof slopes and exhaust fan systems to enhance natural air circulation, reducing cooling energy requirements.
- **Electrical Source Power**
 - High-Efficiency Hardware: Utilization of top-tier electrical components to maximize performance and sustainability.
 - Photovoltaic (PV) Power Source: converts sunlight into electricity.

Advanced Water Filtration & Waste Management Systems

Sustainable Water Filtration & Recycling

● Rainwater Harvesting & Filtration

— Collection and filtration of rainwater using sand, charcoal, and other natural materials for non-potable uses.

● Wastewater Reuse System

— Greywater from washing machines is redirected for toilet flushing.

— Filtered and treated excess water is reallocated for landscape irrigation, ensuring minimal waste and optimized water efficiency.

● New Blue Solutions

— Licensed technologies through New Blue Solutions will provide advanced self-sustaining irrigation methods for permaculture and landscape irrigation, efficient waste water management and water purification for each home.



“By integrating these innovative sustainable solutions, the development ensures energy efficiency, environmental responsibility, and long-term cost savings, positioning it as a model for eco-conscious residential and commercial communities.”

Amenities

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 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: Aesthetic, flowering spaces carved out of nature, offers perfect jungle-like tropical environments for peaceful walks and sacred spaces through the community. Garden spaces may include artistic sculptures to highlight the ingenuite appeals of our creative nature.



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 Lounges: 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 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 of EcoRouge, to bring enjoyment, strolls through nature and local amenities.



Clearcutting by developers should not be allowed. During the process of development from commercial buildings to residential homes, the NEED to consider the existing nature is vital to maintain the balance of our ecosystem, for the purification of our air and of our well-being. The pervasive clearcutting without the necessary regard for our ecosystem is generating a planetary imbalance. Over-development is adding to the extreme changes of temperature occurring through

out the world. In the midst of the summers incurring triple digit temperatures, this is felt more intensely in the over-developed areas primarily composed of concrete with minimal tree coverage. Though, within the nature trees and natural growth, temperatures drop dramatically, relieving the unnecessary temperature extremities.

EcoRouge land developers evaluate each land parcel as a whole; and, design a

Preservation Initiative

community layout based on the natural orientations that exist within nature. Considering areas for water retention; augmentation of nature by planting more plants and trees; minimal carving of nature; resourceful use of any nature taken, etc.

In addition, a sound financial model can be formulated for raw land development, in order to make a beneficial profits. Therefore, if developers are clearcutting and consistently packing in the same, copy-cat abounding models, then the developer is ONLY considering profits, which leads to a question of ethics. It is understood profits are essential, however, ultimately, nature is the most essential. Furthermore, it is quite simple to figure out profits while using eco-development practices. Moreover, most people today feel more comfortable and prefer contributing in sustainable manners.

Preservation methods are imperative at this point in time, especially for our forestation still left in tact. Ecological approaches to all new developments is the essential message EcoRouge intends to spread throughout the globe.

Let us consider the ramifications of aimless development and the massive flow of money and power streaming into the region, and the importance of establishing crucial parameters for preservation during this inevitable process of development. Clearcutting is a thing of the past and should not be allowed, because deforestation causes environmental havoc. The act of deforestation releases carbon dioxide into the atmosphere, and decreases the production of oxygen. Lack of oxygen also causes low quality living, harvests sicknesses and diseases, and defects human potential. The imbalance our ecosystem engenders abnormalities, such as droughts, flooding, disease, temperature or climate change, avalanches, etc.

Preservation Initiative

Ecorouge establishes *Nature Reserves* and helps maintain and support existing *Nature Reserves*. Preserving the canopy of trees, delivers natural air conditioning for the earth, naturally cooling temperatures up to 20 degrees in the over-bearing heat, and enriches our oxygenation on the planet.

EcoRouge will use its connections with other companies spearheading eco-community developments, to subsequently ensure preservation trends remain in effect, for the long-haul.

Developing in alignment with the preservation of our forestry is initiated .. for our health and for the health of the planet. As we develop we can leave nature as undisturbed as possible, while accentuating the beauty of nature by re-planting, natural flowering as well as exotic growths.



Permaculture

Interwoven throughout all of the properties of EcoRouge Estates, the art of permaculture serves as a staple for the *Co-creation Communities*.

Permaculture is agricultural designed in harmony with nature. It offers enormous benefits: maintains the integrity of the natural forestation, and supports a permanent resource for food, medicinal use, and canopy shelter. While the raw food sources support optimal energy and improved health; the medicinal purposes provide natural healing aids for both mind and body.

Agroforestry, and other companion planting techniques, provide a variety of food and medicinal resources for the community. In contrast to popular agricultural systems, permaculture and agroforestry, are agricultural systems developed to produce permanent crop cultivation solutions. Our permaculturists design cultivation-layouts to grow and cultivate harmoniously, in accordance with the natural ecology of landscapes, by observing the natural growing patterns within the composition of the forests.

Using a whole-systems approach, permaculture design, essentially resolves any problems that arise within cultivation, and thus, serves purposes in a multi-functional manner. Permaculturists work with the

innate tendencies of nature to produce a myriad of flowering, fruit and nut bearing plants and trees. The stabilized eco-system provides healthy sources of food for us, birds, bees and butterflies.

Implementations of permaculture methodologies provide extraordinary benefits — turn waste into resources; enhance natural-fertilization capabilities; assist naturally occurring pollination processes; serve as repellent facilities, i.e. mosquito protection, insect deterrents from fresh produce; and, preserves the natural formation of the eco-system.

Since permaculture supports optimal life vitality and sustenance — life-long provisions for the *Co-creation Communities*.

Management Structure

Our well-structured operations management structure streamlines development, maintains sustainability standards, and optimizes real estate sales and community management. The management structure supports a balance between ecological integrity, luxury appeal, and effective project management. Each department contributes to the seamless operation, from development through sales, and finally to community management, ensuring a high-quality, sustainable living experience for residents.

Executive Management

- **CEO/Founder** Oversees the vision, mission, and strategic direction of the company and the project. Ensures alignment between the ecological goals and financial objectives. Builds relationships with investors, partners, and key stakeholders.
- **COO (Chief Operating Officer)** Manages day-to-day operations, ensures seamless integration between departments, and is responsible for meeting project timelines and budgets.

Project Development Team

- **Project Manager** Leads the project from planning through completion, coordinates with contractors, architects, and engineers, and ensures that construction aligns with eco-friendly standards.
- **Sustainability Officer** Ensures all building practices adhere to green certifications (such as LEED), coordinates with architects on sustainable design, and implements eco-friendly construction and resource management practices.
- **Permaculture and Landscaping Manager** Oversees the design and maintenance of permacultured landscapes, sacred gardens, and common areas. Works closely with the Sustainability Officer.
- **Construction Management Team** Includes construction managers and site supervisors who oversee contractors, ensure quality control, and maintain compliance with eco-friendly and safety regulations.

Real Estate and Sales Department

- **Director of Sales and Marketing** Develops and implements the marketing strategy, focusing on ecological values and luxury aspects. Manages the brand image and coordinates investor marketing narratives.
- **Sales Team** Engages directly with potential buyers, explains the ecological and luxury benefits, and promotes the unique lifestyle opportunities, such as the timeshare option in Costa Rica.
- **Customer Relations Manager** Maintains relationships with home buyers, manages buyer inquiries, and provides ongoing support for homeowner satisfaction.

Management Structure

Property and Community Management

- **Community Manager** Manages the day-to-day operations of the neighborhood post-sale, including enforcing HOA rules, organizing community events, and liaising with homeowners.
- **Maintenance Supervisor** Ensures upkeep of community facilities, hydroponic gardens, pools, trails, and common areas.
- **Security Manager** Oversees gated entrance security, monitors access, and coordinates any necessary security protocols.

Finance and Legal Department

- **CFO (Chief Financial Officer)** Manages financial planning, budgeting, and investor relations. Tracks construction costs, revenue, and profit margins to ensure financial health.
- **Accountant** Manages accounts payable and receivable, monitors HOA fees, and prepares financial reports.
- **Legal Advisor** Manages legal aspects of land acquisition, HOA regulations, home sales contracts, and environmental compliance.

Administrative and Support Team

- **Office Manager** Handles administrative tasks, manages schedules, and ensures smooth office operations.
- **IT Support** Manages the technological needs, including customer databases, property management software, and any smart home integrations.

Research and Development R&D

(for continued ecological innovation)

- **R&D Manager** Focuses on developing and integrating new eco-friendly technologies and sustainable materials into future developments.
- **Natural Dyeing Specialist** (for the textile component) Researches all-natural dyeing methods, supports textile-related initiatives, and oversees the project's natural dyeing facility near the Trinity River.

EcoRouge Estates is able to achieve this ideal lifestyle of sustainable living with a team of experts dedicated to bringing forth solutions for current day and future problems. Our team is comprised with star-players in their field. Top eco-architect designer and home builders, revolutionary eco-building structural engineers for the completion of self-sustaining structures, experienced development planners, permaculture specialists, financial advisors, as well marketing genius.

Joining Forces



Don MacLean, Civil Engineer of land development and building construction, teams up with EcoRouge. Mr. MacLean's inventions of water filtration and H2O extraction systems integrate well with eco-home builds, apartment complexes, and commercial building structures. The MacLean Hexor invented designed specifically to solve agricultural needs and efficient irrigation maintenance for agricultural use, binds perfectly within landscape gardening and permaculture concepts, and essentially enables us to build our desired eco-system. Founder of the New Blue, MacLean uses his understandings to invent systems to solve the current problems of water scarcity and contamination. Born in Glasgow, Scotland, and moved to South Africa at a young age and onto Atlanta, Georgia in the USA. The engineer worked in water reticulation projects in Morija, Lesotho and civil projects around Southern Africa, and eventually transitioned into constructing High Rise buildings and shopping centers in the early 90's. After moving to Atlanta, he began to focus on ecological residential development.



Gary Olp, Eco-Architect of GGO Architects, steward of the land. It is important for Gary to design eco-homes and commercial structures, given his advanced considerations for the surrounding environment. GGO Architects has attained numerous Gold and Silver LEED and now LEED Platinum certifications by the USGBC, along with other significant recognitions, i.e., IBO's EVHA Silver in Customization for Climates, and attains all Energy Star standards. Mr. Olp possesses leadership characteristics within the community and in the design and integration of new home constructions and eco-commercial structures. The talented architect designs to suit the needs of today. Building material selections, intentional design choices, to flow with our natural surroundings, rather than constricting orientations. Considering the flow within the home and within the encompassing natural environment is vital for enhanced circulation within our atmosphere. Design with our naturally existing surroundings in mind is important for residents mental clarity and inspiration.

OPERATIONS



Tyler Patin, President of Acadia Design + Development, has Tyler contributed to numerous projects throughout the United States and Canada ranging from single and multi-family residential development, retail, healthcare and hospitality. His passion for architecture and design and its importance to society is based on the principle that functional and beautiful architecture should have a symbiotic relationship with the places and people it enriches. His successful and comprehensive design solutions satisfy and routinely exceed project goals and aspirations. A holistic leader, Tyler leverages his own experience when collaborating with other industry leaders of diverse backgrounds, cultivating unique and forward-thinking perspectives. He pushes the bar in order to solve present design challenges, bringing foresight to cultural and behavioral changes. Tyler's highly adaptable strategies enables provides a level of expertise to stay ahead of the curve and nimble in response to industry shifts. Before founding Acadia Design + Development, Tyler was a designer with several high-profile Dallas and New York City firms, including Cortana, IA Interior Architects, Lawrence Group and Perkins + Will. Mr. Patin serves as a consultant and Fee Developer for EcoRouge to ensure all project expenditures remain within the pre-determined budget analysis set forth.

Monica Rougelot (Kiefer), a visionary of modern times, envisions a more fruitful world to leave as a legacy for our future generations. M. Rougel's eye for aesthetics and appeal, sees value potentials in earth's bountiful resources and identifies how to increase profits, while focusing on fundamental, and vitally important, matters. The entrepreneur recognizes the powers nature holds, and our need to co-create in its alignment. She examines the world and looks for untapped opportunity; and thus, brings forth a plan for a new community development. As a successful owner of multiple businesses, M. Rougel intends to augment profits in ecological land development. The entrepreneur's experience lies in contracting and product design. Previously, owner of Kiefer Contracting LLC and Atom Contracting Inc., companies providing construction services for new development and restoration within the southern region of the United States. Ecorouge *Innovational Product Design Inc.*, featured apparel brands: Highlin of Santa Monica (gulf apparel label), Rougel and Rougel Innovations (versatile clothing for the purposes of efficiency and reductions of clothing use). Labels benefited programs, such as SavingtheAmazon.org, and holds a patent-pending product, Rise-Up Bra. Future plans to develop *Effigy-Angel Tech*, invented technological hardware devices using CAD applications, for designers and manufacturing companies. Currently, the business developer is determined to offer solutions NOW. **"EcoRouge Estates is my number one focus, as I continue to build the right team to execute this prime opportunity of ecological living, needed today."**



OPERATIONS

Todd Weaver, esteemed Sales Agent, Developer and Zoning Consultant holds a lifetime of industry alliances with architects, engineers, and real estate attorneys. His company, Weaver Commerical Real Estate is committed to support at the highest level with intentions to satisfy goals set forth, and consider city ordinances when considering the transaction of real estate land development for residential and commercial growth. Mr. Weaver states, “Ms. Rougelot, 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.



Roshan Jacob, Strategic Directives, possess a vision to advance humanity toward an era of positive transformation worldwide with a mission to develop scalable and rapidly deployable solutions that address some of the most challenging problems faced in the twenty-first century with aims to accelerate companies in green energy, sustainable development, agri-tech, healthcare, technology and manufacturing. Founder of Harvester Global, pioneers renewable energy technologies, Roshan specializes in smart grid management, sustainable development, and smart city infrastructure, and establishes expert committees for innovation, advanced solutions and new management. Expertise include the prioritization of system integration processes with multi-modality and utility optimization, and new provisions of manufacturing solution framework with low impact & exponential production efficiency.



“ True happiness does not derive from this irresponsible consumer driven facade, it derives from a positively charged energy exchange: between connections made within one’s true self; within our environment, specifically in nature; and supporting responsible businesses.. The synergy of authentic connections help us tap into our higher purpose, and with others, activate desirable pursuits.”

- founder of Ecorouge



Taimour Zaman, Financial Consultant | Trust Account Service Provider, provides advanced financial solutions to help businesses safely secure and match capital resources. Mr. Zaman effectively manage risks for investors by providing systems to safely hold investor's capital in a trusted account. With a robust background in structured finance, Zaman has developed and implemented advanced financial solutions that help businesses secure capital and manage risks effectively. Zaman's expertise in securitization transforms various financial assets into tradable securities, enhancing liquidity and providing businesses with access to new funding sources. The financial expert is also able to leverage asset-backed securities by pooling various assets as a mechanism for EcoRouge to continue to raise capital. By delving into the realm of credit derivatives, which act like insurance policies, Zaman is able to protect investors from the risk of default.

“
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 form small pool to simple fountain. — M. Rougel

Property Management & Maintenance

Homeowners Association (HOA)

- Form an HOA to manage ongoing operations and maintenance of the community.
- **Annual HOA Fees:** \$1,000 per residence to cover maintenance, security, and amenities.
- HOA Responsibilities:
 - . Management of shared amenities (swimming pools, gardens, yoga pavilion).
 - . Maintenance of permaculture landscapes and walking trails.
 - . Waste management, recycling programs, and sustainable practices in the community.
 - . Security and gated entrance oversight.

Facilities Management

- **Security Services:** 24/7 gated security, surveillance systems, and entry control.
- **Maintenance Services:** Staff to maintain community amenities, repair homes as necessary, and manage landscaping.
- **Landscape Management:** Specialists to maintain permaculture gardens, native plants, and irrigation systems using sustainable water management practices.

Staffing

- **Security Staff:** 2-3 staff members for gated entry security and surveillance.
- **Maintenance Staff:** 4-5 full-time staff responsible for groundskeeping, pool maintenance, and common area upkeep.
- **Property Management:** A management team or third-party service to handle administrative duties, resident requests, and coordination of the Costa Rica vacation residence program.

Permaculture Landscaping & Sustainability Initiatives

Sustainable Landscaping

- Implement permaculture principles throughout the community, using native plants, edible gardens, and sustainable irrigation systems.
- Utilize rainwater capture systems and graywater for irrigation, reducing reliance on external water sources, and implementing MacLean's filtration systems for each home.
- Install **community gardens** and edible landscapes that residents can maintain and use for personal and communal farming.

Energy Efficiency and Resource Management

- **Solar Power** — Solar panels on each home to provide renewable energy.
- **Energy-Efficient Appliances** — Install energy-efficient HVAC systems, LED lighting, and low-energy appliances in every home.
- **Waste Reduction** — Community-wide recycling and composting programs.
- **Water Conservation** — Low-flow faucets, showerheads, and water-efficient landscaping to minimize water consumption.

Environmental Certifications

- Pursue **LEED certification** (Leadership in Energy and Environmental Design) for sustainable construction and operations.
- Obtain **Energy Star ratings** for all homes and community spaces.

Sales & Leasing Operations

Home Sales Process

- **Pre-Sales Marketing** — Begin marketing efforts during construction, targeting eco-conscious buyers, luxury lifestyle seekers, and high-net-worth individuals.
- **Sales Team** — Hire or partner with luxury real estate agents to sell the homes directly to the target audience.
- **Sales Incentives** — Offer early buyers access to premium lots or discounted rates on additional services.
- **Closing and Handover** — Coordinate a smooth handover process for buyers, ensuring all sustainable features and community guidelines are communicated clearly.

Post-Sales Service

- Offer **home management services** for residents who may not live on the property full-time, such as maintenance and security oversight.
- **Leasing Option (if applicable)** — Allow residents the opportunity to lease their home or vacation residence in Costa Rica if they do not use it for the full duration.

Long-Term Operations & Expansion

Community Expansion

- Explore the potential for future development phases, adding more eco-friendly homes or expanding shared amenities.
- Expand the timeshare or vacation residence program to include additional locations, offering homeowners more global travel experiences.

Operational Sustainability

- Commit to long-term sustainability through ongoing environmental audits and improvement of energy and water systems.
- Encourage community involvement in sustainability initiatives, such as shared gardening and environmental workshops.

Resident Engagement

- Regular community events focused on wellness, sustainability, and social engagement.
- Workshops on permaculture gardening, eco-conscious living, and other green practices for residents.

“Bridging 2 Worlds Together”

Imagine owning a home that offers not only luxury living in the heart of Texas but also the opportunity for an all-expenses-paid vacation in Costa Rica for one month, every year. When you purchase a home in our exclusive ecological community, you’re not just investing in a sustainable lifestyle—you’re unlocking a lifetime of unforgettable experiences of fun and rejuvenation.

“Own a home that goes beyond four walls. Schedule a tour today and discover how you can live luxuriously while enjoying a year-round connection to Costa Rica’s beauty.”

An Exclusive Costa Rica Retreat Every Year: Enjoy a one-month stay each year at a luxury Costa Rica resort, included with your home purchase. Whether you seek adventure in the rainforest or a relaxing escape on pristine beaches, this experience is tailored to rejuvenate your mind, body, and spirit.

All-Inclusive Luxury: Every detail is taken care of, from first-class round-trip airfare to your private villa, gourmet meals, and curated excursions. It’s an unparalleled vacation experience, bundled into your new homeownership journey.

Sustainability Meets Luxury: Our eco-conscious homes reflect a commitment to sustainability, and this is mirrored in the Costa Rica resort, where you’ll engage in activities aligned with your lifestyle. From eco-tours to sustainable dining, your getaway will be as enriching as it is relaxing.

A Seamless Yearly Escape: Forget the hassle of planning your yearly getaway. With this home, you have a guaranteed luxury retreat waiting for you every year. Simply book your dates and enjoy your stay—no extra costs or hidden fees.

