



Development Phases

Down-To-Earth Ecoshire is an off-grid community that models how contemporary Americans can be better integrated with the environment while living in a safe, affordable, sustainable and beautiful neighborhood.

Our project is focused on reclaiming, developing and maintaining up to 80 acres of land that had been neglected and trashed to create:

- Community Property: 35 acres (northern) with sustainable farm, recreational facilities, community center, visitor rentals, retail opportunities, and event areas
- Camp Store and Maker's Space Workshop: 5 acres (north east)
- Private residences: 25 acres (southern) to provide parcels that can be leased by up to 16 members for private residences that will all have access to community utilities.
- Nature preserve: 15 acres (south eastern corner)

Phase 1:

**Community property purchase,
clean-up and basic infrastructure**

*(Member minimum benchmark: 5 full pay or
4 full pay with 2 financed)*



Goals:

- I. Purchase 1st 35 acres and establish LLC and business accounts with membership and operating contracts.**
- II. Clean-up: remove and sort materials, debris and trash to staging area and landfill.**
- III. Tool and machinery storage with off-grid power**
- IV. Roads: create and maintain good access to the property and throughout the property.**
- V. Water: secure and plumb 1 of the two wells with tank and hose bibs.**
- VI. Camping area: provide bathroom facilities**

Phase 2:

Model Unit & Initial planting

*(Member Minimum Benchmark: 5 full pay or
4 full pay with 3 financed minimum)*



Goals:

- I. Continue clean-up: remove and sort materials, debris and trash to staging area and landfill.**
- II. Food Forest: plant initial fruit trees with basic irrigation**
- III. Storm drainage & rain-catchment swales**
- IV. Earth-Integrated Model Unit #1 ■:**
1000 square foot, 2 rooms that can be rented by members for \$10 per night (per member) or to non-members for \$150 per night. Prospective members will receive credit from 1 weekend rental toward their membership deposit.

Pay off major equipment:

Dump Trailer (14 ft Big Tex \$8,000) and Kubota Tractor (BX125 \$21,000)





Goals:

Cabin #1 should cost around \$25,000 to build. If it can be rented out on something like Air B&B for \$300 per weekend for 3 weekends per month it would bring in \$10,800 per year and be paid off within 28 months. During 2nd weekend of the month, the building should be reserved for members and serve as a model home for interested parties.

Phase 3:

Land Acquisition for Private Residences

(Member Minimum Benchmark: 6 - 8 full pay)



Short Term Goals:

Secure properties that were written into the first right of refusal from original 35 acre purchase. First acquisition will be 5 (with mobile home, 3rd well, power, easement from Old Ranch Rd) along with 10 acres (5 - 2 acre parcels) south east of the original 35.

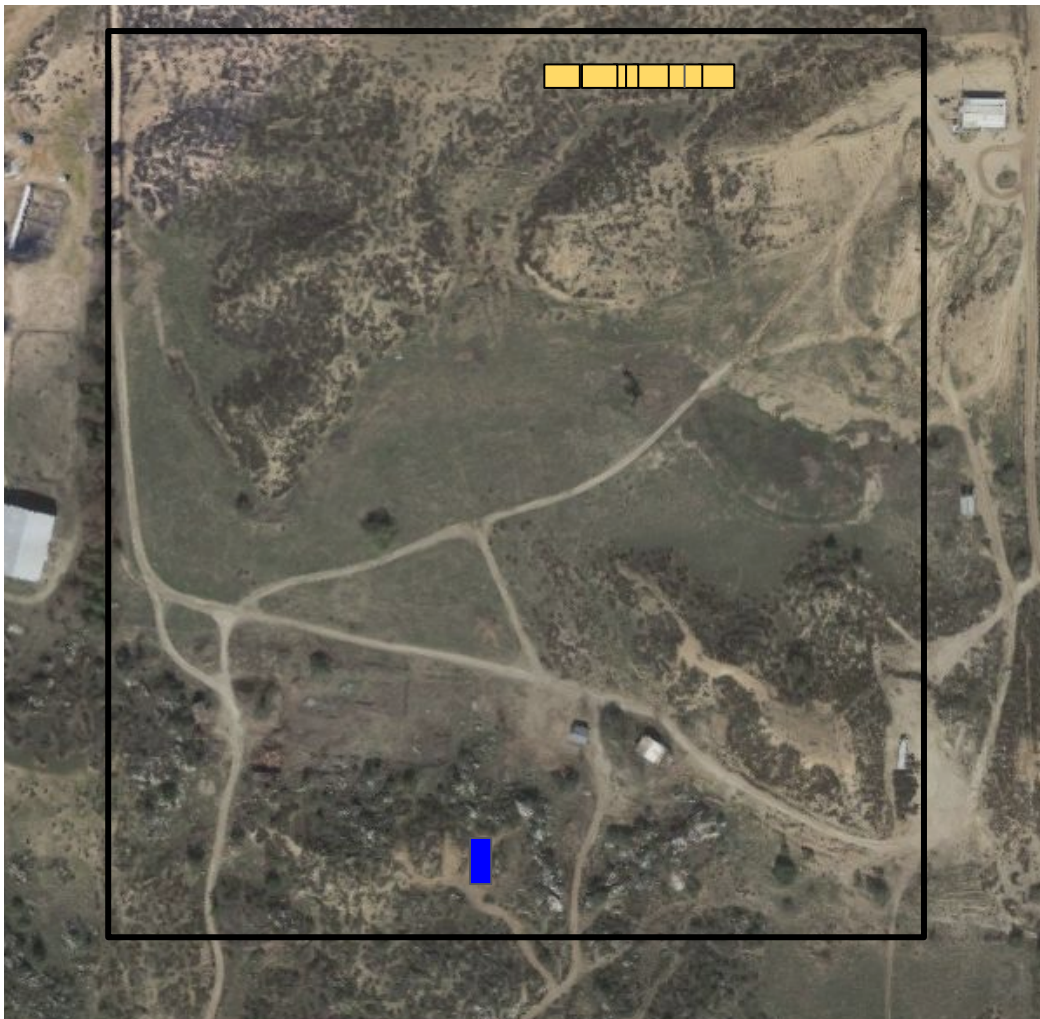
Long Term Goals:

Secure 11 more parcels to the south for additional member apn#s and wildlife preserve. This will then make D2E an 80 acre Ecoshire with 18 apn# parcels.


Phase 4:

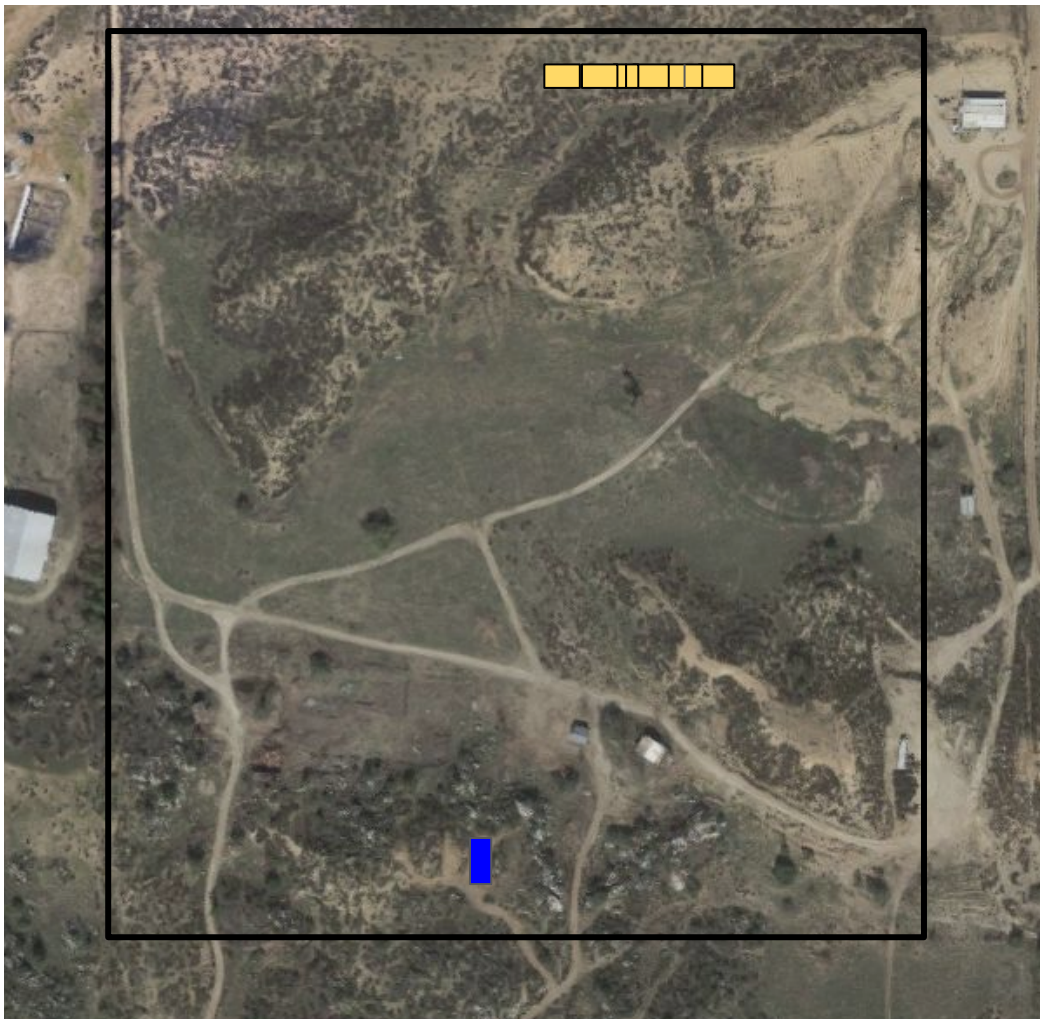
Rentals

(Member Minimum Benchmark: 8 -10 full pay)



Goals:

- I. Extend water lines to northern canyon area and future in 2nd well development.**
- II. Build 2 Earth-Integrated Rental Units**  **: 960 sq ft 2 bedroom units and 480 sq ft 1 bedroom units. Units can be rented by members for their utility fee only. Members have priority rental use. Visitor rentals for \$150 and \$90 per night. Two 480 sq ft units can be made into his & her bunk house rentals for kids and visitors for \$15 per night.**
- III. Save for future land purchases**



Short Term Goals:

Rentals serve as housing for members until adjacent properties can be purchased and developed. As new members enter, they can move into rentals as senior members will have private residences funded through new revenues.

