

## PICTURE THIS – A LIFESTYLE DEVELOPMENT



8 Idyllic Locales.  
64 Villa Sites.  
256 Slices of Heaven.

Water Views. Organic. Understated. Secluded.  
A Bespoke Horizontal Hotel Experience.  
Connected to the Land.  
At One With the Culture.

## PICTURE THIS – A LIFESTYLE DEVELOPMENT

### The Aesthetic

*You are on a gently sloping hill.  
In the far distance is the sea.  
You can almost smell the surf.  
But it is quiet and peaceful,  
away from the frenetic energy  
of the shoreline boardwalks and  
town.*

*To your back is your small villa.  
Comfortable and understated,  
but with bespoke elegance. You  
can smell the lavender as you  
feel the sun upon your face.*

*Friends have joined you for a  
small celebration around the  
pool. It is relaxed and intimate.  
You are present. There are no  
worries.*

*Life is good...*



# PICTURE THIS – A LIFESTYLE DEVELOPMENT



Villa

## **1** Villa:

Sleeps 4+.  
Open, Modern, Sustainable.  
Private.  
Simple.

# PICTURE THIS – A LIFESTYLE DEVELOPMENT



**2** Villas:

Two are Better Than One...!

# PICTURE THIS – A LIFESTYLE DEVELOPMENT



**3** Villas:

The More The Merrier...!

## PICTURE THIS – A LIFESTYLE DEVELOPMENT



**4** Villas:

Now we've got a party...!

# PICTURE THIS – A LIFESTYLE DEVELOPMENT

## ADD:

- Communal Gathering
- Eating
- Pool
- Fire Pit
- TV/Audio/Events
- Lifestyle/Learning



# PICTURE THIS – A LIFESTYLE DEVELOPMENT

Onsite  
Service

## SUPPORT:

On Site Service  
Kitchen/Cooking  
Concierge  
Landscaping  
Local Events





# PICTURE THIS – A LIFESTYLE DEVELOPMENT

Onsite  
Service

Villa

Villa

Communal  
Gathering

Villa

Villa

## OFF SITE SUPPORT:

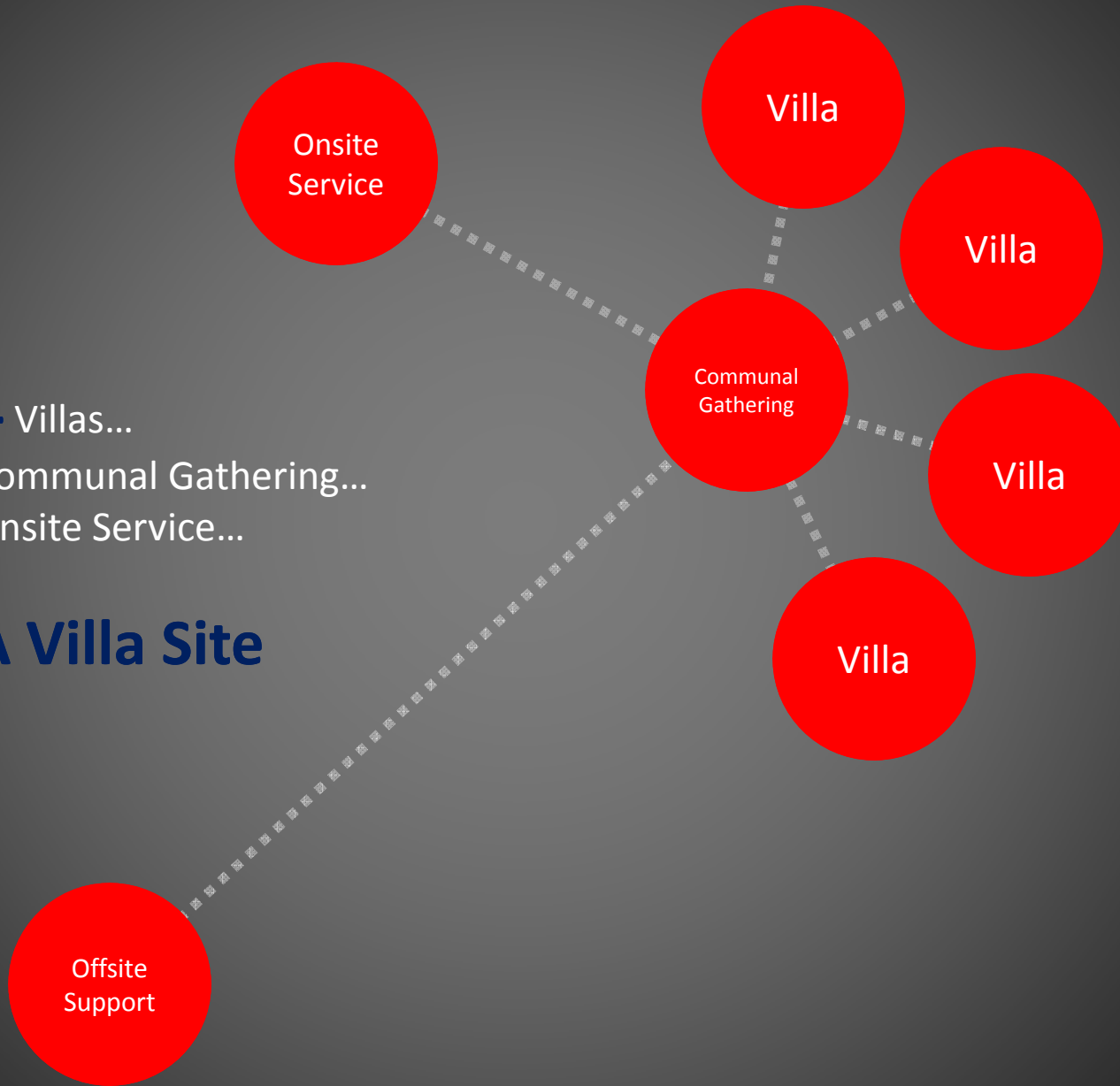
- Cleaning
- Linens
- Food
- Transportation

