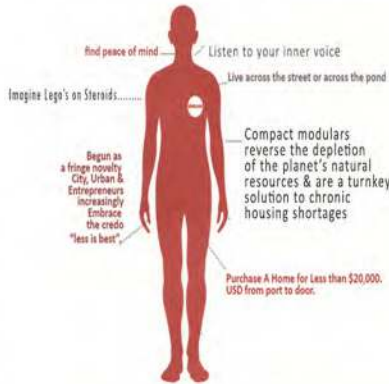


SOME MARKET SHARE STATISTICS – THE GREEN BUILDING MARKET IS PRIMED

Those subscribing to the LOHAS principles include approximately 35 million adult North Americans and an estimated 209-billion-dollar marketplace, 50 billion which is accounted for in 'green' building. stats from 2010. extrapolate from there.



CO-MODECO
MAN - WOMAN

According to the Natural Marketing Institute located in Pennsylvania (www.nmisolutions.com) the LOHAS Demographic has seen its greatest growth in the green building market.

Lifestyle of Health and Sustainability
LOHAS is an acronym for **Lifestyle of Health and Sustainability**. Not only a tribe of individuals, but also a definition of the market for products and services that these individuals prefer.

You are design conscious - conservation minded - builders, institutions, governments and home owners who appreciate style, efficiency and low energy options in lieu of traditional wasteful and costly stick building.

Build Back Better for the 21st Century.

100 CO-MODECO -BIG RIVER SOLD PER YEAR - AVERAGE \$60,000 PER MODULAR

\$+ 6,000,000.00	Gross Revenue
- \$3,000,000.00	Wholesale cost of components
- \$600,000.00	10% Commissions , Referral fees Community Employment
- \$180,000.00	Operating Overhead *
= \$2,221,000.00	Net Revenue
- \$220,000.00	Taxes 6.5 % - 10%
- \$32,000.00	15% Discretionary funds -

*** Projected - Net Profit \$1,878,000.00 -Dispersment to be negotiated. Seeking 150,000. to scale to this level of projections.** *Office Rent , Salaries, Licenses , Marketing , Attending Growth

Our Prospects consists of 20,000 small businesses (PacRimCC.com) 2000 inquiries over the last two years, 6000 journalists, editors, news reporters all committed to an up to the minute data base.

CO-MODECO - BIG RIVER RE PROSPECTUS *and* PRIVATE PLACEMENT MEMORANDUM

AUTHORS

a Group Project submitted by:

Cristiane Roget

310 - 220 - 9118

Info@co-modeco.com

Victoria Diaz – Miranda

305 - 992 - 8539

bigriverrellc@gmail.com

ADVISORS

Holmes Stoner - Founder - Green Alliance Int'l - PacRimCC.com pacrimbusiness@yahoo.com

Giovanni & Esty Benjamin - Sales Representatives

info@coolpplz.com

Roy Hardemon - Former State Representative

hardemonmm@aol.com

Allen J. West - Founder Foster Dreamzzz - Developer

allenjwest99@gmail.com

Steve Eubanks - Angel Investor - Chief Operating Officer

info@co-modeco.com

Ryan Deramus - VP Business Development - Qatar

info@co-modeco.com

ACKNOWLEDGEMENTS

Indya Minnas - Program Manager - Minority Business Development Agency

Shelly Ransom Jackson - Benchmark - Construction Consulting & Management LLC.

Jerry Gillman - Diana Karam - Innova Panels - President and Founder - Design Development

Douglas Hardin - Founder EatUp Events - Community Advocacy - Affordable Housing

SHOWMODEL LOCATION - BK&B STUDIO

7500 NE 3rd Place, Miami (Lemon City) , Florida 33138

2750 NW 3rd Avenue, Miami (Wynwood) Florida 33127



CO-MODECO - BIG RIVER RE PROSPECTUS *and* PRIVATE PLACEMENT MEMORANDUM

AUTHORS

a Group Project submitted by:

Cristiane Roget

310 - 220 - 9118

Info@co-modeco.com

Victoria Diaz – Miranda

305 - 992 - 8539

bigriverrellc@gmail.com

ADVISORS

Holmes Stoner - Founder - Green Alliance Int'l - PacRimCC.com pacrimbusiness@yahoo.com

Giovanni & Esty Benjamin - Sales Representatives

info@coolplz.com

Roy Hardemon - Former State Representative

hardemonmm@aol.com

Allen J. West - Founder Foster Dreamzzz - Developer

allenjwest99@gmail.com

Steve Eubanks - Angel Investor - Chief Operating Officer

info@co-modeco.com

Ryan Deramus - VP Business Development - Qatar

info@co-modeco.com

ACKNOWLEDGEMENTS

Indya Minnas - Program Manager - Minority Business Development Agency

Shelly Ransom Jackson - Benchmark - Construction Consulting & Management LLC.

Jerry Gillman - Diana Karam - Innova Panels - President and Founder - Design Development

Douglas Hardin - Founder EatUp Events - Community Advocacy - Affordable Housing

SHOWMODEL LOCATION - BK&B STUDIO

7500 NE 3rd Place, Miami (Lemon City) , Florida 33138

2750 NW 3rd Avenue, Miami (Wynwood) Florida 33127



GENESIS OF COMPACT MODULAR ECO HOMES IN ASSOCIATION WITH BIG RIVER RE LLC.

The Pre-manufactured Modular Home Syndicate is comprised by Cristiane Roget - Founder of Compact Modular Eco Homes (Co-Modeco.com) a sole owned LLC in Association with Victoria Diaz Miranda – Founder of Big River RE LLC with offices in Miami, Florida.

In 2012 a call from Hanoi, Viet Nam from Holmes Stoner - Founder of the Pacific Rim Business Council, PacRimCC.com, a for-profit company based in Marina del Rey, California, prompted the formation of Compact Modular Eco Homes.

Holmes Stoner, a colleague at the Asia Centric Advertising Agency, URI Global in Beverly Hills , California and former employer of Cristiane Roget Global had recently founded the Pacific Rim Business Council and was in Viet Nam consulting on a trade agreement with Cascon Industries, manufacturers of steel containers and pre-manufactured housing. He had entered into a Memorandum of Understanding (M.O.U.) to exclusively represent the Steel Home Manufacturer who was seeking a competitive edge with the People's Republic of China (PRC).

Cascon employed 700 assembly-line construction experts and builders with a full suite of advanced technology for the manufacturer of up to 5000 homes and commercial units a month.

Mr. Stoner offered our Marketing and Sales Company an opportunity to represent Cascon in the Southeast United States, specifically Florida. The designated territory of representation was extended to Central and South America, Costa Rica, Panama, Colombia and through out the Caribbean where we receive the bulk of our inquiries.

The initial cash contribution to date that has been allocated for the formation of Compact Modular Eco Homes & Big River Re LLC has been \$100,000. USD.ear-marked for creating demand for a superior building protocol.

This initial investment had been doubled since the arrival of the four compact modular units with an additional \$50,000 USD.

and in kind services that include a code compliant foundation. durable wooden deck , installation of a kitchen, bath, wall and floor treatments and hurricane resistant windows and sliding glass door.



GENESIS OF COMPACT MODULAR ECO HOMES IN ASSOCIATION WITH BIG RIVER RE LLC.

The Pre-manufactured Modular Home Syndicate is comprised by Cristiane Roget - Founder of Compact Modular Eco Homes (Co-Modeco.com) a sole owned LLC in Association with Victoria Diaz Miranda – Founder of Big River RE LLC with offices in Miami, Florida.

In 2012 a call from Hanoi, Viet Nam from Holmes Stoner - Founder of the Pacific Rim Business Council, PacRimCC.com, a for-profit company based in Marina del Rey, California, prompted the formation of Compact Modular Eco Homes.