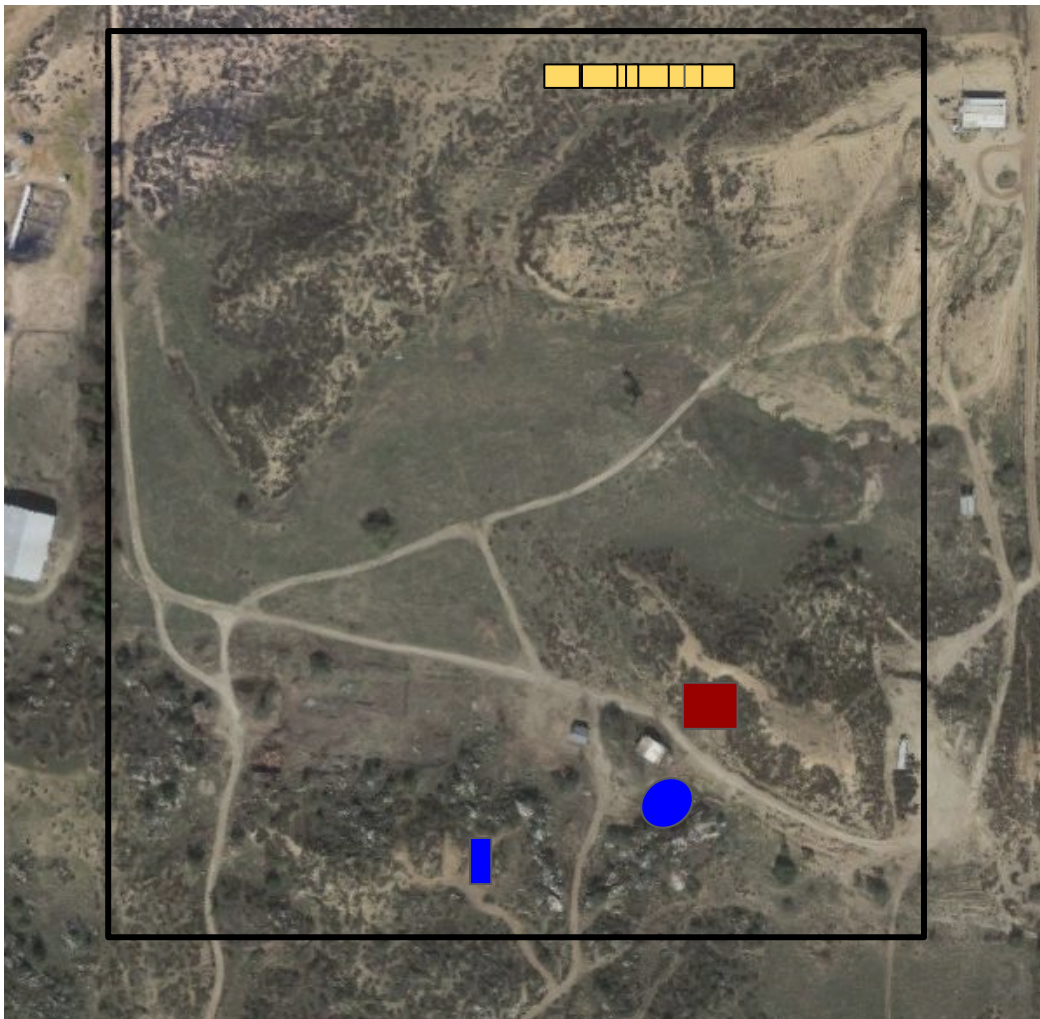
Long Term Goals:

Rentals will be used as passive income properties and will be in demand as D2E offers more events, trainings, conferences, weddings, family reunions, etc... 11 buildings would have the potential of bringing in \$108,000 per year at an average of \$100 per night.

Phase 5:

Community Center & Recreation Area

(Member Minimum Benchmark: 10 - 13 full pay)



Goals:

- I. Natural swim pool, spa & cave sauna ●
- II. Fitness and recreation building (perhaps on existing building footprint)
- III. Community Center: ■
 - A. basement will have cold and dry food storage along with space to process ongoing farm goods;
 - B. Main floor: community kitchen and dining hall
 - c. 2nd floor: Community library, office and entertainment center