Offsite  
Support

# PICTURE THIS – A LIFESTYLE DEVELOPMENT

**4** Villas...  
Communal Gathering...  
Onsite Service...

## A Villa Site



# PICTURE THIS – A LIFESTYLE DEVELOPMENT

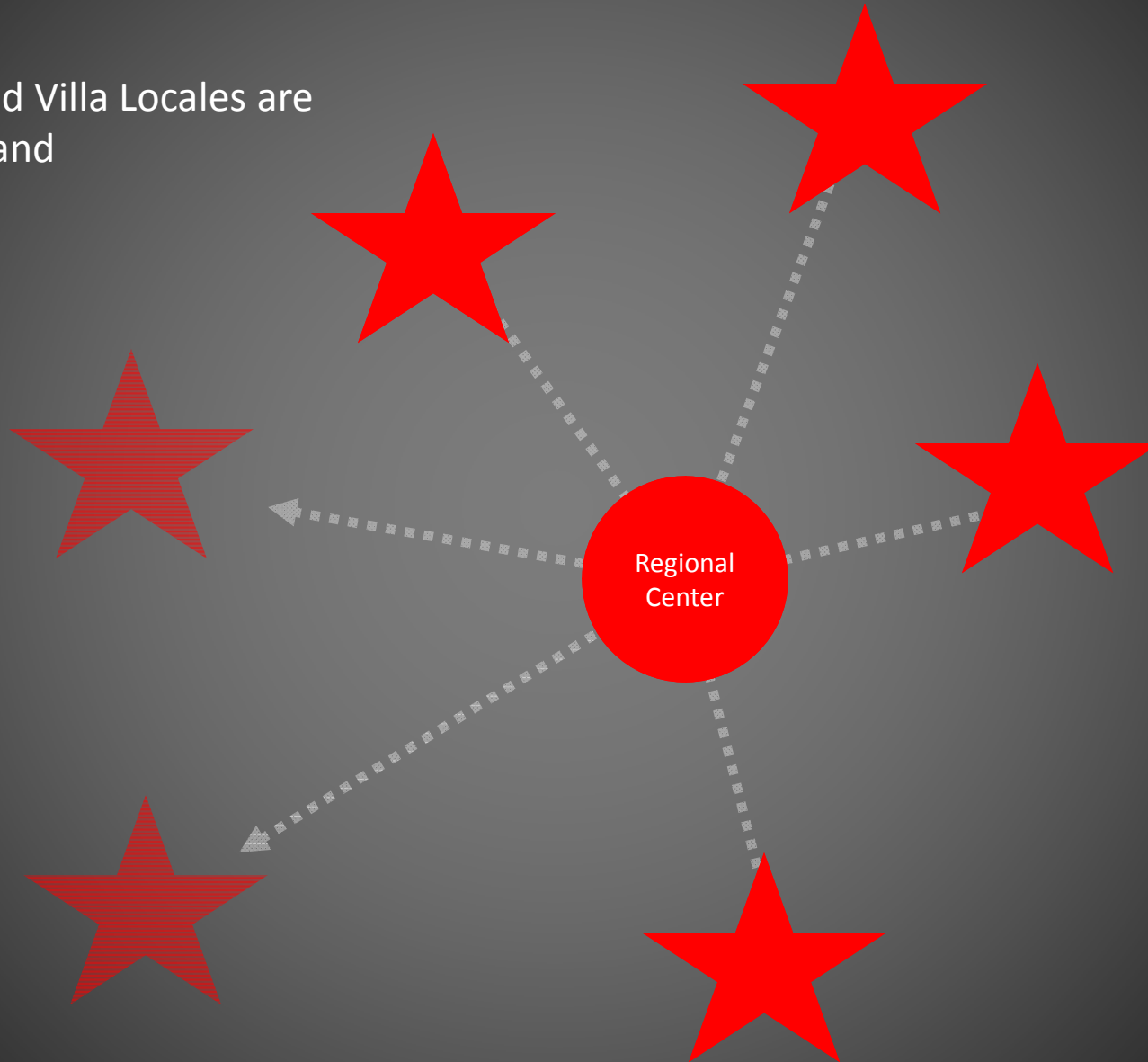
**8** Villas Sites...  
Served by Offsite Support...

