

Experience a Whole New World —

Project S.O.L.V.E.

Solutions Operate Loving & Victorious Energy

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

Projects bridge our modern world to the much needed future world by providing sustainable living solutions:

- ♦ New modern home builds of eco-homes and eco-apartment buildings, with features providing complete sustainability, encompassing unlimited food supply, filtered water, power and shelter within a paradisaal environment.
- ♦ Community experiences involve wholesome activities and events, and avenues of healing with easy access to *Blue Zone Living*.

With a return investment of a 15% IRR and a business strategy to immediately achieve a Net 0 impact — a plan to serve as one of the future blue-prints of ecological real-estate development, there is no reason not to invest.

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 economists as well marketing gurus.

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Due to the natural disaster of Hurricane Helene, which crippled towns throughout the US, including Asheville, located in the Blue Ridge Mountains of North Carolina. The historic town embodied vibrant and soulful lifestyle with arts and music and environmentally conscious people. After dismantling cities, displacing and leaving thousands unaccounted for and killing hundreds, EcoRouge's team decided to bring forth one of it's eco-building structures, The Rouge-MacLean Multiplex.

EcoRouge will begin by launching its sustainable apartment complex to the middle to high-end market. The apartment complex blueprint provides a self-sustainable model for community development to be used for modern day needs for a complete and comfortable living experience and may be modified for future projects to accommodate either higher or lower income brackets. The living facility template is a spacious and modern complex, with unlimited amenities of fresh produce, filtered water and power. Similar structures have been showcased in places like Johannesburg and ____.

The model is a perfect solution for the needs of our future orientations. Especially, for explosive areas such as North Dallas, Texas, where development is rapidly unfolding. It is now time to orient community structures to serve a wholistic model, from easy asses to nutritional eating, healthy water and ideal community center environments.



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Hydroponic Gardens: The building features hydroponic growing systems for each unit, where residents can grow fresh produce. These areas can use vertical farming techniques to maximize space, equipped with MacLean's irrigation systems that reuse greywater from the building.

Rainwater Harvesting: The eco-building includes a system to collect, filter and store water for both drinking and irrigation. MacLean's patented filtration technology ensures that water is vitally healthy, with high ORP, thereby reducing, and even eliminating, external water sources.

Smart Water Management: A system that recycles grey-water for irrigation and uses MacLean's filtration methods for drinking and other uses. These would be controlled via MacLean Hexor maintenance pods.

Solar Panels and Energy Efficiency: Solar panels cover the large water maintenance pods, covered parking areas and other building facades, providing energy to power the complex. Energy-efficient windows, insulation and climate-responsive architecture would further reduce energy demands. * look to business plan

Eco-Materials and Natural Lighting: The structure incorporates ____ bamboo (explain level of strength) and other eco-friendly materials combined with large windows and skylights to allow natural light, reducing the need for artificial lighting during the day. The use of gorilla glass enables automatic tinting for the purposes of privacy.

Community Garden Spaces: Shared garden spaces on terraces or in common areas, encouraging community growing and creating a social engagements aspects.

Rooftop Amenities: Features infinity swimming pool and garden spaces for prime environment while basking in the Blue Mountain View's.

Aesthetic design encompasses wood, stone and greenery with modern architecture features such as clean lines and open spaces. Materials are arranged for maximum efficiency and appealing and comfortable design. For example, stone is used in the center of the units to enable optimal climate regulation during the changing of season.



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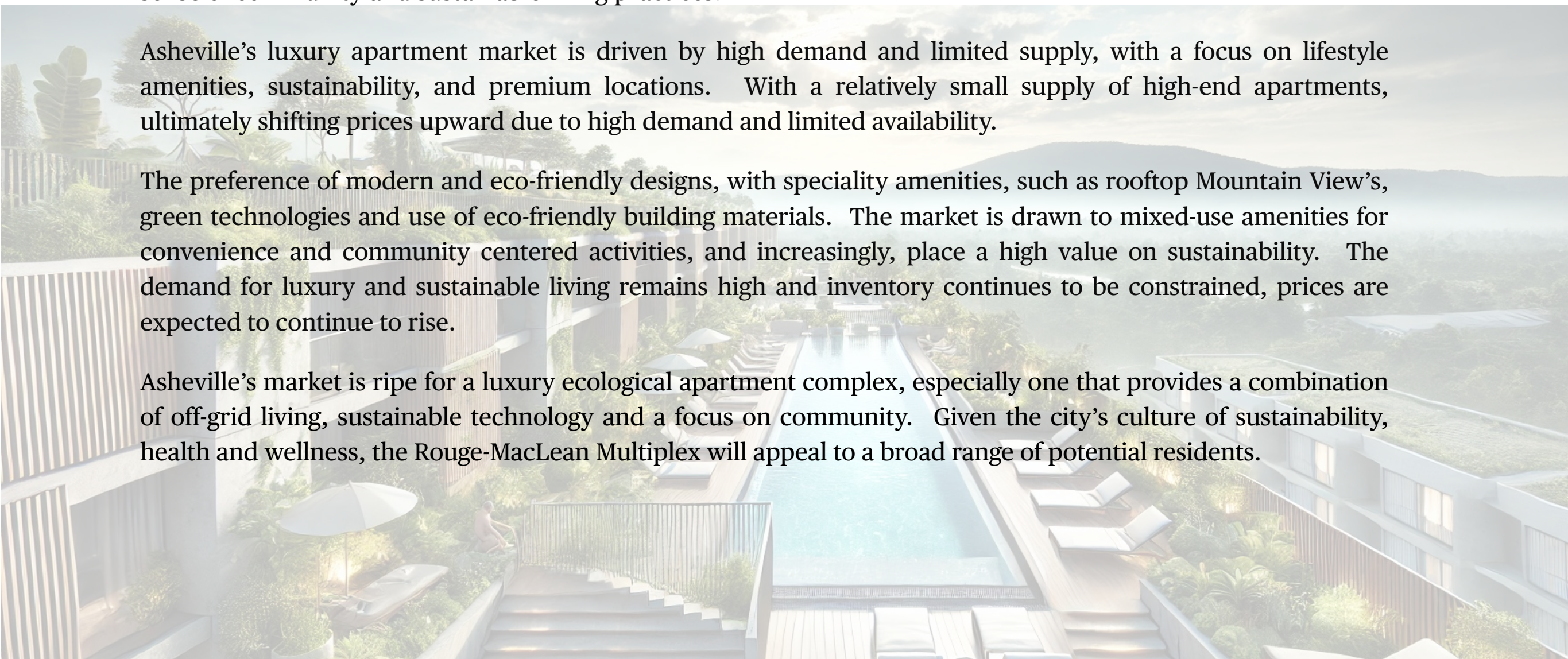
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Asheville has experienced steady population growth over the past decade, driven by an influx of people seeking its natural beauty, vibrant arts scene, beautiful Blue Mountain View's, outdoor re-creational opportunities and progressive lifestyle. The current luxury apartment market is attracting affluent buyers and renters, particularly young professionals, retirees, remote workers and families, who seek the blend of city, mountain living and a sense of community and sustainable living practices.

