

Down-To-Earth Eco LLC 2023 Development Proposal

Restoration through Recreation

Total Capital Investment to Date: \$596,200

Total Company Debt: \$0

Appraisal of Existing Company Assets: \$1,000,000 (divided by 35 = \$28,571)

Campsites for 2023

-  = Tent Campsite
-  = Group Campsite
-  = Trailer/RV Sites
-  = Woof Campsite
-  = Glamp sites & Cabins
-  = Outhouses
-  = The Hangar
-  = The Cove



Facilities & Attractions Development:

- Create 2 RV Sites with electrical hook-ups and a septic dump station: \$5,000.
- Add 1 bathroom with shower, and 2 outhouses with sinks: \$4,000
- Build 8 glamp cabins; Estimated cost: \$40,000
- Finish Earth-Integrated Container structures
 - East Container (Dome Amphitheatre): \$6,000
 - South Container: \$12,000
 - Foundation: rebar & 18 yards of concrete (\$3,012)
 - Drainage: 16 yards of ¾ gravel (\$1,300)
- Additional trees & plantings (fall of 2023): \$7,000
- Spa \$8,000
- Frisbee Golf Course: \$6,000
- 2 Storage Containers: \$12,000

Total Development Budget: \$100,000

Sell 5 Memberships @ \$20,000 to total 40 Memberships (making each ownership worth 2.5%)

Estimated Appraisal of Company Assets by 2024: \$1,250,000 (divided by 40 = \$31,250)