An Investment in a Lifetime of Experiences: More than just a home, your purchase comes with the added value of 10 years of vacation in a tropical paradise. This unique offering makes your investment not only in real estate but in lifestyle and memories.

Construction Delays or Cost Overruns

- **Risk** — Delays in construction or unanticipated increases in material or labor costs.
- **Impact** — Could lead to increased development costs, pushing back the project timeline and affecting cash flow.
- **Mitigation Strategies**
 - Partner with experienced contractors and establish strict **project management protocols**.
 - Build contingencies into the budget (10-15%) to account for potential cost overruns.
 - Secure long-term contracts for raw materials early to lock in prices and avoid market fluctuations.

Sustainability Standards and Certifications

- **Risk** — Delays or challenges in achieving sustainability certifications (e.g., LEED, Energy Star) due to unforeseen regulatory changes or difficulty in meeting standards.
- **Impact** — Could affect the marketing narrative and reduce the value proposition of the eco-conscious community.
- **Mitigation Strategies**
 - Engage sustainability experts early in the planning phase to ensure that all certification requirements are met.
 - Use third-party audits to monitor progress and preemptively address potential issues with compliance.

Management of the Costa Rica Vacation Residence Program

- **Risk** — Challenges in managing logistics for the Costa Rica vacation program (e.g., travel disruptions, accommodation shortages, or high operational costs).
- **Impact** — Failure to deliver the promised vacation experience could negatively affect the community's reputation and homeowner satisfaction.
- **Mitigation Strategies**
 - Partner with established and reputable hospitality providers in Costa Rica with a proven track record.
 - Implement a **reservation management system** to ensure seamless booking and transparent communication with homeowners.
 - Maintain flexibility by offering alternative travel dates or locations in the event of travel disruptions or resort issues.

Zoning and Land Use Regulations

- ⊕ **Risk** — Changes in zoning laws or local regulations in Flower Mound, Texas, that affect development plans or restrict certain aspects of the community.
- ⊕ **Impact** — Could delay construction, increase costs, or limit the scope of the development.
- ⊕ **Mitigation Strategies**
 - Work closely with local authorities to ensure compliance with all zoning and environmental regulations.
 - Secure permits and approvals early in the development process to avoid delays.
 - Maintain a legal advisory team to monitor any regulatory changes that could impact the project.

Financial Risks

Financing and Funding Risks

- ⊕ **Risk** — Difficulty in securing necessary financing for the development or rising interest rates could increase debt servicing costs.
- ⊕ **Impact** — Could delay construction, strain cash flow, or reduce profitability.
- ⊕ **Mitigation Strategies**
 - Secure multiple financing sources (e.g., bank loans, private equity, investor funding) to mitigate dependency on a single source.
 - Negotiate favorable loan terms early to lock in lower interest rates and reduce exposure to rate fluctuations.
 - Consider phased development, where early sales can help fund the latter stages of the project.

Operational Cost Escalation

- ⊕ **Risk** — Rising costs for maintaining shared amenities (pools, landscaping, vacation residence program) could eat into profits or require increased HOA fees.
- ⊕ **Impact** — Increased operating expenses may reduce overall profitability or cause dissatisfaction among homeowners if fees are raised.
- ⊕ **Mitigation Strategies**
 - Implement sustainable cost-management practices (e.g., energy-efficient systems, automated maintenance processes) to reduce long-term expenses.
 - Establish an adequate reserve fund in the HOA for unforeseen maintenance or repair costs.
 - Explore renewable energy options (e.g., solar panels) to offset utility costs for shared amenities.

FINANCIALS

Pro Forma |

Profit and Loss Statement					
	Yearly				
Particulars	Year 1	Year 2	Year 3	Year 4	Year 5
Amounts in US\$					
INCOME STATEMENT					
Revenue					
Homes					
3,000 sq.ft.	2,880,000	8,640,000	8,640,000	8,640,000	15,840,000
5,000 sq.ft	4,880,000	14,640,000	14,640,000	14,640,000	26,840,000
HOA Dues	4,000	12,000	12,000	12,000	22,000
Total Revenues	\$7,764,000	\$23,292,000	\$23,292,000	\$23,292,000	\$42,702,000
Cost of Sales					
Homes					
3,000 sq.ft.	1,650,000	4,950,000	4,950,000	4,950,000	9,075,000
5,000 sq.ft	2,750,000	8,250,000	8,250,000	8,250,000	15,125,000
Construction Cost	4,020,513	4,020,513	1,382,051	0	0
Operational Cost	484,000	1,452,000	1,452,000	1,452,000	2,662,000
Realtors (Selling homes)	12,000	72,000	72,000	36,000	0
Total Cost of Sales	\$8,916,513	\$18,744,513	\$16,106,051	\$14,688,000	\$26,862,000
Gross Profit	-\$1,152,513	\$4,547,487	\$7,185,949	\$8,604,000	\$15,840,000
GP%	-15%	20%	31%	37%	37%
Expenses					
OPEX					
CEO Salary	72,000	108,000	108,000	144,000	144,000
Executive Assistant	48,000	72,000	72,000	96,000	96,000
Sales Agent	0	72,000	72,000	72,000	72,000
Security	0	36,000	36,000	36,000	36,000
Accounting	6,000	6,000	6,000	6,000	6,000
Marketing, Advocating	195,325	752,950	765,925	860,400	1,584,000
Website	10,000	0	0	0	0
Water Systems Development & Maintanance	72,000	36,000	36,000	36,000	36,000
Landscape & Permaculture Maintanance	72,000	72,000	72,000	72,000	72,000
VP	24,000	48,000	48,000	48,000	48,000
Staff	300,000	300,000	300,000	300,000	300,000
Office Cost	60,000	60,000	60,000	60,000	60,000
Utilities	150,000	150,000	150,000	150,000	150,000
Total Opex Expenses	\$1,009,325	\$1,712,950	\$1,725,925	\$1,880,400	\$2,604,000
Net Income	-\$2,161,838	\$2,834,537	\$5,460,024	\$6,723,600	\$13,236,000
NP%	-28%	12%	23%	29%	31%

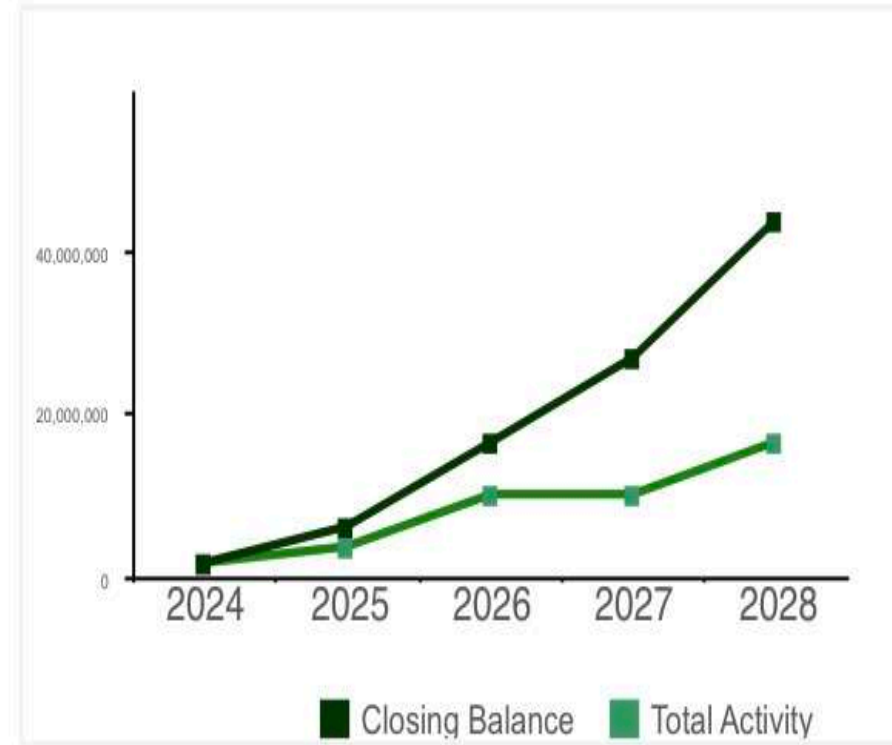
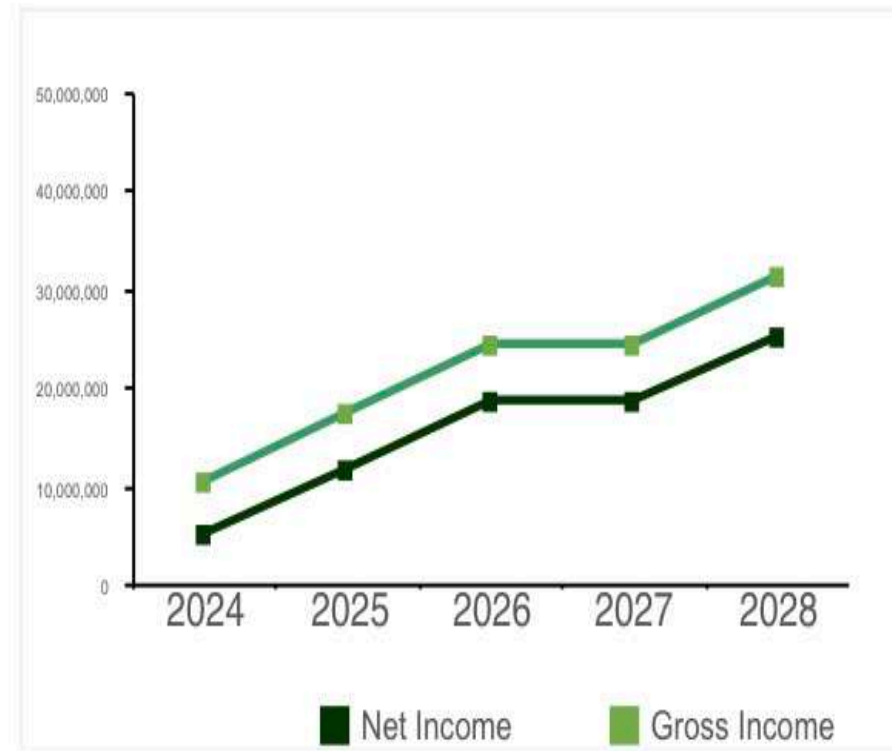
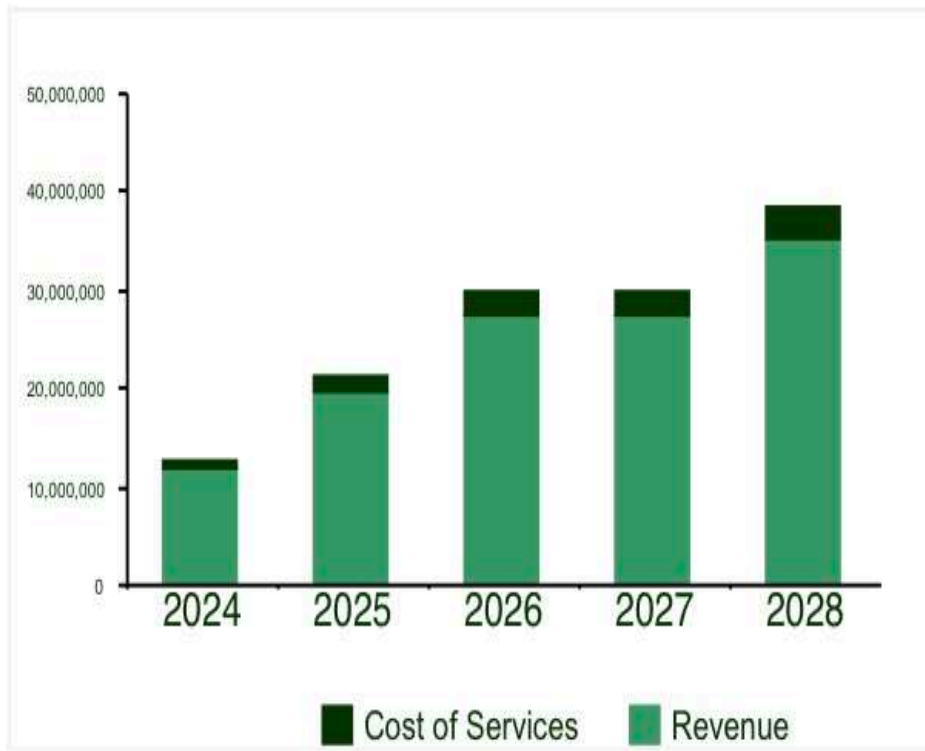
FINANCIALS

BALANCE SHEET					
Particulars	Year 1	Year 2	Year 3	Year 4	Year 5
Assets					
Current Assets					
Cash	51,222,818	33,848,538	16,961,828	8,668,940	19,137,910
Accounts Rec.	3,254,667	3,254,667	3,254,667	3,254,667	5,176,000
Inventory	1,532,250	1,532,250	1,532,250	1,526,250	2,442,000
Website	10,000	10,000	10,000	10,000	10,000
Acquisition Cost	0	0	0	0	0
Fixed Assets	0	0	0	0	0
Total Assets	56,019,734	38,645,454	21,758,745	13,459,856	26,765,910
Equity and Liabilities					
Current Liabilities					
Accounts Payable	1,532,250	1,532,250	1,532,250	1,526,250	2,442,000
Non-Current Liabilities					
ABCO Loan I	0	0	0	0	0
ABCO Loan II	0	0	0	0	0
ABCO Loan III	42,318,792	0	0	0	0
ABCO Loan IV	0	25,884,482	0	0	0
ABCO Loan V	0	0	9,225,635	-922,717	-1,768,413
AF Loan I	0	0	0	0	0
AF Loan II	0	0	0	0	0
AF Loan III	14,330,530	0	0	0	0
AF Loan IV	0	10,556,023	0	0	0
AF Loan V	0	0	4,868,137	0	0
Total Liabilities	58,181,572	37,972,755	15,626,022	603,533	673,587
Stock Holder's Equity					
Paid Up Capital	0	0	0	0	0
Financial Principal 1	0	186,308	411,348	635,468	1,037,540
Financial Principal 2	0	186,308	411,348	635,468	1,037,540
VP	0	130,415	287,943	444,827	726,278
Retained Earnings	-2,161,838	169,669	5,022,085	11,140,561	23,290,965
Total Equity and Liabilities	56,019,734	38,645,454	21,758,745	13,459,856	26,765,910

FINANCIALS

Project Neo	Dashboard					USD
Profit & Loss Accounts	2024	2025	2026	2027	2028	
Revenue	11,646,000	19,416,000	27,190,000	27,204,000	34,982,000	
Cost of Services	1,164,600	1,941,600	2,719,000	2,720,400	3,498,200	
Gross Income	10,481,400	17,474,400	24,471,000	24,483,600	31,483,800	
General & Admin Expenses	1,281,300	1,712,100	2,225,330	2,278,215	2,810,315.05	
Operating Income	9,200,100	15,762,300	22,245,670	22,205,385	28,673,484.95	
Depreciation	3,950,000	3,752,500	3,564,875	3,386,631.25	3,217,299.688	
Net Income	5,250,100	12,009,800	18,680,795	18,818,753.75	25,456,185.263	
Balance Sheet	2024	2025	2026	2027	2028	
Shareholders Equity	36,250,100	48,259,900	66,940,695	85,759,448.75	111,215,634.013	
Long Term Liabilities	47,200,000	35,400,000	23,600,000	11,800,000	0	
Current Liabilities	220,575	321,450	422,562.5	426,871.875	528,437.969	
Equity & Liability	83,670,675	83,981,350	90,963,257.5	97,986,320.625	111,744,071.981	
Current Assets	2,120,675	6,183,850	16,730,632.5	27,140,326.875	44,115,377.919	
Fixed Assets	81,550,000	77,797,500	74,232,625	70,845,993.75	67,628,694.063	
Total Assets	83,670,675	83,981,350	90,963,257.5	97,986,320.625	111,744,071.981	
Cash Flow Statements	2024	2025	2026	2027	2028	
Operating Activities	9,200,100	15,762,300	22,245,670	22,205,385	28,673,484.95	
Investing Activities	78,420,575	-11,699,125	-11,698,887.5	-11,795,690.625	-11,698,433.906	
Financing Activities	-85,500,000	0	0	0	0	
Total Activity	2,120,675	4,063,175	10,546,782.5	10,409,694.375	16,975,051.044	
Opening Balance	0	2,120,675	6,183,850	16,730,632.5	27,140,326.875	
Closing Balance	2,120,675	6,183,850	16,730,632.5	27,140,326.875	44,115,377.919	
Project Cost						
Pre-Operational Expenses	0	0	0	0	0	
Premises	0	0	0	0	0	
Acquisition & Construction	87,000,000	0	0	0	0	
Office Equipments	0	0	0	0	0	
Total Project Cost	87,000,000	0	0	0	0	
Working Capital						
Cost of Services	3,000,000	0	0	0	0	
Administrative Expenses	0	0	0	0	0	
Selling & Marketing Expenses	0	0	0	0	0	
Total Working Capital	3,000,000	0	0	0	0	
IRR	23%					
Payback	4.36					
Net Present Value	93,291,467.167					

FINANCIALS



FINANCIALS

Project Neo

Basic Assumptions

Year			2024	2025	2026	2027	2028
Currency			USD	USD	USD	USD	USD

Project Cost Assumptions

Pre-Operational Expenses

Company Registration	0	0	0	0	0
Business Licenses	0	0	0	0	0
Legal & Professional Fee	0	0	0	0	0
Website (Domain & Development)	0	0	0	0	0
Branding & Advocacy	0	0	0	0	0
Initial Marketing	0	0	0	0	0
	0	0	0	0	0

Premises

Office Location (Advance Rent)	0	0	0	0	0
Office Setup	0	0	0	0	0
	0	0	0	0	0

Acquisition & Construction

Land Acquisition (26 Acres)	6,500,000	0	0	0	0
Fees & Taxes	1,500,000	0	0	0	0
Construction Cost	79,000,000	0	0	0	0
	87,000,000	0	0	0	0

Office Equipments

Laptops	0	0	0	0	0
Printers & Scanners	0	0	0	0	0
Servers (VPS)	0	0	0	0	0
Office Furniture	0	0	0	0	0
Accounting Software	0	0	0	0	0
	0	0	0	0	0

Total Capital Expenditure

87,000,000	0	0	0	0
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FINANCIALS

Income Assumptions

Phase-1

Homes Mix

3,000 Sqft

5,000 Sqft

Total Homes Sold

1	2	3	3	4
1	2	3	3	4
2	4	6	6	8

Price Mix

-

3,000 Sqft

5,000 Sqft

Per Home

Per Home

Increase	0.00%	0.00%	0.00%	0.00%
1,440,000	1,440,000	1,440,000	1,440,000	1,440,000
2,440,000	2,440,000	2,440,000	2,440,000	2,440,000

Phase-2

Homes Mix

3,000 Sqft

5,000 Sqft

Total Homes Sold

1	2	3	3	4
1	2	3	3	4
2	4	6	6	8

Price Mix

-

3,000 Sqft

5,000 Sqft

Per Home

Per Home

Increase	0.00%	0.00%	0.00%	0.00%
1,440,000	1,440,000	1,440,000	1,440,000	1,440,000
2,440,000	2,440,000	2,440,000	2,440,000	2,440,000

Phase-3

Homes Mix

3,000 Sqft

5,000 Sqft

Total Homes Sold

1	1	1	1	1
1	1	1	1	1
2	2	2	2	2

Price Mix

-

3,000 Sqft

5,000 Sqft

Per Home

Per Home

Increase	0.00%	0.00%	0.00%	0.00%
1,440,000	1,440,000	1,440,000	1,440,000	1,440,000
2,440,000	2,440,000	2,440,000	2,440,000	2,440,000