Asheville's luxury apartment market is driven by high demand and limited supply, with a focus on lifestyle amenities, sustainability, and premium locations. With a relatively small supply of high-end apartments, ultimately shifting prices upward due to high demand and limited availability.

The preference of modern and eco-friendly designs, with speciality amenities, such as rooftop Mountain View's, green technologies and use of eco-friendly building materials. The market is drawn to mixed-use amenities for convenience and community centered activities, and increasingly, place a high value on sustainability. The demand for luxury and sustainable living remains high and inventory continues to be constrained, prices are expected to continue to rise.

Asheville's market is ripe for a luxury ecological apartment complex, especially one that provides a combination of off-grid living, sustainable technology and a focus on community. Given the city's culture of sustainability, health and wellness, the Rouge-MacLean Multiplex will appeal to a broad range of potential residents.



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INCOME

Rent: The luxury features, with special amenities, i.e. each unit’s own hydroponic growing system for fresh food, and horticulture maintenance staff, to begin this launch, we assume premium rent rates.

- Estimated rent per unit: \$3,000 to \$5,000 per month.
- Annual Income: 50 units × average rent (\$3,000 to \$5,000) × 12 months = approximately \$1,800,000 to \$3,000,000 per year.

Community Center Usage: Common areas can be rented for events, workshops, or private gatherings.

- Potential revenue: \$20,000 to \$60,000 annually.

Savings from Off-Grid Technology and Wastewater Management: Reduced utility costs due to solar power, battery storage, and off-grid systems. Wastewater management savings from Don MacLean’s system could reduce waste treatment costs.

- Estimated annual savings: \$50,000 to \$100,000.
- Estimated savings from waste management: \$20,000 to \$40,000 annually.

EXPENSES

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Acquisition Costs: The purchase of 2 acre land for the construction of the 50 unit eco-apartment complex.

- Estimated cost per unit: \$200,000 to \$300,000.
- Total construction cost for the complex: \$10 million to \$15 million.

Construction Costs: High-end construction with sustainable, off-grid, and smart technologies.

- Estimated cost per unit: \$200,000 to \$300,000.
- Total construction cost for the complex: \$10 million to \$15 million.

Hydroponic Garden Installation and Maintenance: Initial installation of hydroponic systems to feed each unit.

- Installation cost per unit: \$7,000 to \$10,000.
- Annual maintenance cost per unit: \$500 to \$1,000.
- Total installation cost: \$350,000 to \$500,000.

Off-Grid Technology Maintenance: Maintenance of solar panels, battery storage, and energy management systems.

- Annual cost for system upkeep: \$30,000 to \$60,000.

Water and Wastewater Management System: Installation of Don MacLean's innovative wastewater treatment system.

- Installation cost: \$500,000 to \$1 million.
- Annual maintenance cost: \$25,000 to \$50,000.

Operating Expenses: Property management, security, landscaping, and general maintenance for luxury facilities.

- Estimated annual cost: \$200,000 to \$350,000.

Utilities (Backup Systems): Although the complex is off-grid, there may be occasional utility needs or backup systems.

- Estimated annual cost: \$20,000 to \$40,000.

Community Center Upkeep: Maintenance of indoor and outdoor common areas.

- Annual cost: \$15,000 to \$30,000.

Marketing and Administrative Expenses: Marketing tailored to attract upper-class tenants and administrative operations.

- Estimated annual cost: \$30,000 to \$50,000.

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FINANCIAL SUMMARY

Annual Income:

- From rent and community center: \$1,530,000 to \$2,770,000.

Annual Expenses:

- Maintenance, utilities, and operational costs: \$285,000 to \$540,000.

Net Annual Income (After Expenses):

- Approximate net income: \$1,245,000 to \$2,230,000 annually.

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PROPERTY DETAILS

TBD