## A Villa Locale



# PICTURE THIS – A LIFESTYLE DEVELOPMENT

Villa Sites and Villa Locales are Repeatable and Scalable



## PICTURE THIS – A LIFESTYLE DEVELOPMENT



4 Villas x 8 Villa Sites x 8 Villa Locales

256 Shareholders  
3,072 Monthly Units

12,280 Weekly Units

**Rental Revenue**

# PICTURE THIS – A LIFESTYLE DEVELOPMENT

Picture This...!							
<b>Start Up</b>							
Initial Investment	25,600,000			100,000	Shareholder Investment		Villa Cost Furnishing
<b>Site</b>							
Due Diligence, Selection	20,000			4	Villa		
Acquisition	200,000			8	Site		
Entitlement/Legal/Real Estate	40,000			8	Loales		
				256	Shareholder		
<b>Site Prep</b>							
Utilities/Sustainable	75,000			50	Rental Weeks		
Landscape	30,000			12,800	Total Rental Units (Per Week)		
Parking/Fiatwork	40,000			512	Shareholder Rentals (2 Weeks Per Site Per Shareho		
Pool	40,000			\$2,500	/week	Discounted Rental	
Garden	10,000			12,288	Open Market Rentals		
				\$4,250	/week	Base: Open Bid	
<b>Construction</b>							
Villa's (x4)	800,000			500	Amenity Adds (Per Week/Site/Villa)		
Furnishings	120,000						
Commual Building	150,000						
On-Site Storage Building	30,000						
<b>Cost Per Site</b>	<b>1,555,000</b>						
Sites	8						
Locales	8						
<b>TOTAL CAPITAL</b>	<b>99,520,000</b>			388,750	Shareholder Invest		
<b>Revenues</b>							
Shareholder Rentals	1,280,000			2	Weeks Per Shareholder Per Site		
Open Market Rentals	52,224,000						
Vacancy/Turnover	-5,222,400			-10%			
Amenity Adds	6,144,000						
<b>TOTAL REVENUES</b>	<b>54,425,600</b>						
<b>RENTAL Expenses</b>							
Offsite Storage	10,000			10,000	per site per year		
Transportation	20,000			20,000	per site per year		
Kitchen/Cooking	40,000			40,000	per site per year		
Landscapeing	50,000			50,000	per site per year		
Housekeeping	60,000			60,000	per site per year		
Activity Amenities	40,000			40,000	per site per year		
Local Services	30,000			30,000	per site per year		
<b>RENTAL EXPENSES PER SITE</b>	<b>250,000</b>						
Sites	8						
Locales	8						
<b>TOTAL RENTAL EXPENSE</b>	<b>16,000,000</b>						
<b>Administration Expenses</b>							
Management	200,000						
Accounting/Legal	150,000						
Marketing	250,000						
Fees & Miscellaneous	100,000						
Taxes, Interest, Depreciation	250,000						
Capital Reserve	100,000						
Development Return	50,000						
<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>1,100,000</b>						
<b>NET REVENUE</b>	<b>37,325,600</b>			145,803	Shareholder Return		