Maintenance Fee

Accumulative Homes

6 16 30 44 62

-

HOA Fees

Yearly

Increase	0%	0%	0%	0%
1,000	1,000	1,000	1,000	1,000

FINANCIALS

Cost of Services

Payroll Cost	108,000	113,400	119,070	125,023.5	131,274.675
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Direct Cost

Maintenance Cost	10%	10%	10%	10%	10%
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Administrative Expenses

Payroll Cost	300,000	315,000	330,750	347,287.5	364,651.875
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Indirect Cost

		Increase	10%	10%	10%	10%
Office Rent	Per Month	5,000	5,500	6,050	6,655	7,320.5
Property Insurance	Per Month	5,000	5,500	6,050	6,655	7,320.5
Utilities	Per Month	750	825	907.5	998.25	1,098.075
Telecom & Data	Per Month	500	550	605	665.5	732.05
Construction Software Subscription	Per Month	500	550	605	665.5	732.05
Professional Fees	Per Month	500	550	605	665.5	732.05
Misc. Expenses	Per Month	0	0	0	0	0

Selling Expenses

Payroll Cost	144,000	151,200	238,140	250,047	350,065.8
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Sales & Marketing Cost

	% of Revenue	5%	5%	5%	5%	5%
Social Media Marketing	40%	2.00%	2.00%	2.00%	2.00%	2.00%
Website / SEO / PPC Marketing	40%	2.00%	2.00%	2.00%	2.00%	2.00%
Print / Offline Marketing	20%	1.00%	1.00%	1.00%	1.00%	1.00%

Financing

Owners Share Capital

Owners	0	0	0	0	0
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3rd Party Investment

Investor-1	15,500,000	0	0	0	0
Investor-2	15,500,000	0	0	0	0
Share in Profit & Loss	31%	0%	0%	0%	0%

Bank Loan

Loan Amount	59,000,000	0	0	0	0
Repayment Period	5	0	0	0	0
Annual Interest	8%	8%	8%	8%	8%

Others

Tax	21%	21%	21%	21%	21%
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FINANCIALS

Project Neo			Project Cost & Investment					
Year			2024	2025	2026	2027	2028	
Currency			USD	USD	USD	USD	USD	
Project Cost								
Pre-Operational Expenses			0	0	0	0	0	
Premises			0	0	0	0	0	
Acquisition & Construction			87,000,000	0	0	0	0	
Office Equipments			0	0	0	0	0	
Total Capital Expenditure			87,000,000	0	0	0	0	
Investment Required								
Project Cost			87,000,000	0	0	0	0	
<u>Working Capital</u>								
Cost of Services			3,000,000	0	0	0	0	
Administrative Expenses			0	0	0	0	0	
Selling & Marketing Expenses			0	0	0	0	0	
Total Working Capital			3,000,000	0	0	0	0	
Total Investment Required			90,000,000	0	0	0	0	
Means of Financing								
Owners Share Capital			0	0	0	0	0	
3rd Party Investment			31,000,000	0	0	0	0	
Bank Loan			59,000,000	0	0	0	0	
Total Financing			90,000,000	0	0	0	0	

FINANCIALS

Project Neo			Basic Assumptions				
Year			2024	2025	2026	2027	2028
Currency			USD	USD	USD	USD	USD
Payroll Cost							
	Cost Centre						
CEO	Administration	1	1	1	1	1	
Executive Assistant	Administration	1	1	1	1	1	
Financial Officer	Administration	1	1	1	1	1	
Accountant (Outsource)	Administration	1	1	1	1	1	
Marketing Director	Sales & Marketing	1	1	1	1	1	
Sales Agent	Sales & Marketing	1	1	2	2	3	
Permaculture Designer	Cost of Services	1	1	1	1	1	
Security Guard	Cost of Services	1	1	1	1	1	
Basic Salary - Per Anum							
		Increase	5%	5%	5%	5%	
CEO	Administration	144,000	151,200	158,760	166,698	175,032.9	
Executive Assistant	Administration	72,000	75,600	79,380	83,349	87,516.45	
Financial Officer	Administration	72,000	75,600	79,380	83,349	87,516.45	
Accountant (Outsource)	Administration	12,000	12,600	13,230	13,891.5	14,586.075	
Marketing Director	Sales & Marketing	72,000	75,600	79,380	83,349	87,516.45	
Sales Agent	Sales & Marketing	72,000	75,600	79,380	83,349	87,516.45	
Permaculture Designer	Cost of Services	72,000	75,600	79,380	83,349	87,516.45	
Security Guard	Cost of Services	36,000	37,800	39,690	41,674.5	43,758.225	
Payroll Cost							
CEO	Administration	144,000	151,200	158,760	166,698	175,032.9	
Executive Assistant	Administration	72,000	75,600	79,380	83,349	87,516.45	
Financial Officer	Administration	72,000	75,600	79,380	83,349	87,516.45	
Accountant (Outsource)	Administration	12,000	12,600	13,230	13,891.5	14,586.075	
Marketing Director	Sales & Marketing	72,000	75,600	79,380	83,349	87,516.45	
Sales Agent	Sales & Marketing	72,000	75,600	158,760	166,698	262,549.35	
Permaculture Designer	Cost of Services	72,000	75,600	79,380	83,349	87,516.45	
Security Guard	Cost of Services	36,000	37,800	39,690	41,674.5	43,758.225	
Total Payroll Cost		552,000	579,600	687,960	722,358	845,992.35	
Payroll Cost - Cost Centre							
Payroll - Administrative Expenses	Administration	300,000	315,000	330,750	347,287.5	364,651.875	
Payroll - Cost of Goods Sold	Cost of Services	108,000	113,400	119,070	125,023.5	131,274.675	
Payroll - Selling & Marketing	Sales & Marketing	144,000	151,200	238,140	250,047	350,065.8	
Total Payroll Cost		552,000	579,600	687,960	722,358	845,992.35	

FINANCIALS

Project Neo		Notes - Profit & Loss					
Year		2024	2025	2026	2027	2028	
Currency		USD	USD	USD	USD	USD	
Revenue							
Phase-1	-						
3,000 Sqft		1,440,000	2,880,000	4,320,000	4,320,000	5,760,000	
5,000 Sqft		2,440,000	4,880,000	7,320,000	7,320,000	9,760,000	
Phase-2	-						
3,000 Sqft		1,440,000	2,880,000	4,320,000	4,320,000	5,760,000	
5,000 Sqft		2,440,000	4,880,000	7,320,000	7,320,000	9,760,000	
Phase-3	-						
3,000 Sqft		1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	
5,000 Sqft		2,440,000	2,440,000	2,440,000	2,440,000	2,440,000	
Maintenance Fee	-						
Maintenance Fee		6,000	16,000	30,000	44,000	62,000	
Total Revenue		11,646,000	19,416,000	27,190,000	27,204,000	34,982,000	
Cost of Services							
Payroll Cost		108,000	113,400	119,070	125,023.5	131,274.675	
Direct Cost	-						
Maintenance Cost		1,164,600	1,941,600	2,719,000	2,720,400	3,498,200	
Total CGS		1,272,600	2,055,000	2,838,070	2,845,423.5	3,629,474.675	
Administrative Expenses							
Payroll Cost		300,000	315,000	330,750	347,287.5	364,651.875	
Indirect Cost	-						
Office Rent		60,000	66,000	72,600	79,860	87,846	
Property Insurance		60,000	66,000	72,600	79,860	87,846	
Utilities		9,000	9,900	10,890	11,979	13,176.9	
Telecom & Data		6,000	6,600	7,260	7,986	8,784.6	
Construction Software Subscription		6,000	6,600	7,260	7,986	8,784.6	
Professional Fees		6,000	6,600	7,260	7,986	8,784.6	
Misc. Expenses		0	0	0	0	0	
Total Admin Cost		447,000	476,700	508,620	542,944.5	579,874.575	
Selling Expenses							
Payroll Cost		144,000	151,200	238,140	250,047	350,065.8	
Sales & Marketing Cost	-						
Social Media Marketing		232,920	388,320	543,800	544,080	699,640	
Website / SEO / PPC Marketing		232,920	388,320	543,800	544,080	699,640	
Print / Offline Marketing		116,460	194,160	271,900	272,040	349,820	
Total Selling & Marketing Expenses		726,300	1,122,000	1,597,640	1,610,247	2,099,165.8	

FINANCIALS

Year			2024	2025	2026	2027	2028
Currency			USD	USD	USD	USD	USD
Share Capital							
Capital			0	0	0	0	0
Share Capital			0	0	0	0	0
3rd Party Investment							
Investor-1			31,000,000	31,000,000	31,000,000	31,000,000	31,000,000
Bank Loan							
Opening			0	47,200,000	35,400,000	23,600,000	11,800,000
Addition			59,000,000	0	0	0	0
Re Payment			11,800,000	11,800,000	11,800,000	11,800,000	11,800,000
Closing			47,200,000	35,400,000	23,600,000	11,800,000	0
Interest Expenses			4,720,000	3,776,000	2,832,000	1,888,000	944,000
Trade Receivables							
Opening			0	0	0	0	0
Addition	0%		0	0	0	0	0
Closing			0	0	0	0	0
Trade Payable							
Opening			0	0	0	0	0
Addition	0%		0	0	0	0	0
Closing			0	0	0	0	0
Tangible Assets							
		Dep Rate					
Pre-Operational Expenses	0%		0	0	0	0	0
Acquisition & Construction	5%		79,000,000	0	0	0	0
Office Equipments	0%		0	0	0	0	0
Pre-Operational Expenses							
Opening			0	0	0	0	0
Addition			0	0	0	0	0
Depreciation			0	0	0	0	0
Net Assets			0	0	0	0	0
Acquisition & Construction							
Opening			0	75,050,000	71,297,500	67,732,625	64,345,993.75
Addition			79,000,000	0	0	0	0
Depreciation			3,950,000	3,752,500	3,564,875	3,386,631.25	3,217,299.688
Net Assets			75,050,000	71,297,500	67,732,625	64,345,993.75	61,128,694.063
Office Equipments							
Opening			0	0	0	0	0
Addition			0	0	0	0	0
Depreciation			0	0	0	0	0
Net Assets			0	0	0	0	0
Total Addition			79,000,000	0	0	0	0

FINANCIALS

Project Neo			Profit & Loss					
Year			2024	2025	2026	2027	2028	Total
Currency			USD	USD	USD	USD	USD	USD
<u>Revenue</u>								
Phase-1			3,880,000	7,760,000	11,640,000	11,640,000	15,520,000	50,440,000
Phase-2			3,880,000	7,760,000	11,640,000	11,640,000	15,520,000	
Phase-3			3,880,000	3,880,000	3,880,000	3,880,000	3,880,000	
Maintenance Fee			6,000	16,000	30,000	44,000	62,000	158,000
Total Revenue			11,646,000	19,416,000	27,190,000	27,204,000	34,982,000	50,598,000
<u>Cost of Services</u>								
Maintenance Cost			1,164,600	1,941,600	2,719,000	2,720,400	3,498,200	12,043,800
Gross Income			10,481,400	17,474,400	24,471,000	24,483,600	31,483,800	38,554,200
<u>General & Administrative Expenses</u>								
Admin Salaries			300,000	315,000	330,750	347,287.5	364,651.875	1,657,689.375
Sales & Marketing Salaries			144,000	151,200	238,140	250,047	350,065.8	1,133,452.8
Labour Salaries			108,000	113,400	119,070	125,023.5	131,274.675	596,768.175
Office Rent			60,000	66,000	72,600	79,860	87,846	366,306
Property Insurance			60,000	66,000	72,600	79,860	87,846	366,306
Utilities			9,000	9,900	10,890	11,979	13,176.9	54,945.9
Telecom & Data			6,000	6,600	7,260	7,986	8,784.6	36,630.6
Construction Software Subscription			6,000	6,600	7,260	7,986	8,784.6	36,630.6
Professional Fees			6,000	6,600	7,260	7,986	8,784.6	36,630.6
Misc. Expenses			0	0	0	0	0	0
Selling & Marketing Expenses			582,300	970,800	1,359,500	1,360,200	1,749,100	6,021,900
Total G&A Cost			1,281,300	1,712,100	2,225,330	2,278,215	2,810,315.05	10,307,260.05
Operating Income (EBITDA)			9,200,100	15,762,300	22,245,670	22,205,385	28,673,484.95	28,246,939.95
Depreciation			3,950,000	3,752,500	3,564,875	3,386,631.25	3,217,299.688	17,871,305.938
Net Income			5,250,100	12,009,800	18,680,795	18,818,753.75	25,456,185.263	10,375,634.013
Gross Margin			270%	225%	210%	210%	203%	224%
Net Margin			135%	155%	160%	162%	164%	155%

FINANCIALS

Project Neo

Balance Sheet

Year			2024	2025	2026	2027	2028	Total
Currency			USD	USD	USD	USD	USD	USD
ASSETS								
<u>Current Assets</u>								
Cash			2,120,675	6,183,850	16,730,632.5	27,140,326.875	44,115,377.919	44,115,377.919
Accounts Receivable			0	0	0	0	0	0
Total Current Assets			2,120,675	6,183,850	16,730,632.5	27,140,326.875	44,115,377.919	44,115,377.919
<u>Fixed Assets</u>								
Land			6,500,000	6,500,000	6,500,000	6,500,000	6,500,000	6,500,000
Homes			75,050,000	71,297,500	67,732,625	64,345,993.75	61,128,694.063	61,128,694.063
Fixed Assets			0	0	0	0	0	0
Total Fixed Assets			81,550,000	77,797,500	74,232,625	70,845,993.75	67,628,694.063	67,628,694.063
Total Fixed Assets			83,670,675	83,981,350	90,963,257.5	97,986,320.625	111,744,071.981	111,744,071.981
LIABILITIES & SHAREHOLDERS EQUITY								
<u>Long Term Liabilities</u>								
Bank Loan			47,200,000	35,400,000	23,600,000	11,800,000	0	0
Total Long Term Liabilities			47,200,000	35,400,000	23,600,000	11,800,000	0	0
<u>Current Liabilities</u>								
Accounts Payables			0	0	0	0	0	0
Other Payables			220,575	321,450	422,562.5	426,871.875	528,437.969	528,437.969
Total Current Term Liabilities			220,575	321,450	422,562.5	426,871.875	528,437.969	528,437.969
Total Liabilities			47,420,575	35,721,450	24,022,562.5	12,226,871.875	528,437.969	528,437.969
<u>Shareholders Equity</u>								
Share Capital			0	0	0	0	0	0
3rd Party Investment			31,000,000	31,000,000	31,000,000	31,000,000	31,000,000	31,000,000
Reserves			5,250,100	17,259,900	35,940,695	54,759,448.75	80,215,634.013	80,215,634.013
Total Shareholders Equity			36,250,100	48,259,900	66,940,695	85,759,448.75	111,215,634.013	111,215,634.013
Total Liabilities & Shareholders Equity			83,670,675	83,981,350	90,963,257.5	97,986,320.625	111,744,071.981	111,744,071.981
			0	0	0	0	0	0

FINANCIALS

Project Neo

Cash Flow Statement

Year			2024	2025	2026	2027	2028	Total
Currency			USD	USD	USD	USD	USD	USD
Cash Flow From Operating Activities								
Net Income			5,250,100	12,009,800	18,680,795	18,818,753.75	25,456,185.263	25,456,185.263
Depreciation			3,950,000	3,752,500	3,564,875	3,386,631.25	3,217,299.688	3,217,299.688
Cashflow from Operations			9,200,100	15,762,300	22,245,670	22,205,385	28,673,484.95	28,673,484.95
Increase in Accounts Payable			220,575	100,875	101,112.5	4,309.375	101,566.094	101,566.094
Equity Investment			31,000,000	0	0	0	0	0
Bank Loan			47,200,000	-11,800,000	-11,800,000	-11,800,000	-11,800,000	-11,800,000
Sources of Funds			78,420,575	-11,699,125	-11,698,887.5	-11,795,690.625	-11,698,433.906	-11,698,433.906
Increase in Accounts Receivable			0	0	0	0	0	0
Increase in Land			-6,500,000	0	0	0	0	0
Increase in Homes			-79,000,000	0	0	0	0	0
Increase in Fixed Assets			0	0	0	0	0	0
Use of Funds			-85,500,000	0	0	0	0	0
Net Changes in Cashflow			2,120,675	4,063,175	10,546,782.5	10,409,694.375	16,975,051.044	16,975,051.044
Opening Cash Balance			0	2,120,675	6,183,850	16,730,632.5	27,140,326.875	27,140,326.875
Ending Cash Balance			2,120,675	6,183,850	16,730,632.5	27,140,326.875	44,115,377.919	44,115,377.919

FINANCIALS

Project Neo

Valuation

Year

Currency

USD

Discounted Cash Flow Valuation

Year	Profit	Add: Depreciation	Less: Capital Expenditure	Add: Terminal Value*	Net Cash Flow
Year 0	0	0	-87,000,000	0	-87,000,000
Year 1	5,250,100	3,950,000	0	0	9,200,100
Year 2	12,009,800	3,752,500	0	0	15,762,300
Year 3	18,680,795	3,564,875	0	0	22,245,670
Year 4	18,818,753.75	3,386,631.25	0	0	22,205,385
Year 5	25,456,185.263	3,217,299.688	0	104,400,000	133,073,484.95

IRR

22.9%

Payback

4.36

Net Present Value

93,291,467.167

US - Market Risk Premia (market-risk-premia.com)



Market Return	6.98
Risk Free Rate	4.51
Market Premium	2.47



EXPANSION CAPABILITIES

Bridging the Gap

Bringing healing to the general market, benefits our society and the trajectory of our earth's well-being. With this importance in mind, EcoRouge bridges 2 worlds together. In a general sense, the idea of bringing the healing components of nature to the over-stressed and burden market due to our existing societal pressures of aligning with the "status quo," encompassing immediate gratification shopping sprees within the standard corporate model of unethical business practices.

Bridging one world to another, heals individuals while healing the earth. EcoRouge takes this one step further and provides the literal joining of worlds: one country to another. Our Blue Zone expansion model involves home and business owners to have full access to all of the healing amenities available; from the Blue Zone of Costa Rica to their home or business in the US.

The Blue Zone expansion model is a healthy template which may be used to re-create in other areas of the US. For now, EcoRouge turns its attention to the over development of "raw land" existing in Dallas. The company plans for the acquisition and development of 2 large parcels of land in a highly



concentrated area in the Flower Mound area of Dallas, to save the last remains of the forestry left, before future developers come in and tear it all away. Simultaneously, the acquisition and development of a highly valuable property in Costa Rica, comprising 3 beaches in the rainforest with helicopter access to and from the San Jose International Airport.

The future home and business owners of EcoRouge Estates will have access to time-shared amenities to either our 3-Beach Property in Costa Rica, or our partnering villa retreat establishments in the area.

Ecological neighborhood developments offer the most extraordinary benefits a family could ask for. EcoRouge provides packages for home and business owners to enjoy the Blue Zone amenities. The elders of the family can revel in a life expansion full of joy, bliss and healing, while the youth can explore the outdoors adventures. The premises in the US and Costa Rica will entail weekly events and activists for all ages to enjoy, separate and together.. to provide the tradition of small community joyous, experiences, from dance to sound healing to hiking and horseback riding.

Blue Zone Villas

Given the high demand for luxury style rentals, *Diamond Point Estates* will offer private and exclusive getaways for its clientele.

The luxury tree-house style villas are designed for the guests to experience the surrounding tropical nature to the fullest. Villas are made of tempered glass for panoramic walls, allows guests to fully embrace the enriched, natural setting of the jungle and tropical views. Each villa is privately situated along the river, nearby *Diamond Point's* infinity pool and kitchen with covered, outdoor dining. The elegant composition of villas, outdoor spaces, yoga pavilion, sacred gardens, pathways, waterfall lounges, etc., provides a feeling of ultimate bliss. Absorbing the high vibrations of nature, its powers enable guests to purify their mind and bodies from everyday stresses, transforming one to a state of clarity and refinement.