Holmes Stoner, a colleague at the Asia Centric Advertising Agency, URI Global in Beverly Hills , California and former employer of Cristiane Roget Global had recently founded the Pacific Rim Business Council and was in Viet Nam consulting on a trade agreement with Cascon Industries, manufacturers of steel containers and pre-manufactured housing. He had entered into a Memorandum of Understanding (M.O.U.) to exclusively represent the Steel Home Manufacturer who was seeking a competitive edge with the People's Republic of China (PRC).

Cascon employed 700 assembly-line construction experts and builders with a full suite of advanced technology for the manufacturer of up to 5000 homes and commercial units a month.

Mr. Stoner offered our Marketing and Sales Company an opportunity to represent Cascon in the Southeast United States, specifically Florida. The designated territory of representation was extended to Central and South America, Costa Rica, Panama, Colombia and through out the Caribbean where we receive the bulk of our inquiries.

The initial cash contribution to date that has been allocated for the formation of Compact Modular Eco Homes & Big River Re LLC has been \$100,000. USD. earmarked for creating demand for a superior building protocol.

This initial investment had been doubled since the arrival of the four compact modular units with an additional \$50,000 USD.

and in kind services that include a code compliant foundation. durable wooden deck , installation of a kitchen, bath, wall and floor treatments and hurricane resistant windows and sliding glass door.



OUR ROLE TO DATE HAS BEEN TO:

Purchase 4 Prototype type Compact Modular Eco Homes, Direct from A Supplier in Asia with whom we have a M.O.U. We concluded upon receipt of the Four Flat Packs in a 40' foot container that are total Import Costs were as Follows: Purchase of the four 'very economical' Units from Qingdao, China. Departure Date , September 23, '23 on a journey from the 7th largest Port in the World - to Korea, to Istanbul , to the Panama, Canal up to Biloxi, Mississippi and arriving in Miami, Florida on January 14, 2024



it would be more expedient to have sourced all the eco-friendly components here with- in the United States of America.

4 20' x 8 1/2 ' x 9'.4" Flat Paks turn key components (No electrical - No Plumbing)

Factory Direct FOB 4 Units

We also absorbed the cost of the Container Rental because the container was damaged enroute as the wheels had broken due to turbulent Seas,

\$1600.00

Shipping + Freight Forwarder

\$10,000.00

25% to 33% Tarriffs on Steel from China and Japan

X Factor

Duty, Brokerage cost and Port to Site transportation

\$120000.00

Cranes and Bob Cat Fork Lift

\$5000.00

Total Shipping Cost \$29,000 + Hard Costs for the 4 Units

Unless it is Emergency or work fource Housing where we can supply up to 10,000 units a month , going forward it is much more cost effective to Source all Materials, Factory Direct in the United States of America. We have supply lines through out the USA, Mexico and Canada. All future modular units and components we deliver direct from the source to the 'Purchasers' building site, On or Off the Grid. We assist with the iintial construction. After that 'Purchaser/s. must decide who is best suited to do the Buildout..

Photo - Alayna Lui, Representing Our Manufactuer in Qingdao, at Climate Change Forum - CC-Forum .com / COP 28 Dubia December 5, 2023 and Cristiane Roget , Press Liaison - CC-Forum. Next Up Paris, France May 27-31



OUR ROLE TO DATE HAS BEEN TO:

Purchase 4 Prototype type Compact Modular Eco Homes, Direct from A Supplier in Asia with whom we have a M.O.U. We concluded upon receipt of the Four Flat Packs in a 40' foot container that are total Import Costs were as Follows: Purchase of the four 'very economical' Units from Qingdao, China. Departure Date , September 23, '23 on a journey from the 7th largest Port in the World - to Korea, to Istanbul , to the Panama, Canal up to Biloxi, Mississippi and arriving in Miami, Florida on January 14, 2024



it would be more expedient to have sourced all the eco-friendly components here with- in the United States of America.

