

(This offering is 'only' directed to 'Accredited Investors' [Definition from the SEC])

We can make a secured, 10-15-20% ROI in each 12-18 month period, by building and selling these homes in rural counties of California.

The Product: Disaster Resistant Homes™ with 'Zero Net Energy Systems'

\$200 to \$225 per Sq/Ft hard construction costs, plus Land costs, Lot Development costs & Soft Building costs, which vary by local jurisdiction governance and local land market values in real time.

*Customized. Disaster Resistant Home™, 4 Architectural styles with variations, 2 Structural Technologies
Plans & Specifications with virtual walk through models*

Customized finishes. when the home is purchased before the finishes are installed

Zero wood in the structural members of the homes & Zero vents

Fully insulated concrete slab foundation

Walls & Roof system of Structural Insulated Panel with 6" minimum insulation with high R values

Roof Systems, Class A Fire Rated, non-combustible finish materials

Non-combustible wall exteriors of James Hardie Cement Board and or Stucco, stone & brick veneer finishes

Fire rated Doors & Windows, interior & exterior Fire Sprinkler systems

Double security front door entryways

Low maintenance interior finishes

Flooring systems of tile, hardwoods, stone, other specifications

Granite, quartz, marble, Corian™ or other high quality counter tops in kitchen & baths

High Quality cabinetry in Kitchen & Baths

High Quality Appliance & Fixtures

High Quality paint exterior & interior

Security exterior cameras 24-7 from your cell phone

Safe Room Options

Automated watering of vegetable & herb garden landscaping with dwarf fruit trees, & drought resistant plants

Full video documentation & open books, of the construction, the materials, and the labor teams that built the home in real time.



Contemporary Architectural Style



Traditional Architectural Style



Mid-Century Modern Architectural Style



Modern Architectural Style

Benefits:

Lower insurance costs for the life of your home
Low maintenance finishes of exterior & interior

Guarantees:

30 year on your homes structural systems

15 year exterior finishes

Original appliance guarantees

Original Flooring surface guarantees

Zero Net Energy Systems

Features:

Solar PV panels

Tesla Battery system

Heat Pump HVAC

Heat Pump Water Heater

Heat exchange ventilating system

EV Charging & Emergency Power time extension to your new home

High insulation values of floors, walls, roof, doors & windows, & low air infiltration values

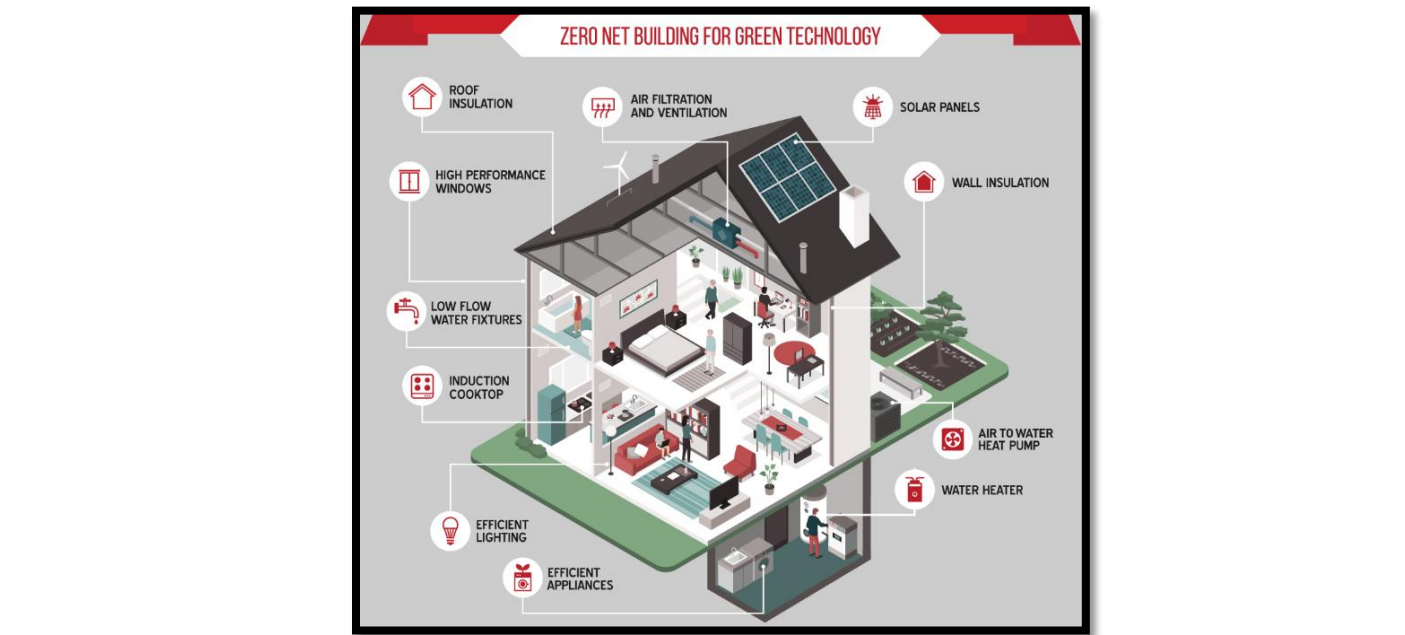
Zero Net Utility bills, as per Title 24 California Energy Calculations, Compliance, Certifications