On the Southern Pacific Coast of Costa Rica, **Blue Zone Villas** offer panoramic sites of the tropical jungles. In the tree-house ascension-cabins, ocean-vistas avail. Stone pathways are enveloped with beautiful pleasantries of vibrant, exotic plant life.. blossoming flowers and ancient trees.. fruit-bearing plants and

trees, and other powerful herbs and edible vegetation filtering throughout.

Opulent **Blue Zone Villas** are available for rental and retreat packages. Normal costs of *l u x u r i a n t* accommodations, which are positioned deep in the mountains, necessitating difficult travels, especially during the rainy season, still range from \$450 to \$1,200 per night. The **Blue Zone Villas of Barú**, offering jungle luxury stays for healing and pure vida of the mind, right off the main road, will provide a solid stream of income for the varying purposes. Luxurious experiences and treatments offered include:



photograph by Oxygen Jungle Villas

- *Blue Zone Retreats*
- *Blue Zone Therapy*
- *Blue Zone Adventures*



photograph by Oxygen Jungle Villas

Blue Zone Villas accommodate the guests of the **Blue Zone Retreats** formed through a collaborative network of Shamans, Healers, Therapists, Artists, Entrepreneurs, etc., within the community of *co-creación Pacífica*. Retreats, serves as a major stream of revenue — prepared packages provides a steady, annual income.

Retreats are created for guests to feel relief from distressful issues: depression, anxiety, stress, illness and disease, unnecessary agony, mental and emotional fatigue, energy depletion, etc. Societal demands of rushing, and hustle-up mental, leads to stress signals not inline with

Blue Zone Retreats

ones innate harmony. If confined to only this world, the feelings of stress, may permeate depression and desperation.. leading to states of disharmony. Such distress induces mental and physical illness and disease

Value-added Retreat Packages

- *Co-creación Pacífica* incorporates ancient methods to heal, center oneself, align the chakras and navigate using the heart chakra.
- Blue Zone Adventures are incorporated into Blue Zone Retreats offering a variety of adventures: beach excursions, Rio Barú bathing, equestrian sun-set riding, ley-line vortex explorations (on the ancient sacred grounds of Nauyaca Waterfalls), etc.
- Rituals shared by the indigenous Shamans, collaborating with only angelic-derived guardians, and alignments with well-known sacred practices and true healers of today.

Annual Retreat Packages.. examples

Proven rapid recovery rates using the following practices & implementations —

- ◆ Re-generative Healing Copper Current stimulating Stem Cell — Rapid Recovery Rates
- ◆ Mind + Body + Soul Alignment
- ◆ Mind + Body + Soul CONNECTION to the Light Source
- ◆ Spiritual Innovation of the Light — the Initiates and the pillars of creation

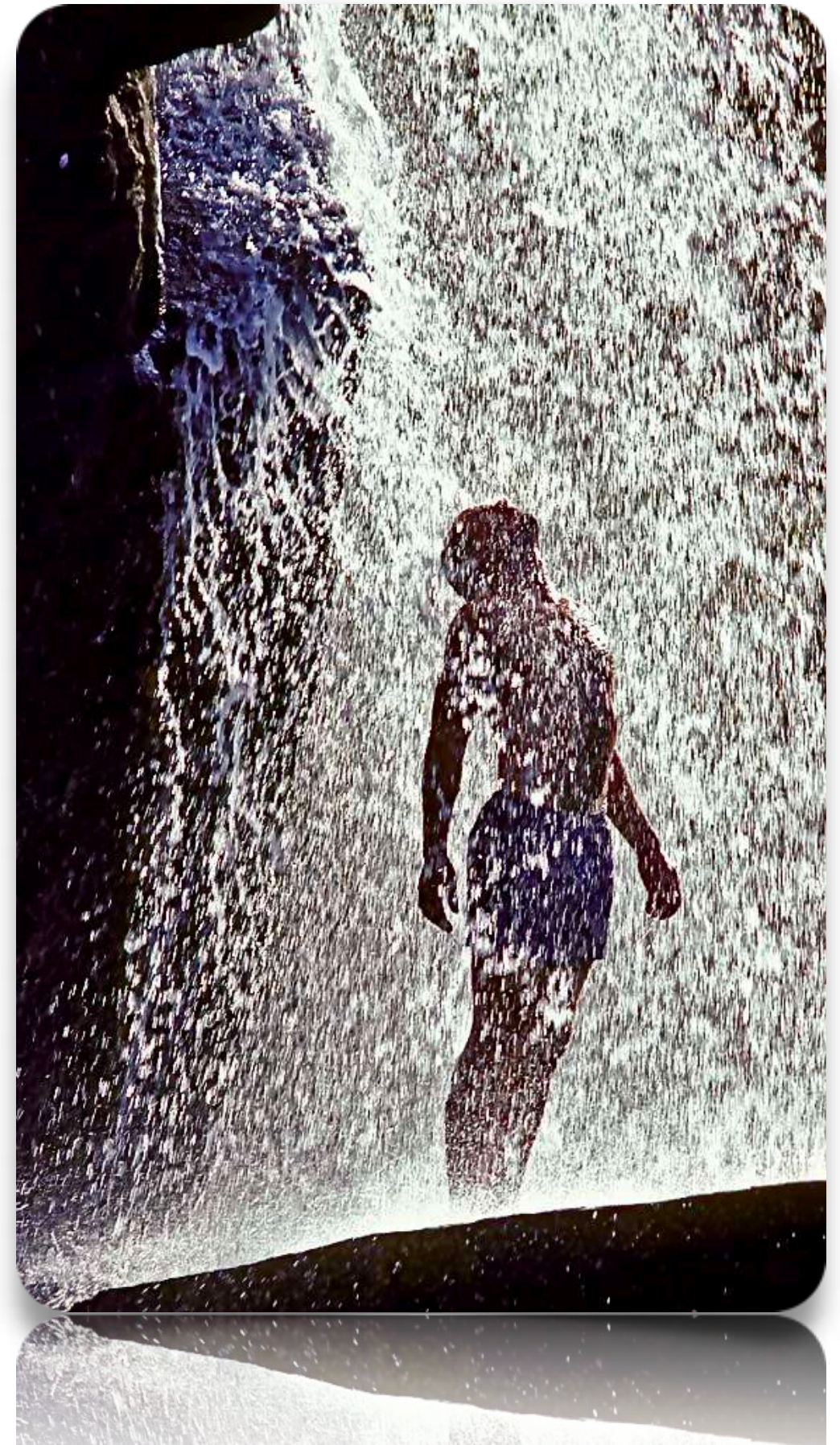
Exclusive retreats, uniquely designed to harness the inner powers within our human potential.. in a positive manner. Each retreat is created with the intention..

... to focus on one, or more, specific affliction(s)

... to align with mind, body and spirit within our natural habit, which feeds us a myriad of minerals and nutrients, i.e., from volcanic filtered water and stone, the powerful energy charges of waterfalls and ocean waves, to natural herbal remedies grown on the grounds;

and incorporates varying therapeutic services and activities, to remedy the issue of focus. Retreats encompass Blue Zone Therapeutic methods, especially tailored to the intended retreat. Ranging from art therapy, high vibrational therapy, music and sound, ocean and Hypnotherapy, etc. Once the combination of powerful remedies are established, the annual scheduling of the retreat will take its course.

Intentional retreat experiences become a remarkable imprint on one's path. The natural inclination to recreate life practices; along with the incredible experiences, provides life-long memories for most retreaters. In fact, afterwards, during re-integration into the normal world, social groups are formed and life-long connections are made. For many, during the course of the retreat, each and every moment is powerfully synchronistic. Since the guest is on the path to Pura Vida, the universe naturally responds with extremely coincidental occurrences, in a sense to help validate — one's course of perfection. Pura Vida resonates with the universe, stress does not. Experiences discovered on retreats resemble the journey of the Celestine Prophecy and inevitably takes a person to the next, more pristine and powerful path of their life's journey. Sharing the experiences of *Co-creación Pacífica* with other friends, certainly will magnetize growing sparks of interest.





● *Blue Zone Therapy*

Therapeutic services are offered for anyone seeking out solutions to improve, or heal, their mental and physical well-being. Services are available to individuals, couples, families, children, work environments or relationships, etc., to help soothe and advance the mental and physical resonance of our life-force energies.

Using advanced, ancient understandings of cellular re-creation and restoration, through harnessing the powers of energy through diction, and other techniques, the natural life-force imbues the soul and mind with new streams of thoughts and perspectives. By following new neural pathways, and gradually releasing old, unsupportive thought processes, leads individuals to an optimal state of mind, carving a path for the new possibility of physical healing to take place. Therapeutic practices breed a new way for individuals to passionately grow, and free oneself from self imposed bondages.

Therapeutic services are not intended to overburden, yet relieve stress and offer soft and gentle guidance within alignment with “the light.” Planting one small seed at a time, within one’s zone of proximate understanding, fortifies comfort for the learner, in their process of healing. The gentle alignment process allows opportunity for the therapy to open up pathways of understanding their fullest potential.

“Psychological well-being sculpts a path to advancement. Planting the seeds of heart-based initiatives can begin with healing the internal dialogue.” — M. Rougel

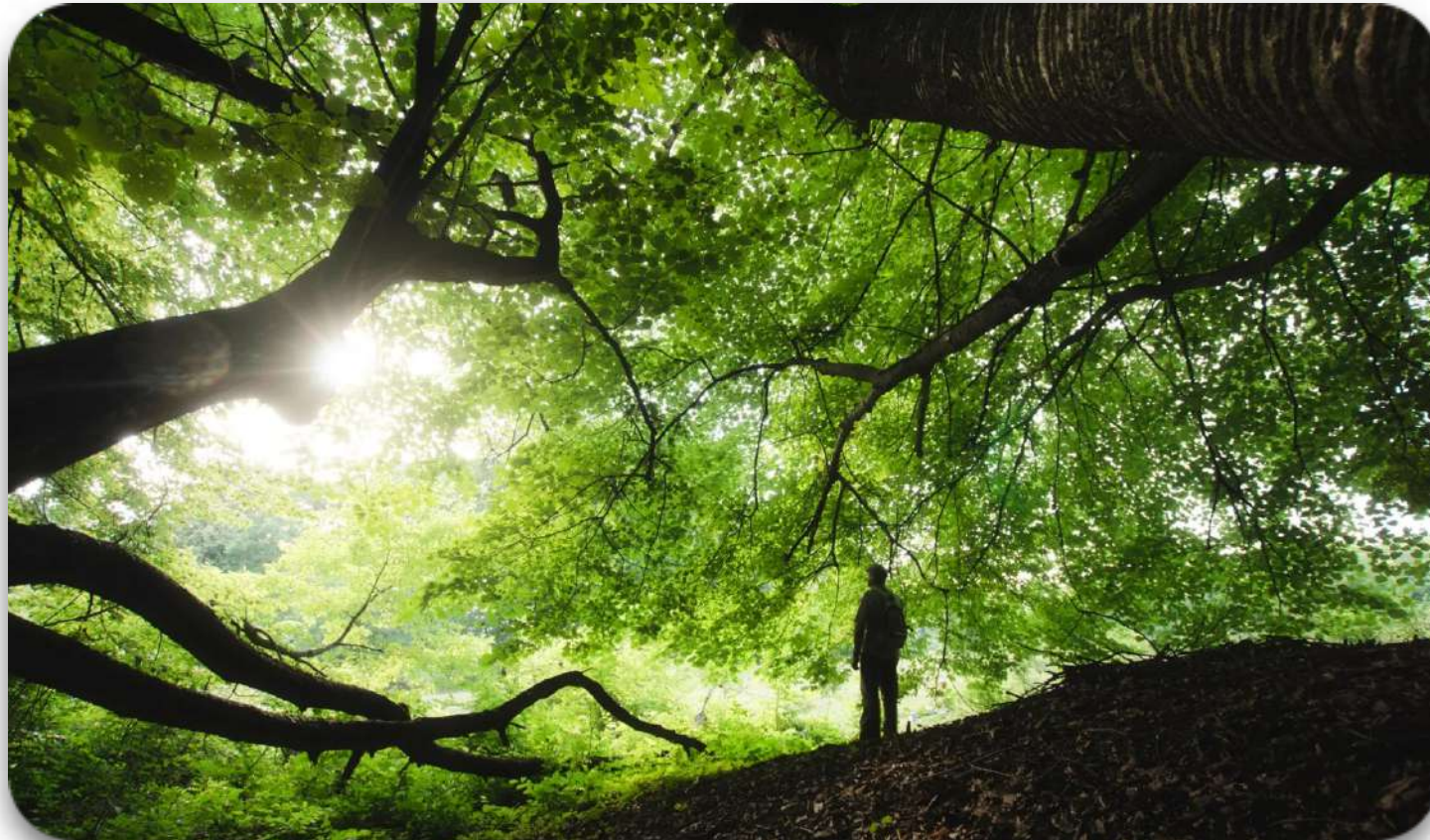
Problem

Currently, many individuals feel lost, out of control, hopeless and joyless, due to pre-conditions of their environmental up-bringing, the consumer demands of society, fractured thinking patterns, *etc.*, which all lead to a sense of false-hood. The lack of harmonious resonance, signals people to seek further than what is said, and to open their minds to expanded understandings, which ultimately, leads to a knowledge which is already part of our fundamental makeup. It is difficult for the masses to be free and re-create, within the terms societal limitations, status quo scenarios, unnecessary hardships, irrelevant criticisms, and more, which all cause great damage upon one's esteem and fractures the aura. Our sense of confinement bolstered by our friends' and families' limiting perspectives, generate a variety of inhibited thought processes, undermining the innate spirit longing for harmonious expression to freely reach its true potential. Enervation leads to mental and physical sickness and disease.

Solution

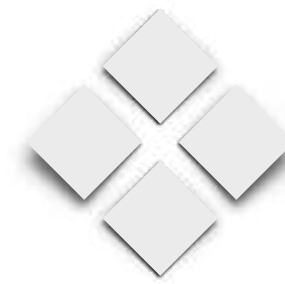
Healers and therapists provide a scheduled plan of services, tailored to the clients' needs in order to achieve the client's desired goals. After a thorough assessment of client's needs, preferences, learning styles, *etc.*, a prescribed practice, involving one, or multiple, modals of therapy, in combination with powerful natural remedies — a plan is projected for each individual's needs and goals. Therapy forms range from the arts to transcendental and vibrational earth resonances: Art Therapy, Sound Healing, Hypo-therapy, Frequency Healing, Equestrian Therapy, Water Therapy, Natural and Revolutionary Remedies, *etc.* Using cyclic and repetitive therapeutic practices, begins the onset of the reprogramming our thought patterns — to re-create new mental constructs that empower us to think free of our pre-set conditions.

Mental thoughts are extremely powerful, and channeling the neurons new pathways through healing modes of creating art, resonating through sound or vibrational therapy, augments pathways to new dimensions within mind and thus body. Plans include a schedule for clients to regularly return, for the purposes of on-going practice, life integration methods and further opportunities to expand.



Centers of Healing: Healing occurs in a myriad of ways, and occurs when healthy practices are performed with intention. Retreats offered will accommodate a variety of issues people face: depression, stress, illness, disease, etc., by incorporating the latest innovations in technology and nature. Each retreat and or therapeutic service will be tailored to a specific overwhelming need, to incorporate therapeutic mind-transforming techniques and healing remedies available for the problem at hand, from relieving chronic stress to overcoming cancer. The most authentic and caring therapists, councilors, sacred hosts and or shamans available to guide retreaters and therapy-seekers to achieve a high value of enlightenment.

Permaculture Setting: The art of permaculture, provide edible forests for nutrition enriched consumption and medicinal purposes, exotic-animal attractants, and flower blossoms along the paths and interior roads of the estates.



Art Therapy

Play Therapy

Sound Healing

Vibrational Therapy

Frequency Healing

Chakra Healing

Breath-work

Hypo-therapy

Equestrian Therapy

Natural & Revolutionary Remedies

Blue Zone Adventures

Blue Zone Therapists guide in alignment with the light consciousness available to us all, to serve as a source of enlightenment and inspiration. Naturally, light consciousness guides our thinking into the light, and prepares a foundation for health to transpire. By tapping into the light codes, the tuning-in to the higher intelligences of creation, whereby all matter, living and non-living, of a lower intelligences follow. For instance, with strong intentional thoughts and the sounds of words driven by e-motion, the cells of lower intelligences will follow the higher intelligences of creative power. After routine practice, of re-forming and re-creating habits, acts of manifestation set the stage for the once beaten down person to overcome their darkness. Art and Vibrational therapy are perfect for self expression and awareness — *helping one to become in tune with the flow.*

Adventure quests are available for all members of the *Co-creación Pacífica*, and for anyone looking for pure enjoyment of nature's bliss.

Diamond Point Estates is equipped with a small equestrian center with four beautiful, thoroughbred horses. The property management consists of a full-time equestrian service provider, to provide horse-back riding adventures to, and along, Barú Beach and Rio Barú. Equestrian services may also be used by therapists or retreat hosts for therapeutic reasons. Equestrian Therapy heals on a vibrational level and is considered as an extraordinary tool for healing and psychological benefits.

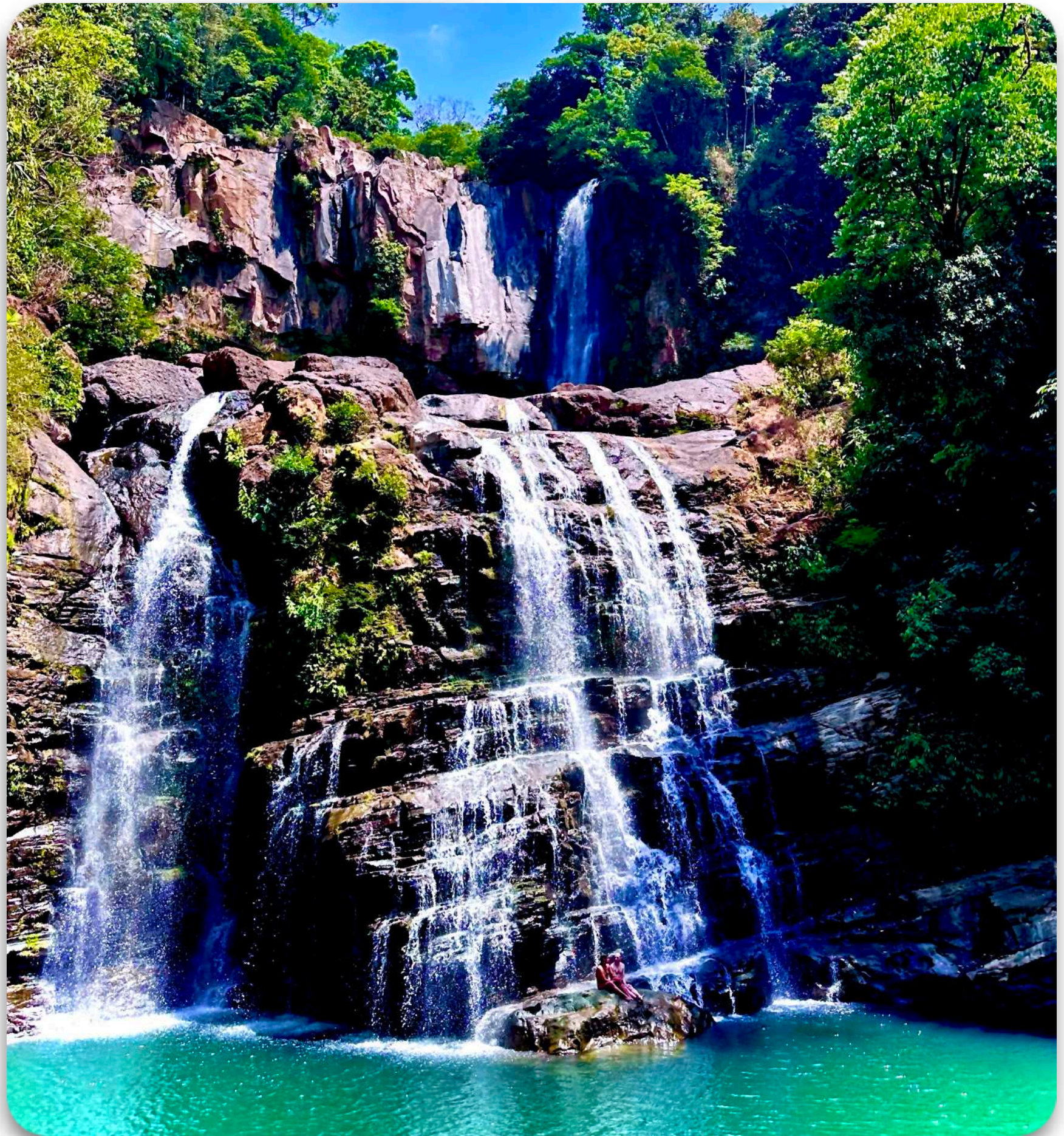
Blue Zone Adventures, includes Waterfall Excursions, to the sacred waterfalls in the area, such as Nauyaca Falls. The quest of sacred places is provided for guests of Blue Zone Retreats as well as.