## PICTURE THIS – A LIFESTYLE DEVELOPMENT

### Execution

*Site Selection and Development.*

*Local Restrictions and Entitlement.*

*Site Acquisition.*

*Prototype Construction/Fabrication.*

*On-Site Assembly and Site Build Out.*

*Shareholders are Investors.*

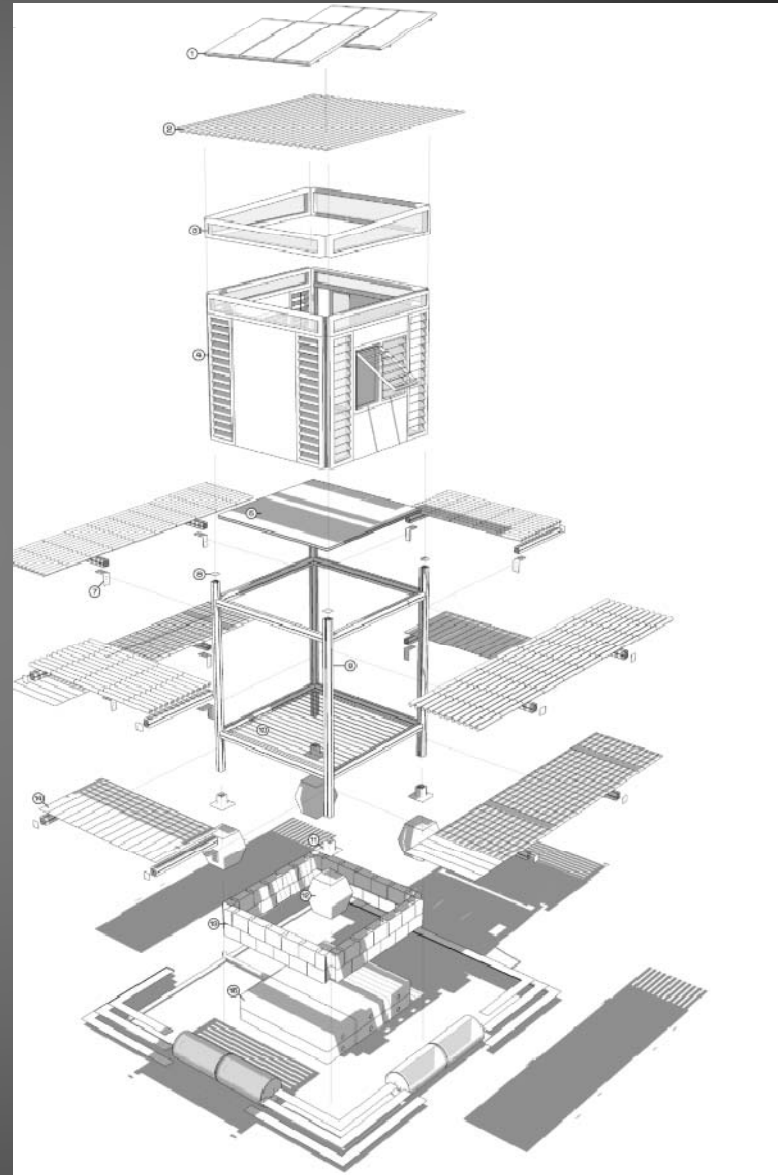
*Units Are Owned By The Shareholders*

*And Are Rented Out When Vacant.*

# PICTURE THIS – A LIFESTYLE DEVELOPMENT

## Execution

*Componentized Parts  
Are Pre-Constructed Offsite  
And Ready-Assembled Onsite.*