High Efficiency Electric Appliance Standards, as per Title 20 California Compliance, Certifications

Each room temperature controlled by your cell phone

Clean interior air from heat exchange ventilating system

Drought resistant landscaping with automated Irrigation from your cell phone & vegetable garden, fruits & herbs mini orchards



Much more detailed design & construction information & documentation at:

www.ecousadevelopers.com www.disaster-resistance-homes.com

The Investment Opportunities are Project by Project with individual projections for each project proposed. (This offering is 'only' directed to 'ACCREDITED INVESTORS' [Definition from the SEC])

Overview Principles: (Our Full Business Plan Available upon Request)

Each Development Project is structured under a project specific LLC company.

All costs and revenues are keep completely transparent to all investors in real time and all professional persons associated with the project in real time at all times.

One single 'Project Specific Bank Account' used for each project & each home built & sold.

There are not any real economic unknown's to any of our building & financing partners, our accounting books and marketing & sales efforts are always open for review.

All Projects are documented with multiple height and multiple angle video surveillance for security & continuous construction improvement analysis provisions with offsite data storage in real time for observation of building progress.

The 3 niches & sizes of the individual single family home and duplex development & building Projects:

- 1. The lowest priced-cost new Disaster Resistant Homes™ with Zero Net Energy Systems For sale in California with 10+% ROI potentials in 12 to 18 months from escrow sales.**
- 2. The mid-ranged priced-cost new Disaster Resistant Homes™ with Zero Net Energy Systems For sale in California 15+% ROI potentials in 12 to 18 months from escrow sales.**
- 3. The High-end priced-cost new Disaster Resistant Homes™ with Zero Net Energy Systems For sale in California with 20+% ROI potentials in 12 to 18 months from escrow sales**

1. The lowest priced-cost new Disaster Resistant Homes™ with Zero Net Energy Systems For sale in California with 10+% ROI potentials.

The Developments of Duplexes are designed according to existing local jurisdiction for Duplexes. Marketing will begin the day after the closing of the land with 4ft x 8ft signs with perspectives of the homes on the building site and with Virtual walk through online available to prospective buyers.

2. The mid-ranged priced-cost new Disaster Resistant Homes™ with Zero Net Energy Systems For sale in California 15+% ROI potentials.

The Developments of Main homes and Auxiliary Dwelling Units either go by California State Guide lines or by limited local jurisdiction guidelines.

148 Local Jurisdictions in California with their own ADU rules as of Dec. 2021, The Developments of homes are designed according to existing local jurisdiction for Duplexes. Marketing will begin the day after the closing of the land with 4ft x 8ft signs with perspectives of the homes on the building site and with Virtual walk through online available to prospective buyers.

3. The High-end priced-cost new Disaster Resistant Homes™ with Zero Net Energy Systems For sale in California with 20% ROI potentials.

There may be Opportunities for Both High-end Duplexes and High-end Main Homes and ADU's on the same Residential single family home lots in California, depending on the local rules and Regulations established in each local jurisdiction of the proposed developments.

The initial focus of design and engineering for APPROVAL, building and selling new unique 'Disaster Resistant Homes™- with Zero Net Energy systems' is focused on high-end homes that will be priced at \$1.5MM to \$3.5MM in six San Francisco Bay area counties.

By acquiring suitable high-end 'residential infill lots' with infrastructure in place, priced at \$220K to \$950K, in the northern California areas of Contra Costa county, in the north bay of Sonoma, Napa, and Marin counties, and in the south bay of San Mateo and Santa Clara Counties, as the opportunities for purchase of lots are offered for sale.

Then repeating this process with each investor as desired by each investor for the next three years in Northern California, establishing our first business model for building Disaster Resistant Homes™.

The reasoning for initially focusing on High-end homes on infill lots are:

Profitability is maximized per home and or built building high-end homes.

Our homes are market differentiated and home value increased with Disaster Resistant Homes™.

Usually no Environmental Impact Reports needed to build the new home on infill lots, thereby minimizing time to build and sell the home thereby reducing capitalization carrying costs.

The Civil, Structural, Mechanical, Energy Engineering requirements are minimized.

With a small number of homes to be marketed and sold to high-end home buyers the macroeconomic variations and risks are minimized

The marketing will begin as soon as the Home is closed up and weather proofed, for potential customized finishing materials customized for potential home buyers.