The adventure aspect of *Co-creación Pacífica* encompasses expanding opportunities. The serving members can use, and grow Blue Zone Adventures in cohesion with all sorts of healing re-creational purposes. All additional business developments are factored into the business model, for all to share in the profits of the bountiful enjoyments of adventure.



photograph by OpenArt

Nauyaca Waterfalls
sacred, ancient grounds of Costa Rica







Residents of **Ecorouge Estates** become members of *a* community, enjoy life experiences. Making genuine, life-long connections, in the midst of nature, enables community members to thrive and heal. A neighborhood where individuals can capitalize on their purpose, *i.e.*, creators and craftsmen, designers and holistic producers of everyday items — artisans, performers, musicians, teachers, service providers, scientists, retirees, scared practitioners of mind and body, digital nomads, *etc.* Supporting natural- and purpose-made products, contributes to wholesome methods.

Serving members of the community comprise a network of professionals, who desire to grow, and help others grow, in mind and spirit, *i.e.*, healers, therapists, idealists, artists, artisans, scientists, permaculturists, *etc.*, help support each other and advance together. The network facilitates healing and alignment through Therapeutic Services and Adventures. All seeking out higher knowledge and our powerful connection to nature, naturally become members of our community — to carve a path for on-going collaboration and sense of purpose with another.

Advancement through Re-Creating

Communities incorporate both ancient and innovative understandings to determine new fundamentals in our ability to co-create and progress in unison with others and the earth. Effectually, sustainable, and other empowering tools are used to facilitate individual and societal advancement.

A vision of life-long learning environments, for the community to voluntarily incorporate adaptive and collaborative models. Ecorouge facilitates for new formats to take place. New learning formats entail methods to inspire each other, and to align with one's true desires and passions and to make sense on a whole.

Embracing one's natural way of learning, sharing knowledge based in truth and acceptance of everyone's unique creative contribution — together we can co-create the most extra-ordinary and harmonious existence.

The trend of a prison-like feel which developed within the current school system standards, presents limiting constructs to both children and adults.

The need to re-create life-long learning programs, changes from the restrictive learning standards to an enhancement within our co-creative and individual powers. Learning has no limitations and takes place each and every moment. In fact, when in tune with a senses of purity, as children are naturally, a shift in perception may even prompt an adult to open their limited ways of thinking and consider to learn from, and with a child, within reason. Ultimately, the dynamic of respect adds value to the evolution of our co-creation.

Life-long Learning Centers address the whole-being, and includes advancing a variety of skill-sets in harmony with one's nature and

natural expression. Technology is used in moderation, foci of meditation; elected physical skills, from yoga, tai chi, karate, archery, fencing, horseback riding, to soccer; academics, advancing intuition, learning through clairvoyance and exploration; and master any desired artistic skillset, visual, gardening; innovative thinking; understanding through meta and quantum physics (observing how science meets spirituality); the incorporation of ancient methods of within living and methods, *etc.* for advanced propagation.



Mental Enhancement within the LLEs can include the standard necessary academic studies, combined with necessary practices for mental clarity, such as meditation, breath work, visualization, etc. In addition to the standard academics and mental enhancement strategies, it is important to understand the basic understandings of the mechanics behind quantum-physics. Though this space of knowledge is currently explorative, there is enough empirical evidence to delineate its value, to help guide individuals and communities with an understanding of their own empowerment. The space of knowledge enables spirituality, or the super-natural, to be explained through quantum physics, science and math. Everything, including sound, can be observed, measured and explained.

Physical Enhancement within the LLEs focus on skill and aptitude development for all who take part, and should be equal in importance, or implemented more so than current standards, in order to avoid lack of motivation, vicious cycles of digital dependencies. The enhancement of well-being and enteric lifestyles will ensue. Practices such as Tai Chi, Karate, Jiu-jitsu, Track and Field, Fencing, Archery, Fishing, Ball Sports, Dance and Cheer, Yoga, Gardening, Community Efforts, etc., are to be incorporated into LLEs with a more balanced approach for the development of the whole being.

The Temple of Knowledge: In one or more of the eco-communities, an enclosed simple and sacred structure, houses a small library of esoteric texts, ancient knowledge, metaphysics, books of knowledge covering ancient advancements and other vitally important information, artifacts, etc., with intentions to keep guarded and safe. The library of wisdom, where spirituality is understood through science, math and frequency on a quantum level, will be assessable by the members of *Co-creation Communities*. The temple of knowledge is envisioned as a jewel-like structure with copper roof top to tap into the natural energies of the earth. The spiritual knowledge base will naturally attract the right individuals to tap into nature as Tesla did, the preserved portions of the lands may be used for this sort of experimentation, contained in a safe manner. The discovery of *our potential* is a limitless path and *Co-creation Communities* intends to attract similar mindsets. The common thread of mind consciousness for all who are attracted to discover truths on a deeper level.

A common sacred space carved out for people to sit, read comfortably and peacefully, hold small group gatherings and expand through practices and or philosophical conversations.

Centers of Learning: Life-long learning centers surround the Temple of Knowledge. Centers include spaces for mind, spirit and body advancement — *i.e.*, tai chi or other energy harnessing disciplines, art (visual, musical), understanding powers of the earth, natural consumption and cooking, in collaboration with Symbiotic, which will provide academic advancements needed.

If teaching and learning is conducted in a harmonious manner, learning, and the desire to learn, can become a life-long pursuit. Centers for learning are established within the eco-community developments, for example. outdoor learning spaces, such as pavilions, specific spaces carved out for specific leaning, and indoor learning spaces, common space structures to facilitate a variety of needs.

Life-long Learning Environments, or LLEs, are formed to inspire innate potentials and stimulate growth of the whole individual, and includes a balanced approached to learning encompassing wholesome experiences for both mental and physical development.

Current learning models within the federal system bases its approach solely based on the logical side of thinking which develops a strong left-sided thinking style and centers our children, or our future, within the confinements of ego derivation, as well as life-long sedentary alignment. An education system with a heavy basis on left-minded approaches has led us to our current global state of disregard for true meaning. For example, the global apparel industry profits trillions of dollars profiting form cheap production measure, which is literally killing human beings, and their habitat, on the other side of the world. Ego-ic thinking

also leads to our tendencies to dismiss a child's perspectives and think one is inadequate if he or she does not fit into the mold created. In addition, the majority of the time spent sitting down, trains YOUNG children to be confined to their seats for numerous hours at a time. After decades of sedentary postures, the adult remains in this state.

There are a vast array of solutions which will be implemented to help change this direction of disregard for the real truth. LLE's incorporate wholesome approaches to learning, which includes both logical and intuitive -based learning, as well as engaging, explorative and experience-based learning. Subject matter harnessed through real-life experiences and exploration give way for long-term understanding and memory retention of the information. Intuitive based-learning enables students to feel comfortable reaching for solutions through creative thinking, as well as provides fundamental tools for enhancing abilities of discernment and advanced characterization. Wholesome approaches also include practices to fully engage the learners, by teaching within their zone of proximity, by tapping into the learners field of engagement, by ensuring the learners are fully heard and understood, building on what is already known, etc.

Ecorouge Endowment program



Ecorouge is committed to working towards a future founded on ethical and moral grounds, where the company's passion to safeguard the vitally important nature, help tailor societal development to grow in harmony with earth's nature and each other, and to advocate for responsible industrial practices, finding solutions to industrial wastes hazards. The company's commitment to responsibility, allocates 10% of its profits to financially support initiatives of preservation and global solutions.

The Ecorouge Endowment Program is a donation program to initiate the action-based humanitarian and environmental efforts of Campaign Brilliance:

- *relief of suffering of women and children*
- *archival of ancient texts*
- *permanent preservation methods*
- *alternative solutions for production, or solutions for areas contaminated of industrial wastes*

All efforts will be documented and captured on video, for the purposes of media advertising and collaborations with others, providing solutions. The financial operation of the on-line Brilliance Mission will be supported by the Endowment Program.

Ecorouge takes the "functional approach to doing business," and follows ESG regulations. ESG Reporting provides transparency and holds company's accountable to provide solutions for major global challenges we face today. A healthy mentality of a company is needed for collaboration and developing action-based solutions. Investor trend towards sustainable investing, especially in line with ESG Models, provide higher leverage for the support of ethical and responsible companies, with expansive growing opportunities.

ENVIRONMENTAL PRESERVATION:

Ecorouge properties designate 50% or more of lands for *Nature Reserves*. In addition, the company

will replant as much as possible for beautification, preservation and nutritional purposes.

Our reliable web hosting service through ApVerticals and GoDaddy. 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-creaciónpacífica.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.org	Ecorouge Inc.	A website for to set forth of ideas, established plans and display of plan operational details.
	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.

DMS Development Management System		<p>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.</p>
PROCURE	NORTHSPYRE	SAGE 300 CONSTRUCTION & REAL ESTATE
	Implementation	<p>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.</p>
	Management	<p>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.</p>
	Selection	<p>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.</p>
	Expected Contributions	<p>The PDS include system capabilities, <i>i.e.</i> scheduling, blueprint drafting, document management, job costing, <i>etc.</i>, which facilitates an organized and efficient means of project and construction developments.</p>

TECHNOLOGY

<p>PMS Property Management System</p>	<p>*</p>	<p>A system to manage all of the properties of Ecorouge Estates.</p>
<p>Development of Website & Mobil App</p> <p>ecorougeestates.com</p>	<p>Ecorouge Estates Inc.</p>	<p>A website to house, present and sell the real estate properties offered by Ecorouge Estates.</p>
	<p>LISTINGS</p>	<p>.....</p> <ul style="list-style-type: none"> — property listings with navigation map — provides real-time updates, <i>i.e.</i>, development for pre-sales, active, under contract, sold, <i>etc.</i> — the potential client may be able to schedule a viewing, where they will fill out a <i>client profile form</i> to be stored in the CRM system, which is linked and embedded in the client profile data system of co-creaciónpacífa.com
	<p>BLUE ZONE VILLAS</p>	<p>— listings of villas for rent, this information is linked from bluezonerecreation.com.</p>
	<p>REALTORS</p>	<p>— real estate agents available for clients, with options for the client to communicate directly</p>
	<p>RESERVES</p>	<p>— outlines and summarizes each <i>reserve</i>:</p> <ul style="list-style-type: none"> . <i>Celestina Reserves</i> . <i>the Barú Reserves</i> . <i>Uvita Reserves</i>
	<p>CONTACT</p>	<p>— options to communicate with members of the staff</p>
	<p>BLUE ZONE RETREATS</p>	<p>— link to bluezonecreation.com</p>
	<p>CAMPAIGN BRILLIANCE</p>	<p>— link to campaignbrilliance.org</p>
	<p>Implementation</p>	<p>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.</p>
	<p>Management</p>	<p>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.</p>
	<p>Selection</p>	<p>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.</p>
	<p>Expected Contributions</p>	<p>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.</p>
	<p>Partnership Opportunities</p>	<p>Latitude 9 Real Estate</p>
		<p>2 Costa Rica Real Estate</p>
		<p>Exclusive Homes Costa Rica</p>
		<p>Dominical Property Real Estate</p>
		<p>Blue Zone Realty International</p>
		<p>Dominical Real Estate</p>
		<p>Costa Rica Luxury Real Estate</p>
		<p>Uvita Luxury Real Estate</p>

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

Development of Website & Mobile App	Co-creación Pacífica	A website and mobile app for the residents and guests of Ecorouge Estates.
	co-creaciónpacífica.com	
PORTAL	Your HOME	<ul style="list-style-type: none"> — when a client fills out a <i>client profile form</i>, 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>i.e.</i>, planos, topography map, master plan, appraisal value, <i>etc.</i> — while in the process of purchasing, building a home, <i>etc.</i>, the property owner will be able to see an updated status within the process
	Your BLUE ZONE Recreation	<ul style="list-style-type: none"> — when a client fills out a <i>client profile form</i> on bluezonerecreation.com, it is stored here, for the guest member of <i>Co-creación Pacífica</i> 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	<ul style="list-style-type: none"> — summaries of maintenance services — payment options. — showing community land progress — other
	LET'S ADVANCE	<ul style="list-style-type: none"> — a community forum, where residents can make suggestions to help or improve the community of <i>Co-creación Pacífica</i> 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	<ul style="list-style-type: none"> — all members of <i>Co-creación Pacífica</i> 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, <i>etc.</i>
	ON-LINE COMMUNITY	<ul style="list-style-type: none"> — 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>i.e.</i> by retreats hosts for group retreats and post-retreat reintegration periods, as well as life long support systems, therapy groups, <i>etc.</i>, 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 <i>client profile forms</i> are stored here.
Management	The CRM system is overseen by 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 <i>client profile forms</i> , 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.

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.)
PORTAL	SCHEDULE	— overall project schedule — personnel's' designated appointments derived from reservations made by clients
	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 <i>client profile forms</i> 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 <i>clients' profile</i> , and editable access of their personal business experiences with their client
PLATFORM	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 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 <i>clients' profile</i> 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.

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	<p>The donation of time and 10% of annual capital for the advocacy of earthly preservation: humanity and habitat.</p> <p>.....</p> <p>— features the latest updates and features current advocacy missions and attributed donations, <i>i.e.</i> ecological living, water pollution solutions, affordable housing, acts of preservation, etc.</p>
	MISSIONS	
	Reserves	<p>— showing updates on the development of Ecorouge's Natural <i>Reserves</i>:</p> <ul style="list-style-type: none"> . <i>Celestina Reserves</i> . the <i>Barú Reserves</i> . <i>Uvita Reserves</i> <p>— <i>i.e.</i> capturing exotic animals, tropical fruits and other benefits and remedies from the botanical rainforest <i>reserves</i></p>
	BLOGS	<p>— blogs regarding the benefits of ecological living and other related discussions</p> <p>.....</p>
	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 <i>Co-creación Pacífica</i> 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 <i>Co-creación Pacífica</i> .

SMP Social Media Platforms		* Social Media Platform visibility is essential for Ecorouge to market on a global scale.
FACEBOOK TICKTOCK	INSTAGRAM WHATSAPP	TWITTER 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.

Costa Rica

Costa Rica is an ideal country in which to invest. Here, people share the pure life, or Pura Vida, where people live to embrace their lives to the fullest.

Majestic mountains, cloud forests with villages in the sky, where indigenous tribes of the land live and serve as guardians to the ancient knowledge beheld. Throughout Costa Rica are phenomenal waterfalls enriched with healing minerals from volcanic infusion processes, oxygen-enriched tropical forests, natural cooling of the jungle canopy, and coastal beach lands of the Pacific and Caribbean Oceans. With tropical climate year round temperatures averaging 70 to 80 degrees, beautiful sunsets and starry nights — Costa Rica is the quintessential paradise. The southern pacific region of Costa Rica is a Blue Zone, making it one of the healthiest places to live in the world.

In addition, the acquisition of real estate in Costa Rica is a seamless process, with advantageous gains. The Costa Rica government grants you visa-free travel and visa-on-arrival options to 115 countries.



The mission of Ecorouge is to create sustainable and rejuvenating living spaces in the center of Costa Rica's most developing areas — the beautiful towns of Portalón, Barú and Uvita. The threat of overdevelopment makes the value of preservation, and it's actual implementation, absolutely essential for the future vitality of our earth. Ecorouge intends to do everything possible to establish, and improve, preservations

methods, so that the inevitable development maintains a co-existence of harmony with the Earth. We are excited to introduce our ecological neighborhoods: real estate properties, luxury homes and villas, healing retreat packages, therapeutic and nature adventure experiences.. to the market.

Welcome to the

Industry Overview

The real estate industry in Costa Rica has been thriving, attracting both local and international investors. According to the Costa Rica Real Estate Chamber (CCCBR), the market has experienced steady growth over the past decade, with an average annual increase in property sales of 10%. This positive trend is driven by factors such as political stability, a growing tourism sector, and a favorable investment climate.

Ecorouge is well-positioned to capitalize on the increasing demand for sustainable and environmentally conscious living. As more individuals seek to reduce their carbon footprint and embrace a more holistic lifestyle, our eco-friendly real estate properties provide the perfect solution. These properties are designed with sustainable materials, energy-efficient features, and rainforest preservation methods, offering residents a harmonious blend of the comforts in paradise and environmental responsibility.

In addition to our real estate offerings, we also offer healing retreat packages that cater to individuals seeking a rejuvenating experience. The wellness tourism industry is a rapidly growing sector globally, with an estimated

market value of \$639 billion in 2020, according to the Global Wellness Institute. Our personalized treatments and activities, combined with the natural beauty of Costa Rica, provide a unique and transformative experience for our guests.

Furthermore, our nature adventure experiences tap into the flourishing adventure tourism market in Costa Rica. With its diverse landscapes, including rainforests, volcanoes, and pristine beaches, Costa Rica offers a plethora of outdoor activities. The Adventure Travel Trade Association (ATTA) reported that adventure tourism has been growing at an annual rate of 10-15% globally, and Costa Rica is recognized as one of the top adventure travel destinations.

The Southern Pacific Coastal town is an excellent place to invest in land and real estate. The area is known for its economic and political stability.