# PICTURE THIS – A LIFESTYLE DEVELOPMENT

Execution

*Controlled Conditions  
Offer Better Control.*



## PICTURE THIS – A LIFESTYLE DEVELOPMENT

### Execution

*Increased Accuracy.  
Lower Costs.  
Fast and Efficient.*



## PICTURE THIS – A LIFESTYLE DEVELOPMENT

### Execution

*Components Are  
Delivered and Assembled  
On Site.*

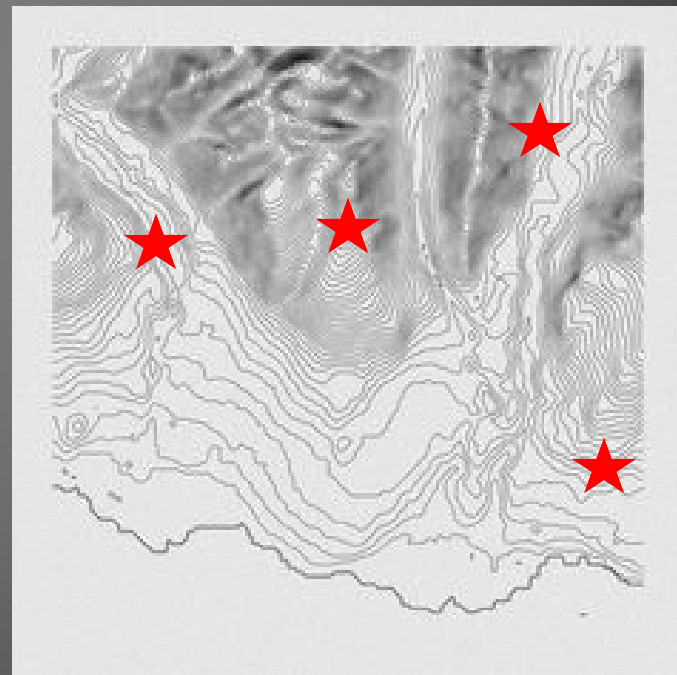


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### Site Selection

*Within Coastal Zone Area.  
BUT NOT in the Tourist Zone.  
Work With Not Against Local Zoning.*

*Quiet Solitude.  
Authentic, Organic Living with Local Setting.  
Access to Shoreline Areas and Upland Points.*



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## Site Development

*Landscaped.  
Intimate.  
Farm To Table Vegetable  
Beds.  
Xeriscape Ready.*

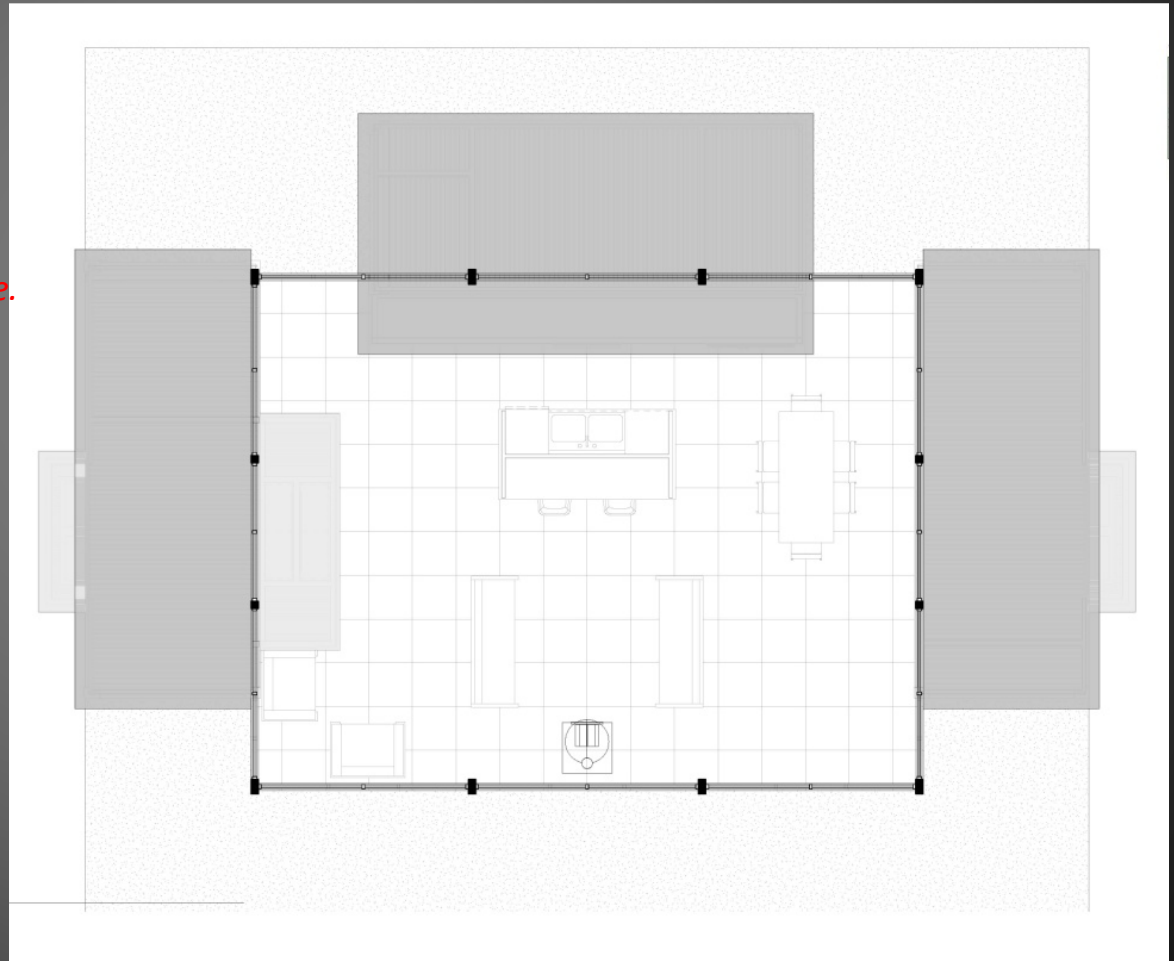


# PICTURE THIS – A LIFESTYLE DEVELOPMENT

## Prototype

*The Parti: 3 Cargo Containers With Clerestory Common Space.  
Dwelling Components Shipped Direct to Site in Cargo Containers.  
Once Emptied, Cargo Containers Become Part of the Dwelling Space.*