Ecorouge Estates intends to fully implement preservation methods of the earth's vital rainforests, by creating preserves, and developing in harmony with our essential nature:

ECOROUGE ESTATES

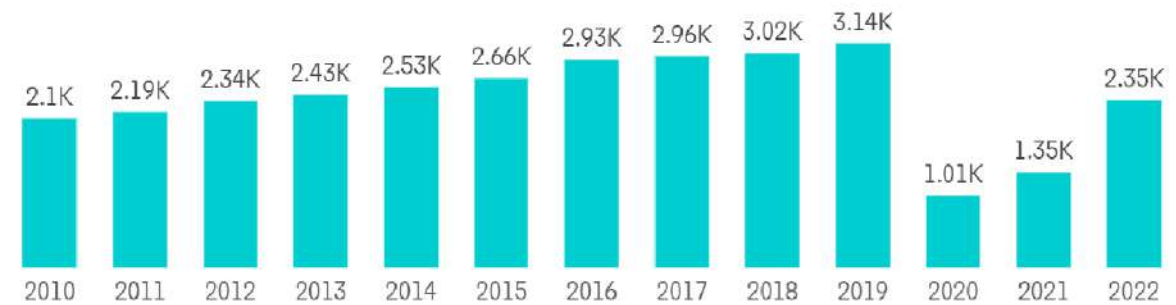
♦ *Diamond Point*

♦ *Uvita*

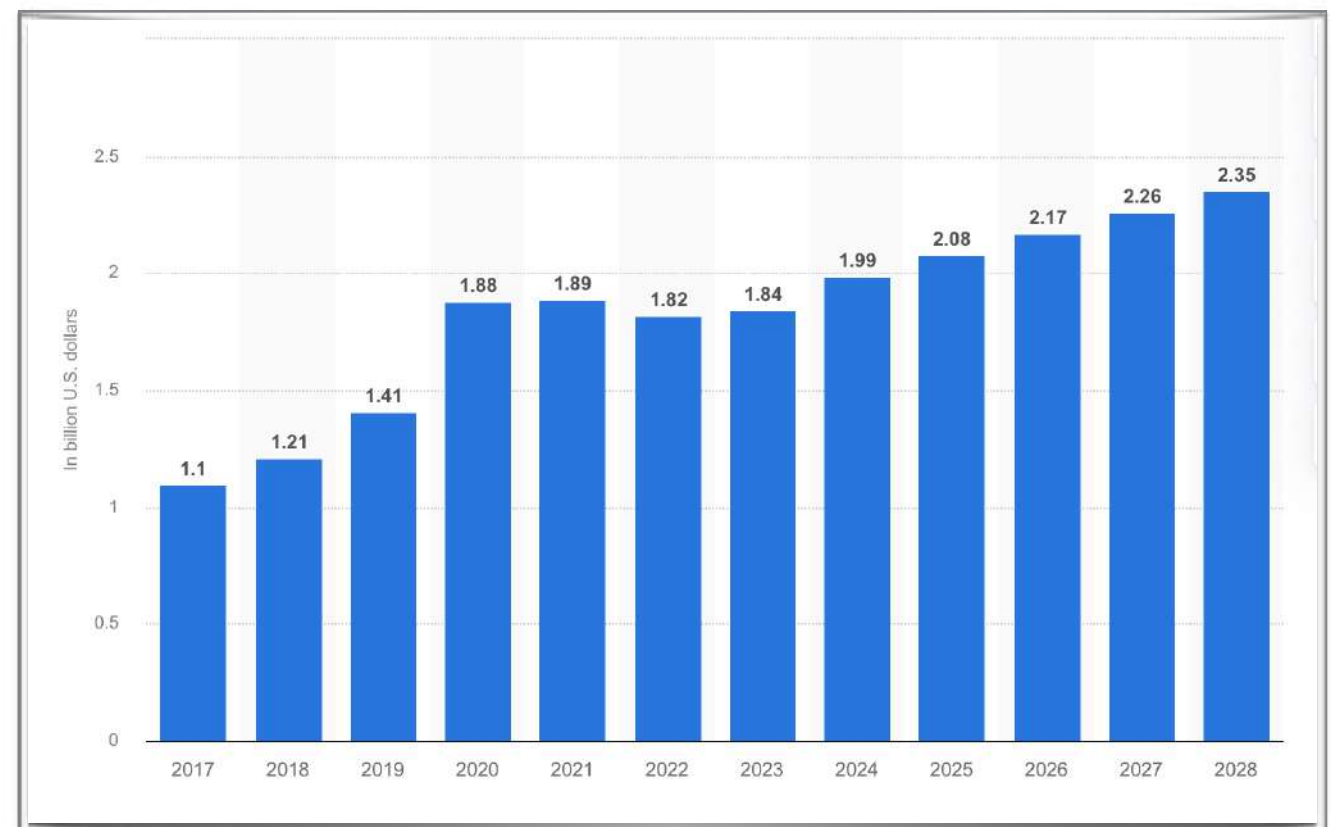
KEY MARKET TRENDS

- Increasing demand for ecological and sustainable living options
- Growing interest in wellness tourism and holistic experiences
- Rising popularity of adventure tourism and outdoor activities
- Preference for personalized and unique travel experiences
- Growing awareness and appreciation for the natural beauty of Costa Rica

Number of International Tourist Arrivals in Costa Rica, 2010-2022



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



Ecorouge is associated with a consortium of leaders and businesses, making positive changes on a global scale. Within the network, collaborative connections have been established with industry leaders. By connecting with other developers throughout the world, M. Rougel values the common alignment of our collective vision.

Founders of the Singularity group, head engineer of Google, and other top-level investors, have determined a nearby location within the Costa Rica rainforest, to serve as their Innovation Hub. The upcoming science and technology university, called Symbiotic, has been established to facilitate the latest developments of revolutionary breakthroughs in technological advancements entailing medical healing and devices. The Innovation Hub is the new global center built to accommodate futuristic advancements as well as figure out ways to help solve the most damaging problems occurring today. The group draws similar plans to EcoRouge, to achieve solution-based initiatives, as well as establish new life-long learning formats.

Our meeting discussing similar vision was synchronistic. Through discussions of expanded perceptions to help build a better future through conscious co-creation,

synergetic connections were made. The network formations are made on similar ethical matters, including the mission to advocate against unnecessary environmental damage, and the desire to provide solutions. Focusing on the re-creation of community living, to enhance mindsets through life-long “learning,” or living, center formats.

EcoRouge vows to advocate against major contamination occurring on the earth — our habitat serving to sustain life. For instance, the high level of contamination occurring due to the lack of conscientious efforts, prompts people like the founder of EcoRouge, to pivot and help devise solution-based systems. With over 180 trillion apparel products made in 2022, from high-end to fast-fashion brands, all mostly using cheaper forms of production methods, toxins from dyes and viscose textiles continuously pollute, on a mass scale, the local communities’ water and air supply, causing disease and literally killing people of the community. A *responsible* company does not contribute to these patterns *w i t h i n* consumerism.

Connections

Discussion of Concerns:

- ♦ *Maintain the preservation of nature during upcoming influx of development*
- ♦ *Allocate land and housing for the locals*
- ♦ *Global matters, i.e. education system, industrial waste contamination*
- ♦ *The rapid rate growth of AI, social implications and solutions, restoring balance*

“ *Adding decades of health is the greatest gift we can offer humanity. I believe that converging exponential technologies will enable us to make 100 years old the new 60.* ” — Peter Diamandis

Luxury Private Beach Living

Costa Ballena Area stretches from Dominical to Ojochal. **Uvita Estates** is located in Bahia Ballena, midway between Uvita and Ojochal. The highly sought-after Ballena is home to the popular Whale's Tail Beach, known as Cola de Ballena of Uvita and to the Marina Ballena National Park. The natural luxuries and unspoiled paradisaal setting attracts locals, expats, digital nomads, celebrities and investors, to set up homes as a primary or vacation, and/or to capitalize on the area of growth and/or start a new business, within the a wildly abundant environment. Celebrities and high-powered leaders often post on social

media about their amazing experiences in Costa Rica's south pacific. The recent attraction and development has engendered the implementation of 2 new main roads, providing comfortable access to the untapped lands. People are electing to reside in the luxurious Uvita by virtue of its peace and tranquility, pristine beaches, lush rainforests, abundance of exotic wildlife, and its focus on sustainability. The new class of luxury property buyers who prefer to enjoy life and bask in the Pura Vida; as OSA Tropical Properties explains... the new class of luxury property buyers who want the option to live in a stress-free environment imbued with beautiful

landscapes, healthy living, amazing adventures and outdoor activities.

The idyllic investment opportunity avails the plan of private, high-end ocean villas within a gated community of luxury-based amenities on the last portion of 465 acre of titled oceanfront land, zoned for mixed-use, commercial, residential, and unrestricted use of the beach. The unique property composes three secluded beaches, positioned after the series of 5 National Park Beaches, including the Ventana Beach and Elefante Beach, surrounded by the property's lush jungles, provides a plethora of ocean-view land parcels.

ECOROUGE ESTATES

The development of ocean view lots located on the Ventana Beach, a very special and highly sought-after beach in Costa Rica, with intriguing caves and beautiful canopies of palm trees for shade, next door to Playa Tortuga's turtle nesting Beach and Playa Ballena's home to the twice a year humpback whales' journey to birth and raise their calves. On the property's Pinuelas Section, comprises 20 parcels ready for building, including internal roads with gravel and magnificence ocean views, while the Pinuelas National Park Beach has plans to implement a Pier to allow boat access to this area of the coast.



ECOROUGE ESTATES

Uvita Estates located on the pacific coast beaches of Ventana and Elefante, offers a full-package of amenities. Surrounded by an abundance of National Park Beaches, the gated and secure community of ocean luxury villas entails a plentitude of privacy, including private beaches.

The perfect beach property has easy access to a gas station and a Commercial Plaza, adjacent to the property. For residents to fly in directly, the closest airport, La Managua is one hour away. Better yet, the government has re-activated the initiative of the international airport in Sierpe, which is only a 35- 40 min drive away.

The community is set up to accommodate the special amenity needs of people of wealth, while preserving the coastal rainforests and providing affordable property and housing for the locals. The property is composed of tropical jungle to provide the most private hideaway features. Since the property comprises versatile housing and living needs, the master plan contrives special interest areas, to accommodate for the broad

differences in livelihood. The property is segregated into 118 parcels: 38 luxury villa homes, 38 3-acre lots, and 42 1-acre lots. The 38 and 38 sections are intended for high-end use, while the other 42 acre are allocated for local enrichment and property ownership opportunity — within the community, serving the community.

Selected tenets or residents occupying the 42 acre area will be carefully selected based on the needs of the community at large. Residents of the area will participate in a screening process to see if contributions and interests align. The community within the community will help in a myriad of ways: offer help for the exclusive-residents (i.e., offer childcare, cleaning services, assistance, etc.); increase living options and job opportunities for the locals; empowering individuals to capitalize their talents; etc. The luxury home and land owners will appreciate the well maintained Uvita Beach Estates with easy access to help and assistance at any time.



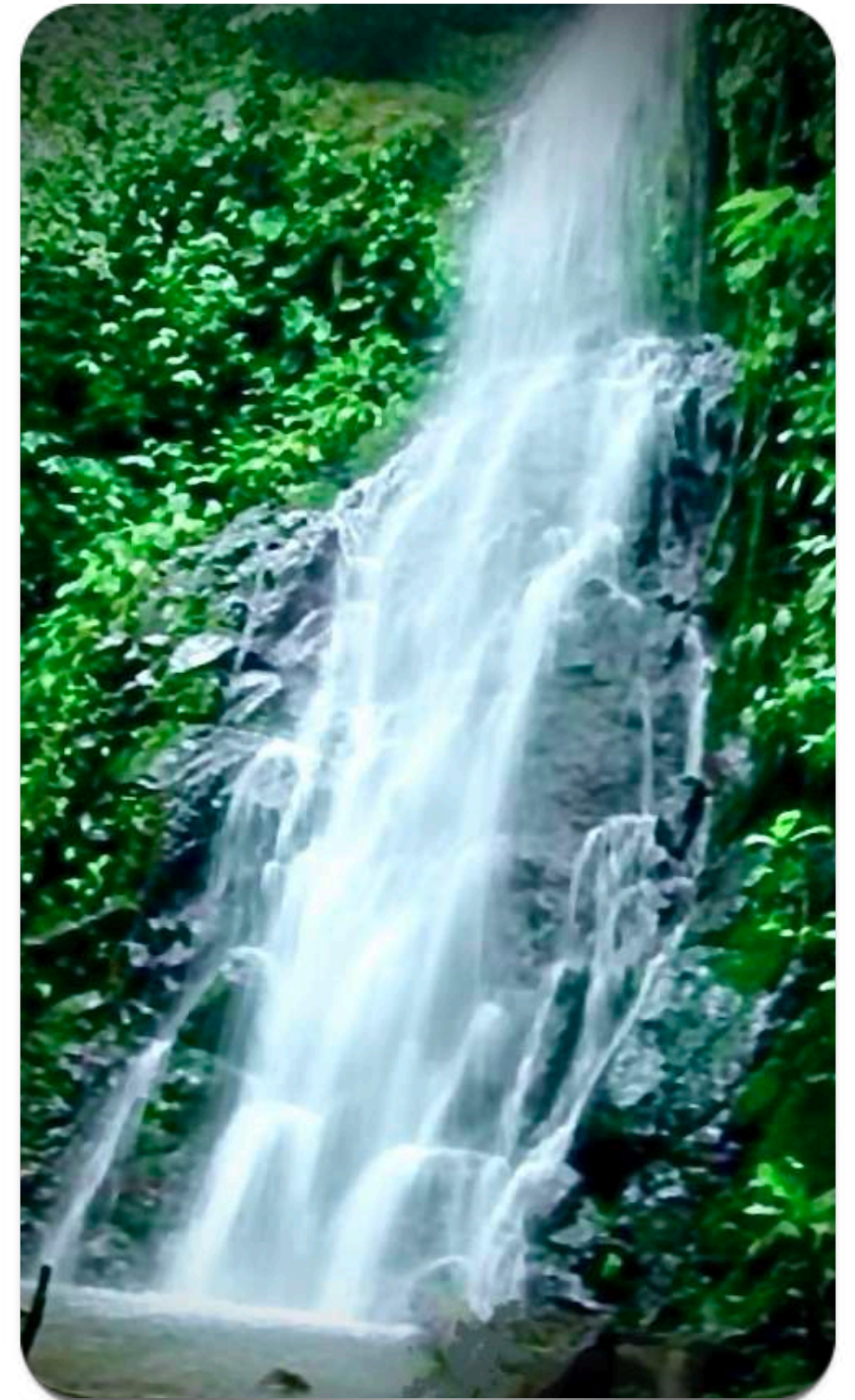
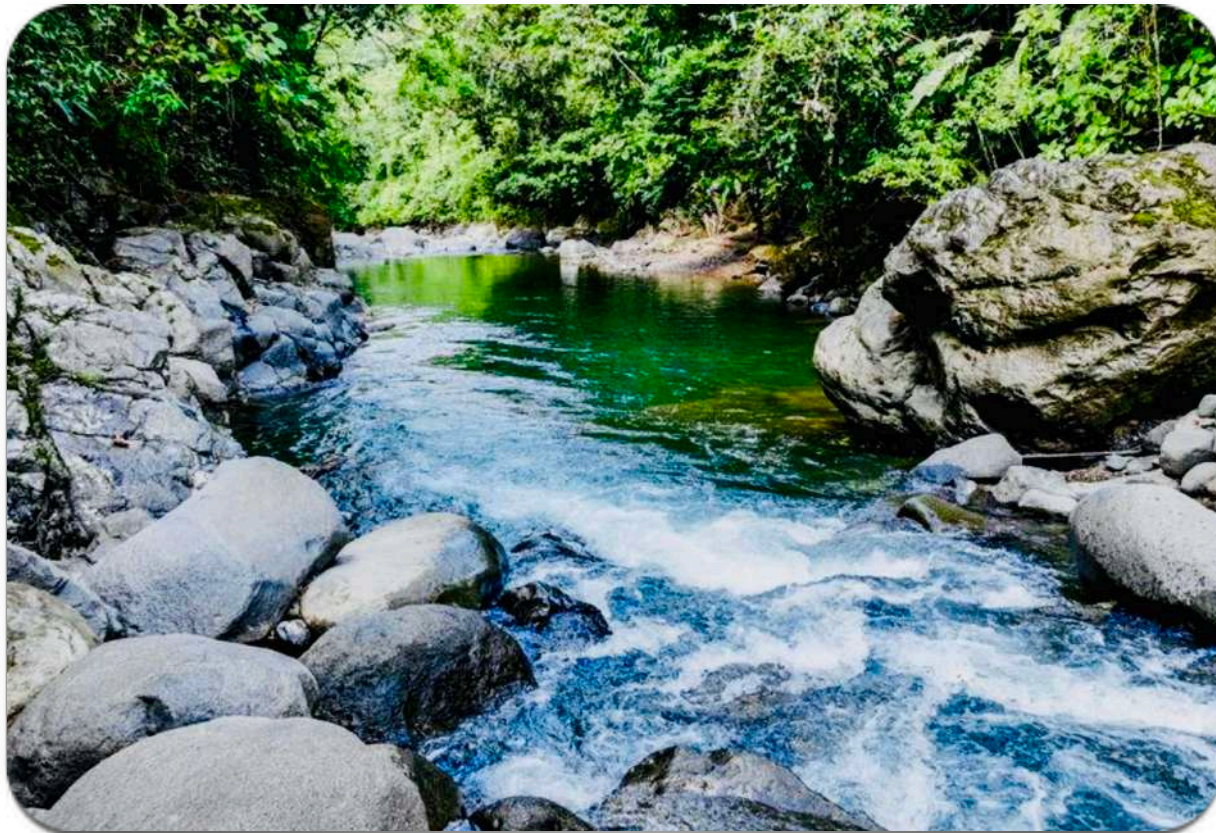
ECOROUGE ESTATES

Uvita Falls is 72 + acres of ocean views, lush tropical forests and aqua-blue waterfalls, is located outside of Uvita in San Josecito. The newly paved road through San Josecito, with routes to towns of Morete and San Luis and on to San Isidro; it also enables easy access to the property Uvita Falls Estates. Conveniently located within a 15 to 30 minute drive to Playa Dominical and easy access to local beaches, restaurants, supermarkets, and the amenities of Costa Ballena. With a location just a few

miles from the fastest growing town in the Southern Zone this property will attract serious buyers in search of Uvita Falls full package of amenities.

The property bestows ocean views of the Whale's Tail and Marino Ballena National Park for the village home and lote properties. Views also include dramatic mountains and canyon of San Josecito. The property has an abundance of natural water resources with 800 meters of river frontage.

The year-round creek flows down through the primary growth forest throughout the property offering a 50ft waterfall, multiple cascading pools and a corridor for passing wildlife. The river consists of many spectacular pools and waterfall cascades.



Property Entitlement

After signing of the Sales-Purchase Agreement (SPA), written by the company's attorney, the project executes a 30 day Due Diligence period. **Property Title** verification conducted by attorney

Property Survey by topographer

Final Draft of Master Plan conducted by Project Manager and/or Civil Engineer in collaboration with Project manager

- ▶ A final blueprint of parcel segregation, for the development of lote parcels, building homes and structures, and amenities (internal roadway system, electrical and water main configurations) is in compliance with all governmental agencies — a thorough explanation of the property's master plan, a map of aligned sectors (visuals, data, costs and timeline) expounds final details of projects.
- ▶ The attainment of all required permits from the Construction Permit Reception Office.

Soil Test

3 Core Samples

Peculation Test including septic tank

The Establishment of **Insurance Policies**

Verify all Taxes required schedule of payments

During this time, all consortiums and contracted crews are scheduled to execute the tasks of the master plan, a final cost analysis and time-line is generated.

Advantages

Property Easements — public road access, grants easements for property accessibility and offers flexibility of land development options

No Zoning Restrictions — the land may be used for residential and or commercial use

An Area of High-Demand — The established property is located in a thriving and highly desired area. The expanding town in a paradisal setting with all of the necessary amenities (groceries, gas stations, stores and boutiques, restaurants, adventure seeking activities, etc.).. engenders a growing need to provide property purchasing options. Providing an ecological solution is the best option for the multiplication and expansion of civilization. The flourishing actions enables the negotiations of pre-sales to begin at the onset of the project.

Consortium of Crews Ready to Go — from a well driller to the real estate team, everyone is eager and excited, willing and ready to begin Project No. 1.