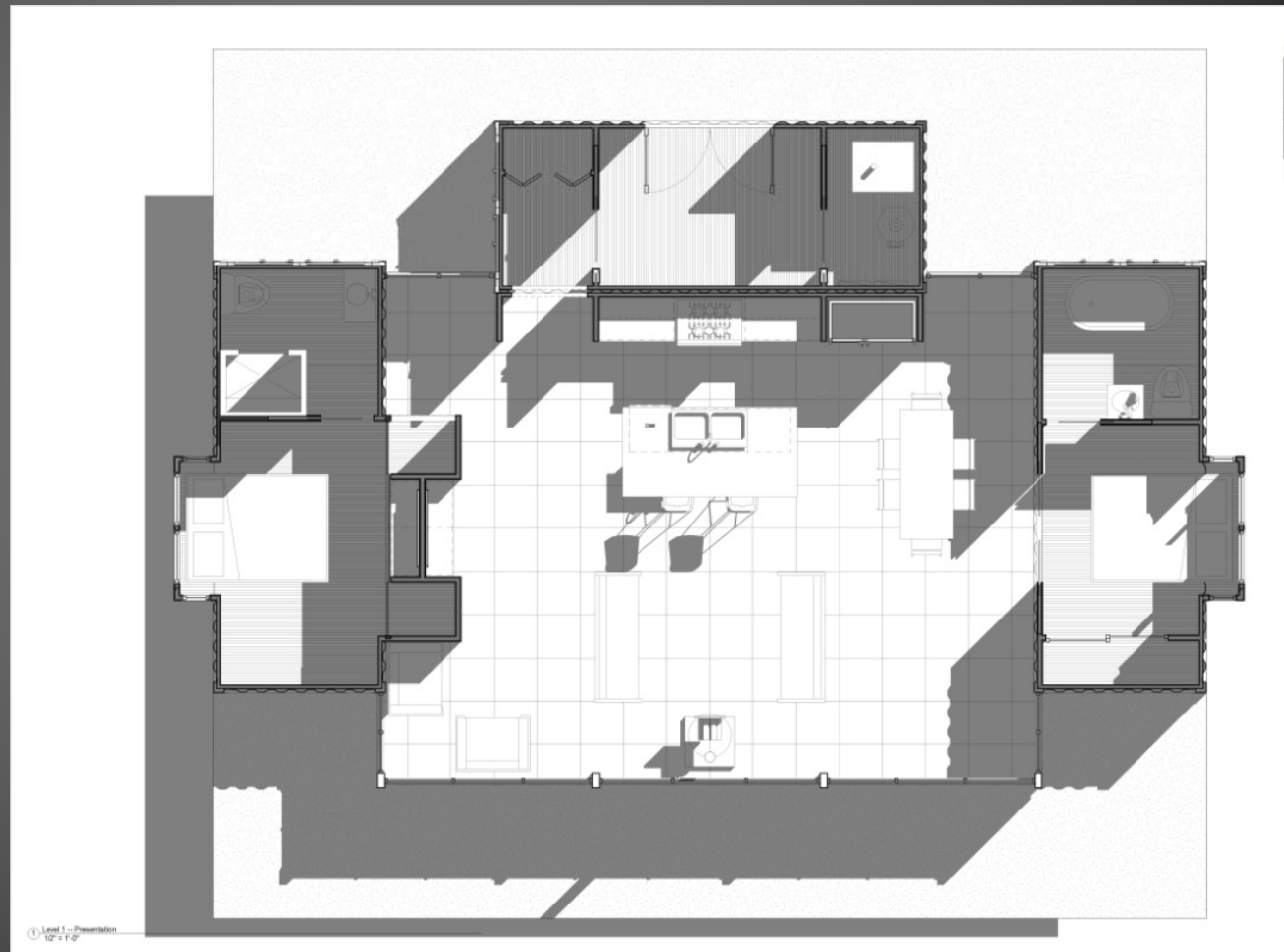
*Can Also Be Used for One-Off Sites and Other Developments.*