COSTA RICA

visuals

ECOROUGE ESTATES

Hundreds of Acres of Beach and Tropical Jungle Land:

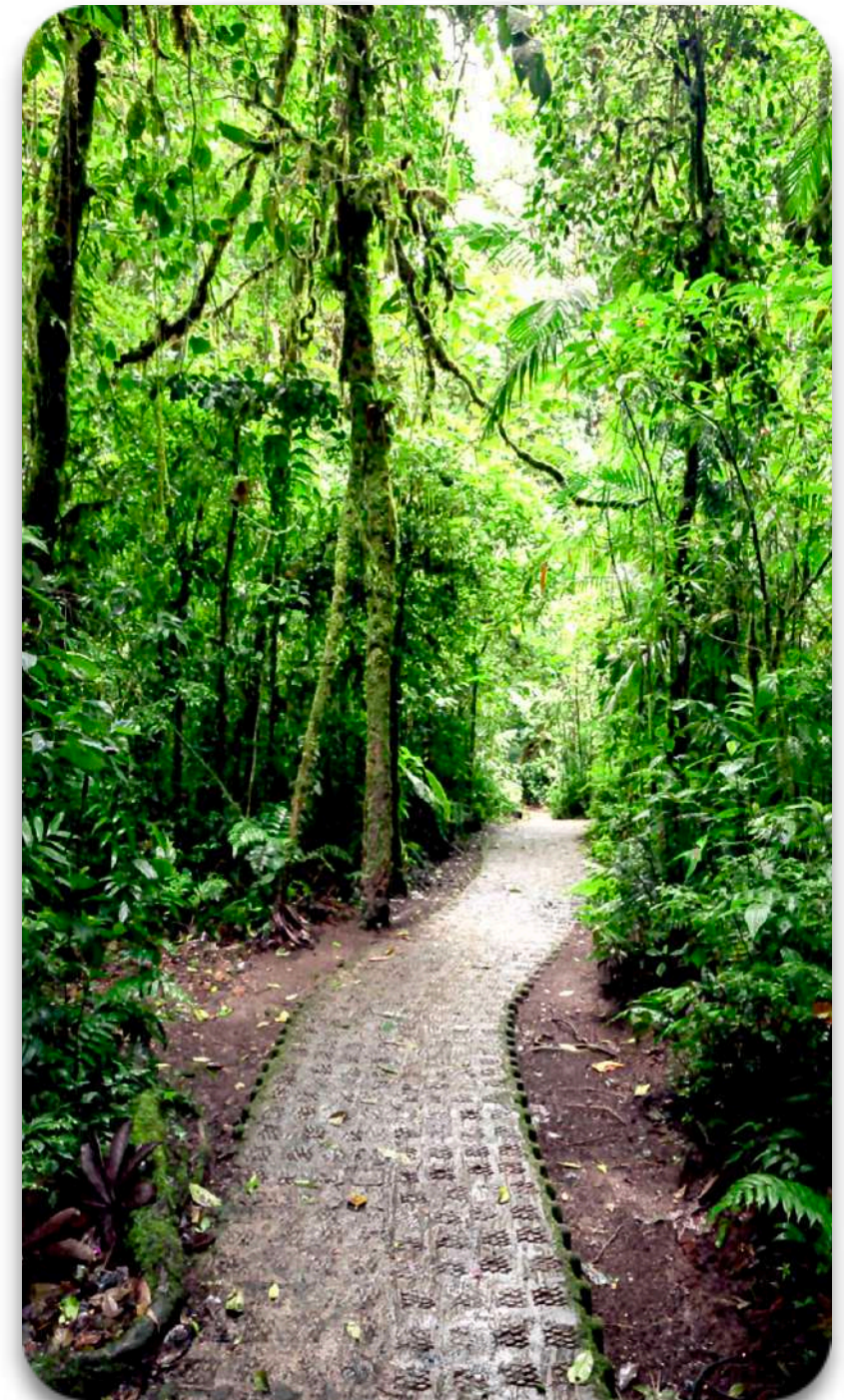


Value-Added Amenities

The amenities of *Uvita* sets this estate apart from the other comparable properties:

- 3 Infinity Swimming Pools
- 3 Private Beaches
- Pavilions and Sacred Gardens
- *Uvita Nature Reserve* and Permaculture concepts interwoven throughout the property incorporating strategic methods to provide enriched fruits and attract selected tropical wildlife.
- Private beachfront and private tropical jungle properties
- A private beach and jungle nooks encompasses natural tropical plants and trees for privacy, preservation and enriched natural beauty.
- Pathways from each home and each lote parcel include walking paths through flowering groves and lush tropical plants and fruit trees, for easy access to the common areas and private beaches.
- Internal road structure — each unit of land composes an internal road entrance from the main road, for the land owner to easily drive into their space.
- The residents of *Uvita* will have access to *Diamond Point Estates* equestrian conveniences provided by Blue Zone Adventures, for riding along the beach, into town, for companionship, therapeutic or other reasons.
- Seamless Purchasing Process: the client deserves a hassle free opportunity so that they can focus on and build upon their canvas of their dream home in paradise.. where the most extraordinary things in mind, spirit and material are taking place. Each property is sold as a titled property, with a full plano, water concessions, using the naturally purified waters via quebrades, electricity (if needed), and high-speed internet.. already in place.

ECOROUGE ESTATES

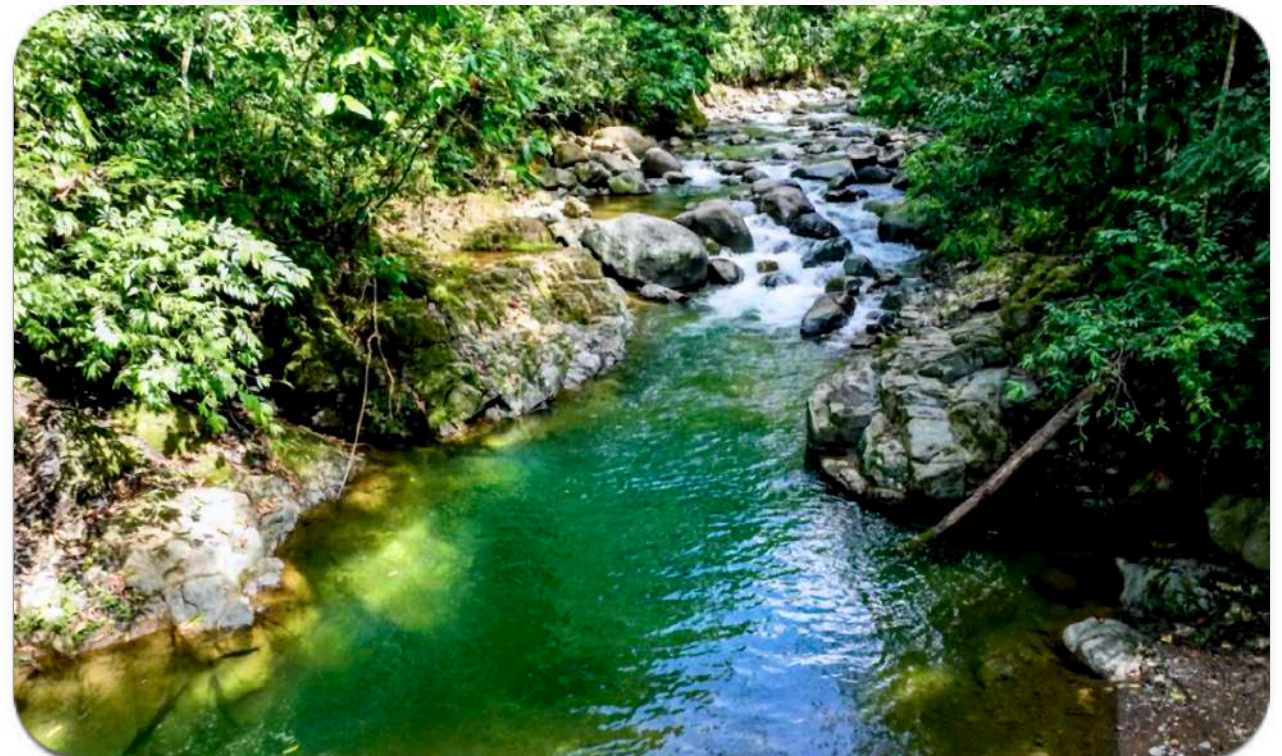
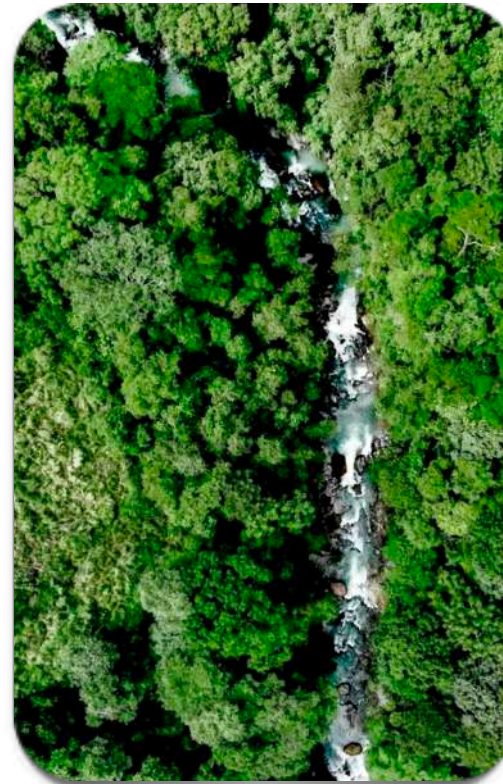
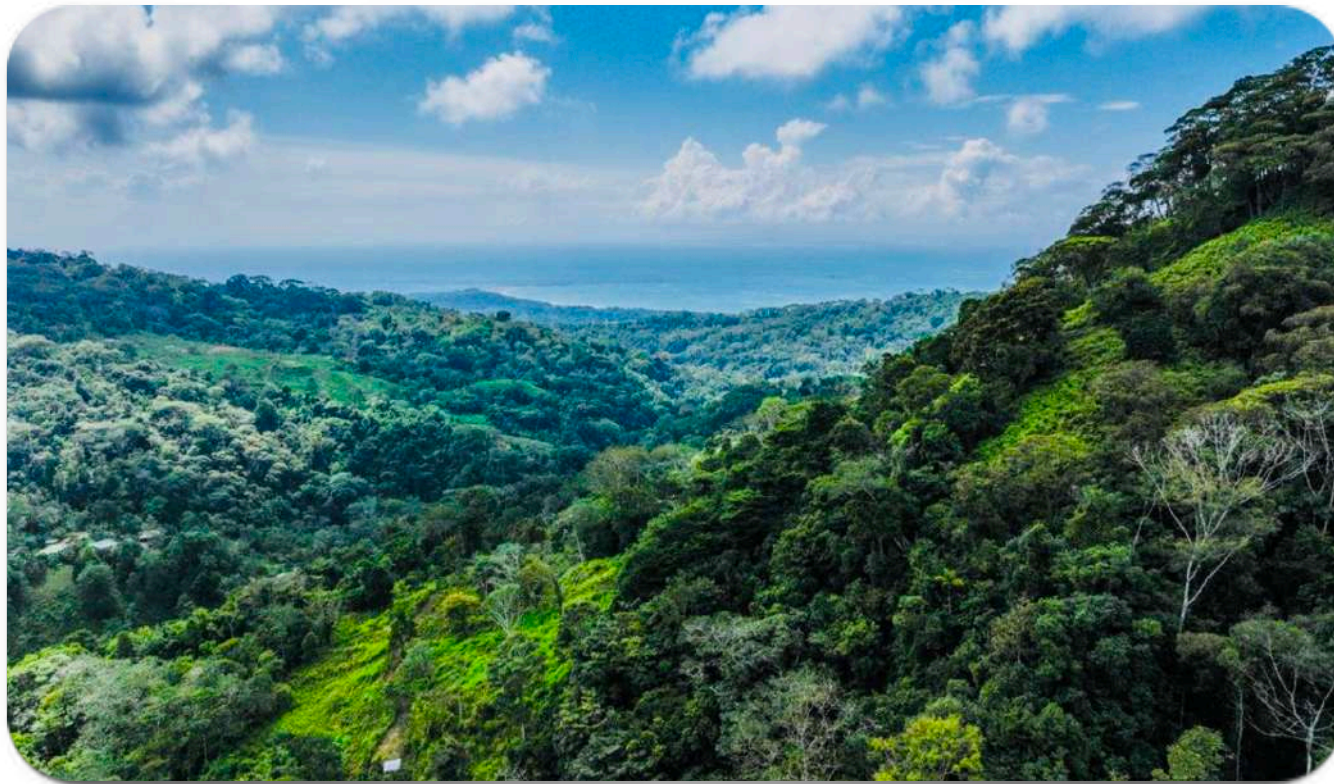


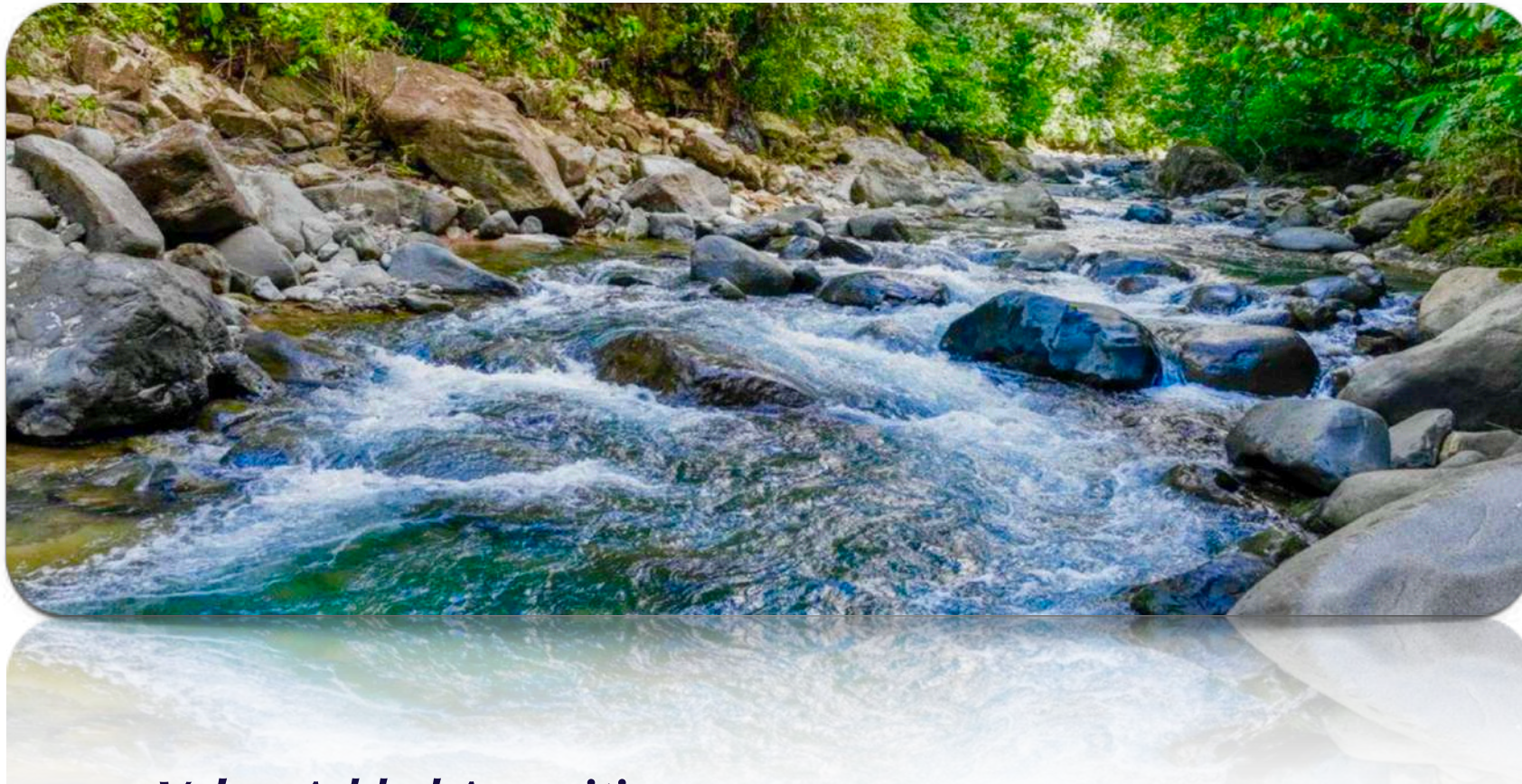
COSTA RICA

visuals

Over 70 Acres of Tropical Jungle, River and Falls:

ECOROUGE ESTATES





ECOROUGE ESTATES

Value-Added Amenities

... the amenities of Uvita Falls sets this estate apart from the other comparable properties:

- Gated ecological community with security entrance.
- Oceanview and Mountain View Properties: views of Whale's Tail, Marino Ballena National Park and canyon of San Josecito
- Common areas include incredible aqua-blue waterfalls and swimming holes throughout the land
- *Uvita Falls Nature Reserve* and Permaculture concepts interwoven throughout the property
- Internal roads and driveways adorned with tropical flowers and exotic plants.
- Each property (home villa or lote parcel) envelopes a private with an aesthetic blend of natural tropical plants and trees for privacy, preservation and enriched natural beauty.
- From each parcel, walking paths through flowering groves, for easy access to the waterfalls, to the Waterfall Lounges, river, swimming holes, and to the road leading to the beach.
- Waterfall Lounges are carved spaces along the bountiful waterfalls on the land: comfortable features for mediation, relaxation, shared times with others, etc.
- Athletic pavilion which may be used for any purpose, *i.e.*, yoga, gatherings, etc.
- The residents of *Uvita Falls* will have access to *Diamond Point Estates* have access to equestrian conveniences, for riding along the beach, into town, for companionship, therapeutic or other reasons.
- Seamless Purchasing Process: the client deserves a hassle free opportunity so that they can focus on and build upon their canvas of their dream home in paradise.. where the most extraordinary things in mind, spirit and material are taking place. Each property is sold as a titled property, with a full plano, water concessions, using the naturally purified waters via quebrades, electricity (if needed), and high-speed internet.. already in place.

ECOROUGE ESTATES

Comparable Properties

* Click on the picture to access on-line listing

3.99 Acre Lot — \$1,400,000 USD



2.05 Acre Lot — \$2,560,000 USD



UVITA, COSTA RICA

ECOROUGE ESTATES				
Minimum Assets		Market Value	Equity Investment	Profit Margin
<i>Uvita</i>				
Titled Property: 465 Acres		\$15,000,000	\$15,000,000	\$0
Zone: Commercial Residential - No restrictions				
Development				
(38) Luxury Home-Villas - <i>approx. 2,000 sqft.home on 2 acres</i>		\$57,000,000		\$57,000,000
(38) Titled Parcels with Full Planos - <i>3-Acre Lotes</i>		\$19,000,000		\$19,000,000
(38) Affordable Homes - <i>approx. 1,500 sqft.home on 1 acre</i>		\$11,400,000		\$11,400,000
Amenities				
Gated Entrance and Security		\$500,000	\$100,000	\$628,000
(114) Segregated Properties with Electrical & Internet Connection			\$570,000	-\$570,000
(114) Segregated Properties with Legal Water Concessions			\$912,000	-\$912,000
(2) Internal Main Roads		\$1,000,000	\$200,000	\$800,000
(114) Internal Branch Roads and Driveways		\$2,000,000	\$1,600,000	\$400,000
(114+) Internal Pathways ... <i>from plots to amenities</i>		\$1,140,000	\$228,000	\$912,000
Beautification Permaculture for Estates			\$76,000	-\$76,000
(3) Infinity Swimming Pools		\$1,200,000	\$150,000	\$1,050,000
(2) Pavilion Common Area		\$200,000	\$40,000	\$160,000
Sacred Gardens		\$75,000	\$10,000	\$65,000
Outdoor Learning Centers		\$300,000	\$30,000	\$270,000
<i>Uvita Reserve</i>		\$15,000,000	\$13,000	
<i>Uvita Falls</i>				
Titled Property: 72 Acres				\$0
Zone: Commercial Residential - No restrictions				
Development				
(8) Luxury Home-Villas - <i>approx. 2,000 sqft.home on 2 acres</i>		\$7,200,000		\$7,200,000
(8) Titled Parcels with Full Planos - <i>3-Acre Lotes</i>		\$3,200,000		\$3,200,000
(8) Affordable Homes - <i>approx. 1,500 sqft.home on 1 acre</i>		\$2,400,000		\$2,400,000
Amenities				
Gated Entrance and Security		\$300,000	\$50,000	\$250,000
(24) Segregated Properties with Electrical & Internet Connection			\$120,000	-\$120,000
(24) Segregated Properties with Legal Water Concessions			\$192,000	-\$192,000
(2) Internal Main Roads		\$500,000	\$200,000	\$300,000
(24) Internal Branch Roads and Driveways		\$1,000,000	\$400,000	\$600,000
(24+) Internal Pathways ... <i>from plots to amenities</i>		\$240,000	\$48,000	\$192,000
Beautification Permaculture for Estates			\$16,000	-\$16,000
(3) Waterfall Lounges & Swimming Holes		\$210,000	\$21,000	\$189,000
Pavilion Common Area		\$200,000	\$20,000	\$180,000
Sacred Gardens		\$100,000	\$10,000	\$90,000
Outdoor Learning Centers		\$200,000	\$20,000	\$180,000
<i>Uvita Falls Reserve</i>		\$7,000,000	\$13,000	
Total		\$93,815,000	\$18,916,000	\$74,899,000
				Total Profit

Key Activities



Our first key activity is the development of ecological real estate properties. The company has identified lands in developing areas to begin the process of establishing vacant ecological lands with an abundance of amenities available for purchase. This also involves obtaining necessary permits and constructing properties with sustainable materials, while maintaining preservation, and ensuring construction activities cause minimal disruption to the local environment. Unique amenities include: *Nature Reserves* and permaculture throughout the estates, internal roads, walking paths to each amenity, waterfall lounges, and common areas.

Retreat Planning

We plan and organize healing retreat packages for Ecorouge's Blue Zone Retreats. This involves coordinating with wellness experts to design personalized treatments and activities. We also manage the logistics, such as accommodations and meal planning, to ensure a seamless experience for our retreaters.

Therapeutic Services

We offer therapeutic services to heal the mind, and body, for Ecorouge's Blue Zone Therapy. Local therapists focusing on the

arts, nature and recreation, provide personalized treatments tailored for the clients' needs.

Nature Adventure Experiences

We offer unique nature adventure experiences. This includes planning and coordinating outdoor activities, such as horse-back riding and waterfall tours. We work closely with local guides to ensure safety and provide an authentic Costa Rican experience.

Marketing and Sales

We conduct marketing and sales activities both online and at our physical locations. This includes managing our website, social media platforms, onsite sales team, and planning special events for the promotion of ecological neighborhood living and the Campaign of Brilliance. We also attend real estate and wellness expos to promote our offerings.

Customer Service

We provide excellent customer service to ensure customer satisfaction. This involves responding to inquiries, managing bookings, and resolving any issues that may arise.

Quality Control

At EcoRouge Inc., we are dedicated to ensuring the highest quality in all our real estate products and services. Our ecological real estate properties are designed and constructed with the utmost attention to detail, innovations and aesthetics, ensuring they meet the highest standards of sustainability and value. We have a dedicated team of experienced architects and engineers who oversee every aspect of the construction process, ensuring that all materials used are environmentally friendly and that the construction process is as sustainable as possible, and inline with preservation.

Our Blue Zone Retreat and Packages are carefully curated to provide the most rejuvenating experiences for our clients to heal and revitalize. EcoRouge works with experienced wellness professionals who are experts in their fields and who share our commitment to sustainability, wellness and advancement. We regularly review and update our retreat and therapy packages to ensure they are effective and meet our customers' needs.

Our Blue Zone Adventures are designed to provide an enriched and extraordinary experience, in the most exciting and engaging ways. We work with local guides who are knowledgeable about the local flora and fauna, and who are committed to preserving the natural beauty of the area. We regularly review and update our adventure experiences to ensure they are fun, exciting, and safe for our customers.

Within the Co-Creation Communities, while continuing to increase the knowledge base, the aim of the personnel is to continue to provide, and further develop, value-added services.

Implementation Plan

Our implementation plan is as follows:

- *Land Acquisition* — Selected properties are purchased, and adopted to serve as sites for our ecological neighborhoods, retreat and therapy centers, growing the Co-creation Communities.
- *Infrastructural Amenities* — We invest in the construction of infrastructural amenities such as roads, bridges, and utilities.
- *Sustainable Earth Homes & Villas* — EcoRouge uses ecological methods to build structures and real estate home properties that are designed to be sustainable and environmentally friendly.
- *Retreat Center Structures and Amenities* — Retreat center structures, villas and amenities, ensuring they are designed to create a heavenly environment and built with the highest standards of taste and craftsmanship.
- *Water and Electricity* — Providing water concessions, electricity and internet systems, tremendously benefits the land buyer, alleviates the ordinary hassles for the customer, and provides pleasureable, seamless and efficient transition to the ownership of their land.
- *Bridge and Roads* — Bridges and roads are built to equip the land and home owner with easy and smooth access to our properties and amenities.
- *Salaries* — Hiring a team of experienced professionals who share our commitment to preservation and sustainability.

Through careful planning and implementation, we aim to create a sustainable and rejuvenating living experience that preserves the natural beauty in nature.

Topographer	Topografia Luis Montero + 506 8316 5844
Civil Engineer	Roberto Aguilar + 506 8993 8627 raguilar@consbieke.com
Construction	New Age Construction Coordinates: 10.0667,-84.7 +506 8705 9747 +1 604 764 0140 info@lapazul.com
Project Manager	Christian Arce. + 506 8705 9747
Architect	A3 Arquitectos a3arquitectoscr.com info@a3arquitectoser.com Avenida 7, Rohmoser, Costa Rica Andrea Ulate M. + 506 8874 5041 cell + 506 2291 7631
Project Supervisor	Monica Rougelot and Kieth Matthew Schenkel Farrah + 506 8893 9252
Well Driller	Pura Vida Drilling puravidadrilling.com Jerry Werth, <i>president</i> + 506 8841 7612 cell + 506 2450 5300 office
Realtors	Dominical Property Kathia Mora + 506 7011 8399 cell + 1 407 412 9336

Carefully prepared land parcels are incredibly valuable. Ecorouge's team understands the tedious processes, possesses the know-how, and is highly connected.

Mark Savoia's and Kaya Usher have access to elite and celebrity clientele. With the upcoming Symbiotic University attracting the top wealth and celebrities, *Diamond Point* would serve as a perfect resource for this to the revolutionary youth-based and healing solutions available. The alignment of synergetic initiatives and successful growth merges together the minds who strive to make change for the better. Nevertheless, there is a market for luxury ocean-front property in more exclusive areas, such as Barú, and is expanding as we speak. A network of people with connections to elite clientele from all over the world, *ie.* Los Angeles, Canada, *etc.*, and the unveiling of disclosed information of university's groundbreaking initiatives with the head engineer of Google — all together have approach to elite and celebrity clients, and luxury seekers in the market.

OPERATIONS

Vacation Residence Offering

- Each homeowner receives a one-month stay each year at an **all-expenses-paid vacation residence in Costa Rica**.
- Homes in Costa Rica are located in a luxury resort with eco-conscious accommodations, wellness amenities, and curated activities.

Management of Vacation Program

- Coordinate bookings, accommodations, and activities for residents, ensuring smooth travel arrangements.
- Partner with a luxury resort in Costa Rica for exclusive access to villas or homes available to community members.
- **Package Inclusions**
 - . Round-trip airfare for two people per year.
 - . All-inclusive meals and resort activities (e.g., wellness programs, eco-tours, yoga).
 - . Transportation services within Costa Rica (airport transfers, excursions).

Program Logistics

- Establish a **reservation system** to allow residents to book their one-month stay in Costa Rica, with flexibility based on availability.
- Designate a **vacation concierge team** to manage logistics, assist residents with booking their travel, and provide on-site support.
- **Travel and Hospitality Partners:** Work with a Costa Rican travel agency or hospitality provider to ensure premium service and exclusive experiences.

Vacation Program Operations

- **Reservation System** — Manage a dedicated online booking portal for residents to choose their stay dates in Costa Rica.
- **Customer Support** — A dedicated team to manage inquiries, travel arrangements, and on-site requests during residents' vacations.
- **Transportation and Logistics** — Coordinate flights, ground transportation, and local tours for seamless travel experiences.
- **On-Site Concierge** — Provide a personal concierge in Costa Rica for arranging wellness activities, dining, and excursions.

Management Structure

Retreat Hosts

Responsible for the planning and execution of the Healing Retreat Packages and Nature Adventure Experiences. This includes coordinating with instructors, therapists, and guides, and ensuring that guests have a memorable experience. Below are hosts who have expressed interest, and many more quality options as well:

- Lacey Budge
- Mary Ellzey
- Laura Brehem
- Flora and Fauna, *Shamans*

Therapists

Therapists practicing holistic and nature-based therapeutic methods and remedies, with an apparent knowledge base and understandings of the various healing modalities of mental well-being, utilizing Blue Zone Therapy practices: Art, Music, Sound, Vibrational, Equestrian, Hypno, etc.

Marketing Manager

Responsible for promoting the company's properties, homes and services, managing the online and physical distribution channels. This includes developing and implementing marketing strategies, managing social media platforms, and overseeing the company's website, and lead specialist.

Property Maintenance Personal

- Equestrian Manager
- Land Maintenance Supervisors
- Permaculturists
- Landscape Artists
- Cooks
- Maids
- Drivers

NETWORK

Realtors

- Keller Williams, Empower Team

Developers

- Trevor Yoder, *founder and CEO OSA Development LLC*

Known Talent

- Kaya Usher, *Author, Musician*
- Peter Diamonds, *Serial Entrepreneur, Founder of Singularity*
- Ray Kurzweil, *Author, Principal Researcher at Google*

Key Performance Indicators (KPIs)

Total Sales	Customer Satisfaction Rate	Website Traffic	Environmental Impact	Repeat Customers
<p><i>Total Sales KPI</i> measures the total revenue generated from the sale of property lots and homes, property rentals, retreat & therapy packages, and adventure experiences. We collect this data from our sales records and our Customer feedback, logged in Ecorouge's technological hub, and supporting written book-keeping methods.</p>	<p><i>Customer Satisfaction Rate KPI</i> measures the percentage of customers who rate their experience as satisfactory or better. The data is collected through personable conversations with the customers, customer surveys and online reviews. The Ecorouge staff and personnel of <i>Co-creación Pacífica</i> will be able to summarize experiences with customers and guests within the clients' profile of Ecorouge's technological hub.</p>	<p><i>Website Traffic KPI</i> measures the number of visitors to our website. Our technology specialist collects this data using web analytics tools.</p>	<p><i>The Environmental Impact KPI</i> measures our environmental footprint, including the amount of waste generated and energy consumed. The data is collected through internal audits and energy monitoring systems incorporated into Ecorouge's Technology Hub, which is gathers data for the reporting to the ESG.</p>	<p><i>Repeat Customers KPI</i> measures the number of customers who come back for more purchases. We collect this data from our customer database and use our success rate as testimonials.</p>
<p><i>* It is important as it provides an overview of the financial health of our business.</i></p>	<p><i>* It is crucial for Ecorouge to consider and open channels to adapt integration of customer feedback, as it indicates the quality of our products and services and affects customer retention and word-of-mouth referrals.</i></p>	<p><i>* The effectiveness of our online marketing efforts and the level of interest in our offerings serves as an important measure to factor for the purposes of positive online progression.</i></p>	<p><i>* The reflection of our commitment to sustainability and affects our reputation and customer appeal.</i></p>	<p><i>* Measuring customer loyalty and satisfaction with our products and services is critical for the positive evolution of Ecorouge Estates and the communityh Co-creación Pacífica.</i></p>

SHORT-TERM OBJECTIVES

- Increase brand awareness in the local communities of the Flower Mound Dallas area within the first year of operation through targeted online and offline marketing campaigns
- Establish additional partnerships with local realtors to advertise the new ecological neighborhood.
- Achieve a customer satisfaction rating of at least 90% within the first year, by providing exceptional customer service and personalized experiences
- Advertise the upcoming eco-builds for both residential and commercial opportunities.
- Generate a minimum of 50 leads per month through our online distribution channel within the first year

MEDIUM-TERM OBJECTIVES

- Expand our online presence of the **Ecorouge Endowment Program** to establish *Nature Reserves* within the Ecorouge Estates; help support surrounding *Nature Reserves*; capturing the ecological way of living, solving global problems with Symbiotic — to reach a wider audience and increase sales of properties and homes, and rentals and retreats, by 30% within the next three years
- Develop and implement a comprehensive sustainable plan, including renewable energy sources and waste reduction initiatives, within the next three years
- Establish a strong presence in the wellness tourism market by partnering with renowned nature-healing experts and offering exclusive healing retreat packages within the next three years
- Increase the occupancy rate of our eco-friendly real estate properties to 80% within the next three years through targeted marketing campaigns and strategic partnerships

LONG-TERM OBJECTIVES

- Become the leading provider of ecological real estate properties in the Southern Pacific region of Costa Rica within the next five years, with a market share of 30%
- Expand our business operations to other key tourist destinations in Costa Rica within the next five years
- Achieve a net profit margin of 25% within the next five years through efficient cost management and revenue growth
- Establish a strong community of environmentally conscious thinkers by organizing regular workshops and events within the next five years

These objectives are designed to ensure the success and growth of Ecorouge Inc. in the Real Estate Development industry in Costa Rica. By focusing on brand awareness, customer satisfaction, strategic partnerships, and sustainability initiatives, we aim to position ourselves as a leader in ecological living and holistic experiences. With a clear roadmap for short-term, medium-term, and long-term objectives, we will achieve sustainable growth and make a positive impact on our community and the environment.

Business Objectives

Market Development

As Ecorouge Estates Inc., our initial focus is on ecological development for the thriving real estate market. We have identified this location as a prime spot for our Community Development and Retreat Centers, given its natural appeal and thriving tourism industry.

Our market development strategy involves leveraging digital channels to reach a wider audience. We will invest in a robust online presence, optimizing our website for search engines, and employing social media marketing to increase visibility and brand recognition. This will allow us to attract potential clients from across the globe, positioning Ecorouge Estates as a global brand in ecological real estate development.

Simultaneously, we will explore potential physical locations that can serve as satellite offices or information centers. These locations can help us establish a local presence in new markets, providing a platform for face-to-face interaction with potential clients and partners, and strengthening our brand's credibility.

Our growth strategy encompasses a comprehensive approach to market development, product development, and partnerships. By executing this strategy effectively, we are confident that substantial growth can be achieved — establishing a strong presence in the real estate development industry.

Product Development

As an ecological real estate development company, our 'product' is the communities neighborhoods and retreat center activities we create. We focus on incorporating unique features and amenities that set our developments apart from the competition. Our aim is to provide a product that not only meets but exceeds market expectations.

As we routinely research the latest trends and innovations in real estate development and hospitality, our offerings we ensure are always fresh, relevant and appealing. We seek feedback from our clients to use this information for refinement and improvement of our services and developments. By doing so, we ensure our product remains desirable and competitive to driving business growth.

Moreover, we invest in sustainable development practices, as we recognize the increasing importance of environmental responsibility in today's market, creating eco-friendly communities and retreat centers. Our product accommodates a wide range of needs: luxury property and home buyers, as well as property ownership for the locals, while contributing to the preservation of the environment. This approach will not only enhance our brand image but also attract a segment of the market that values sustainability.

Partnerships

Strategic partnerships significantly contribute to the growth of EcoRouge Estates. As we collaborate with people and businesses that align with our vision, we add value to our operations. We continue to seek partnerships with people and local businesses to help provide services and products to our developments, thereby enhancing our offerings. Partnering with surrounding local companies with impressive SEO capabilities will augment business for EcoRouge Estates Inc. as well.

Additionally, we will continue to establish relationships with realtors, travel agencies and tour operators who can promote our retreat centers as part of their packages. This will help us reach a wider audience and attract a steady stream of guests to our retreat centers.

Finally, we will explore opportunities for joint ventures with other real estate developers. These partnerships can provide access to new markets, share risks and costs, and bring in additional expertise, thereby fostering growth and expansion. Through these strategic partnerships, we aim to establish Ecorouge Inc. as a leading name in real estate development.

ECOROUGE

Sources & Uses - Year 1

Sources of Funds

<i>Encourage Capital</i>	\$	-
<i>Capital Lending</i>	\$	52,600,000
Total Sources of Funds	\$	52,600,000

Uses of Funds

<i>Land Transaction Costs</i>	\$	-
<i>Property Management</i>	\$	248,350
<i>Administrative Managment</i>	\$	134,000
<i>Property Aquisition</i>	\$	23,300,000
<i>Loan Costs</i>	\$	865,400
<i>Project Manager</i>	\$	8,000
<i>Grounds Keeper / Land Fees</i>	\$	39,700
<i>Loan Repayment</i>	\$	8,341,368
<i>Property Management Software System</i>	\$	550
<i>Acquisition Fee Expense</i>	\$	310,400
<i>Corporate Tax Fee</i>	\$	-
<i>Registered Agent</i>	\$	396
<i>Property Taxes</i>	\$	58,750
<i>Permaculture</i>	\$	26,000
<i>Equestrian Maintanance</i>	\$	11,000
<i>Taxes Incurred</i>	\$	-
<i>Donation - the Message</i>	\$	-
<i>Infrastructure</i>	\$	2,881,000
<i>Amenities</i>	\$	1,429,300
Total Uses	\$	38,129,414
Net Sources / Uses	\$	14,470,586

FINANCIALS

Return On Investment

Discount Rate
10%

Summary		
Present Value of Return on Investment (PV ROI)	809%	The sum of net present value divided by the sum of present value of costs
Net Present Value (NPV)	\$ 70,049,741	The sum of annual net present values
Internal Rate of Return (IRR)	0%	The discount rate that yields a net present value of 0

Year	1	2	3	4	5
Discount Factor	0.91	0.83	0.75	0.68	0.62
Increased Revenue	\$ 52,500,000	\$ 3,967,000	\$ 7,270,400	\$ 9,830,000	\$ 12,330,400
Decreased Cost	\$ 2,335,450	\$ 1,268,963	\$ 1,959,423	\$ 2,289,072	\$ 2,681,719
Annual Benefits	\$ 54,835,450	\$ 5,235,963	\$ 9,229,823	\$ 12,119,072	\$ 15,012,119
Present Value (Benefits)	\$ 49,850,409	\$ 4,327,242	\$ 6,934,503	\$ 8,277,489	\$ 9,321,345
Costs					
	1	2	3	4	5
One-Time Costs	\$ 1,605,000	\$ - 0	\$ - 0	\$ - 0	\$ - 0
Recurring Costs	\$ 1,140,000	\$ 1,749,540	\$ 2,083,068	\$ 2,277,935	\$ 2,575,191
Annual Costs	\$ 2,745,000	\$ 1,749,540	\$ 2,083,068	\$ 2,277,935	\$ 2,575,191
Present Value (Costs)	\$ 2,495,455	\$ 1,445,901	\$ 1,565,040	\$ 1,555,860	\$ 1,598,991
Net Value					
	1	2	3	4	5
Annual Net Value	\$ 52,090,450	\$ 3,486,423	\$ 7,146,755	\$ 9,841,137	\$ 12,436,928
Cumulative Net Value	\$ 52,090,450	\$ 3,486,423	\$ 7,146,755	\$ 9,841,137	\$ 12,436,928
Net Present Value	\$ 47,354,955	\$ 2,881,341	\$ 5,369,463	\$ 6,721,629	\$ 7,722,354
Annual ROI	1898%	199%	343%	432%	483%

FINANCIALS

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 Aquisition	\$ 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
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
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

FINANCIALS

ECOROUGE

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 Maintenance	\$ 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

FINANCIALS

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%

FINANCIALS

ECOROUGE

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 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
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 Maintenance	\$ 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



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