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Prototype

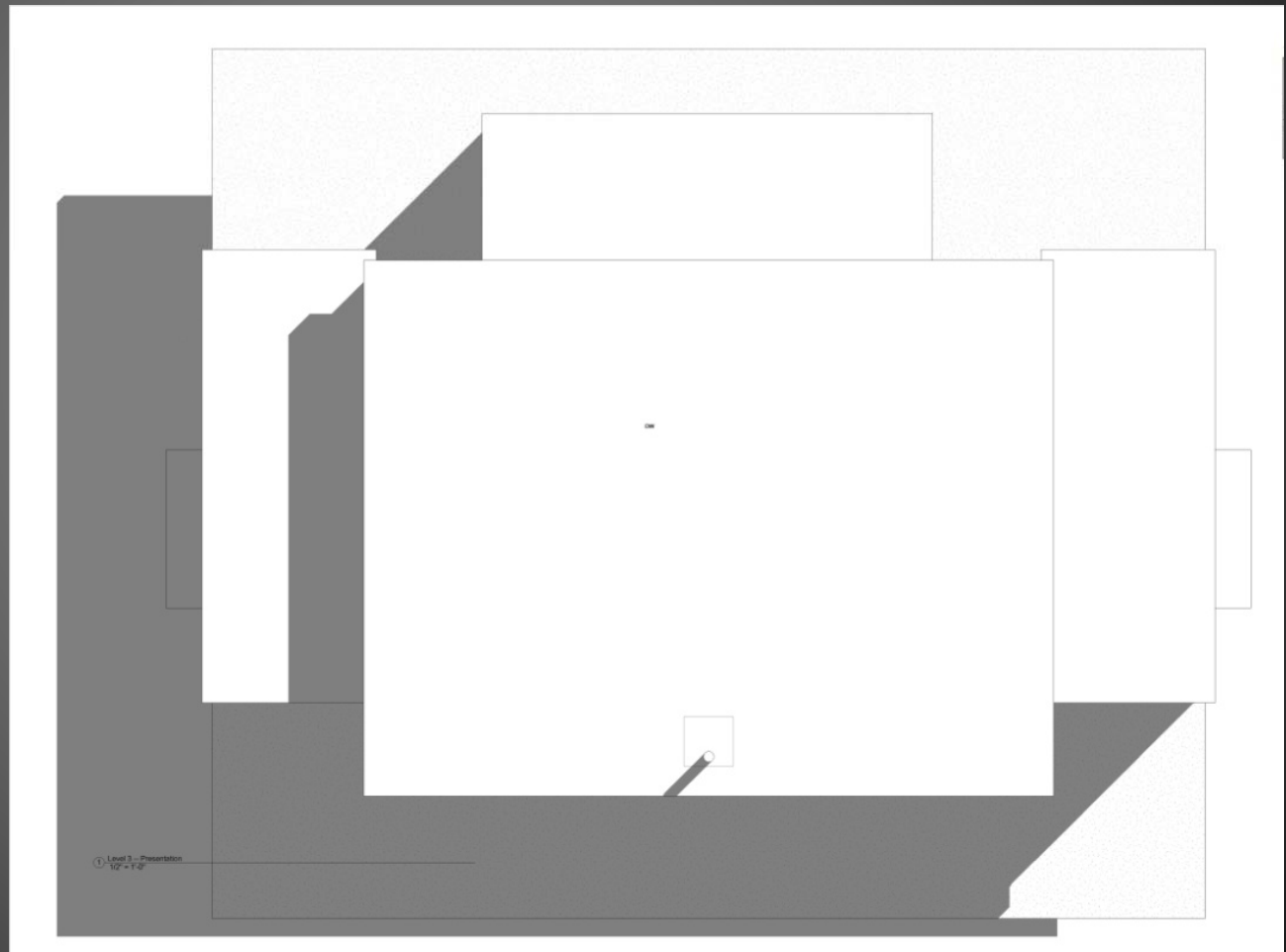
Single Plan Living.  
2-BR Unit



# PICTURE THIS – A LIFESTYLE DEVELOPMENT

## Prototype

*Roof Plan Utilizes  
Solar, Wind, and Water  
Harvesting.*





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Prototype

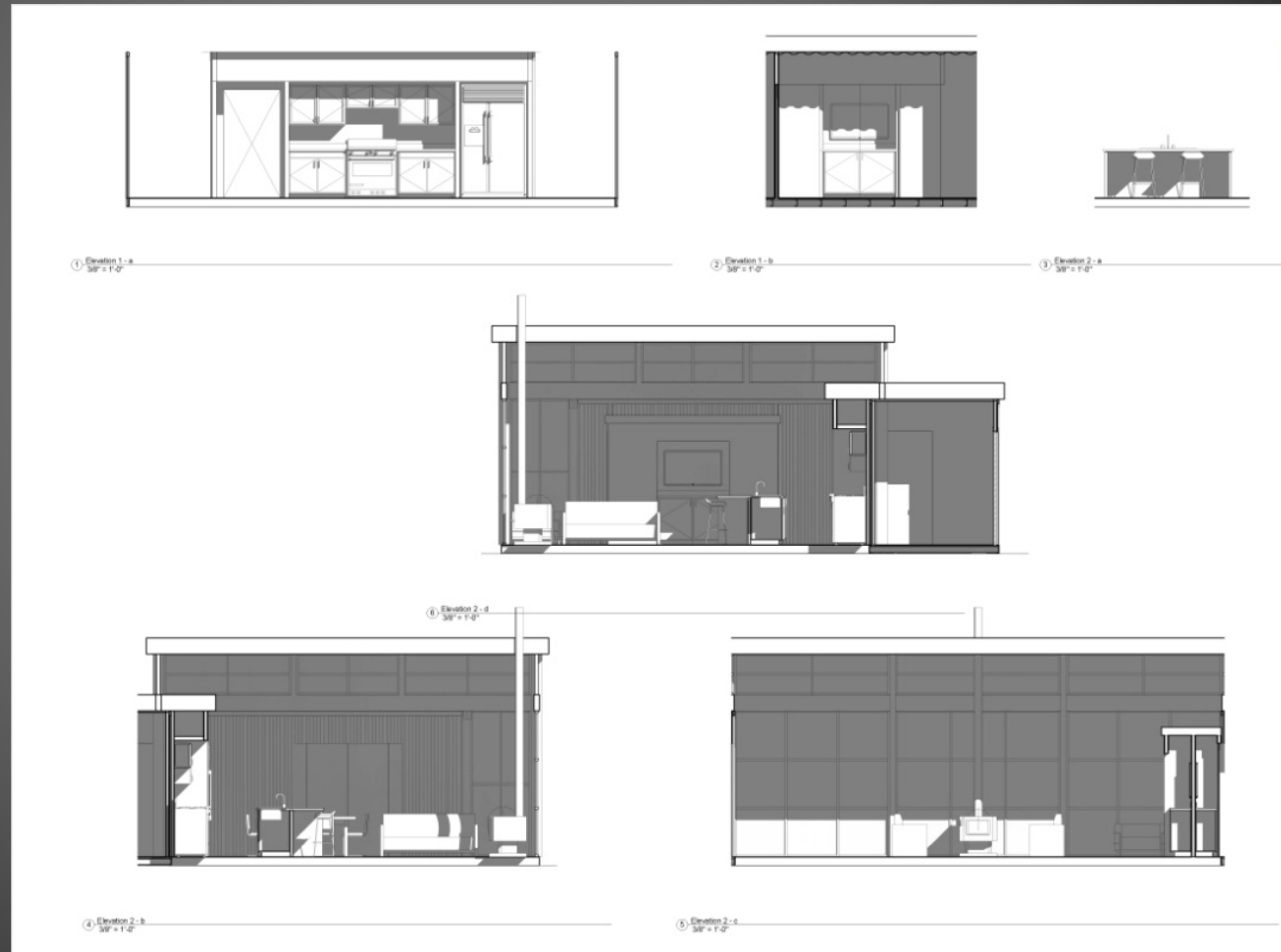
*Building Sections.*



# PICTURE THIS – A LIFESTYLE DEVELOPMENT

Prototype

*Interior Sections.*



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Prototype

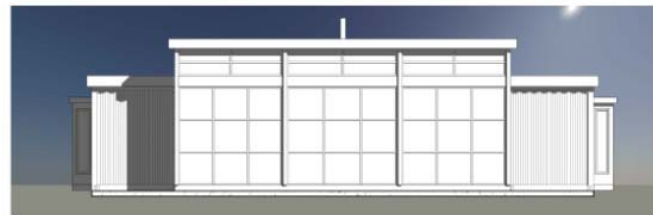
*Elevations.*



① East  
1/4" = 1'-0"



② North  
1/4" = 1'-0"



③ South  
1/4" = 1'-0"



④ West  
1/4" = 1'-0"

# PICTURE THIS – A LIFESTYLE DEVELOPMENT

Prototype

Details.



# PICTURE THIS – A LIFESTYLE DEVELOPMENT

Prototype

*Interior Elevations.*



# PICTURE THIS – A LIFESTYLE DEVELOPMENT

Prototype

3D Views.



**PICTURE THIS – A LIFESTYLE DEVELOPMENT**