4 20' x 8 1/2 ' x 9'.4" Flat Paks turn key components (No electrical - No Plumbing)

Factory Direct FOB 4 Units

We also absorbed the cost of the Container Rental because the container was damaged enroute as the wheels had broken due to turbulent Seas,

\$1600.00

Shipping + Freight Forwarder

\$10,000.00

25% to 33% Tarriffs on Steel from China and Japan

X Factor

Duty, Brokerage cost and Port to Site transportation

\$120000.00

Cranes and Bob Cat Fork Lift

\$5000.00

Total Shipping Cost \$29,000 + Hard Costs for the 4 Units

Unless it is Emergency or work fource Housing where we can supply up to 10,000 units a month , going forward it is much more cost effective to Source all Materials, Factory Direct in the United States of America. We have supply lines through out the USA, Mexico and Canada. All future modular units and components we deliver direct from the source to the 'Purchasers' building site, On or Off the Grid. We assist with the iintial construction. After that 'Purchaser/s. must decide who is best suited to do the Buildout..

Photo - Alayna Lui, Representing Our Manufactuer in Qingdao, at Climate Change Forum - CC-Forum .com / COP 28 Dubia December 5, 2023 and Cristiane Roget , Press Liaison - CC-Forum. Next Up Paris, France May 27-31



Our Role to date, contined

Upon the arrival of the Four Models on our 10,000 foot trackof land in Miami we proceed to buildout the two Units into a 360 square foot living space. This protoype is a showmodel and eventually will be a Sales Hub located at 7500 NE 3rd Place, Miami , Florida 33138. Adjacent to the Show Model we have a fully functioning Sales and Marketing Office with a staff of two and associates.

ROY HARDEMON CAMPAIGN LAUNCH - FOSTER DREAMZZZ FUNDRAISER
STEERING COMMITTEE - ADVISORY BOARD - JANUARY 14 - 2024

VIPictures.com | AdAvenueGroup.com | BigRiver, LLC | Zrills.com
CC-Forum.com | PacRimCC.com | Compact Modular Eco Homes | Co-Modeco.com



Cristiane Rogot
Co-Founder VIPictures
Press Relations Co-Modeco



Victoria Diaz
BigRiverRE LLC
Partner Co-Modeco



Francois Huynh
Founder AdAvenueGroup
Digital Marketing



Steve Eubanks
COO- Co-Modeco



Allen J. West
Award-Win Finmiasler
Philanthropy Foster Dreamzzz



Esty Paltov Benjamin
Internet Logistics - Travel



Mr. Ed Villanueva
Founder Zrills Digital



Sandra Lleras
Culinary & Beverage Expert



Holmes Stoner
Founder PacRimCC
Advisor Co-Modeco



Driana Aguirre
Escuete e Administrator
Collaborator



Giovanni Benjamin
Benjamin - Coolpplz
Travel Freight Logistics



Eva - Brand Ambassador
Editor - Social Media

Victoria Diaz Purchased one 10,000 square foot lot at 7500 – 7506 NE 3rd Place, Miami, Florida 33138 where the two ‘flat packs’ are being stored and are ready for sale and an cimmediate delivery. Part of the asking price is to buildout the units identical to the Show model and with additional code compliant additions. The Two Units are \$65,000.00

Over the last 8 years we have identified the best building practices, set up supply lines in the United States, and launched a local to global Sales and Marketing campaign that has extended the reach of pre manufactured modulars as a viable building alternative to conventional

‘stick’ building. We are set to stem an every growing crisis of available and affordable housing.

Once funding is secured, we will negotiate at this time the disbursements of profits and investments in association with the investor.

We are seeking \$150,000 USD for working capital to
-Ramp up Our Sales Funnel with Paid Employees
-Extend our Brand Reach and Demand for our Products.

\$150,000.

An additional \$250,000 USD we would apply these funds to the development of Four Projects that are described in Addendum 3 of this Proposal. We intend to utilize only American made components and building materials. We stand behind our product 100% in order to assure that our buyers have recourse and to strengthen USA employment opportunities.



Our Role to date, contined

Upon the arrival of the Four Models on our 10,000 foot trackof land in Miami we proceed to buildout the two Units into a 360 square foot living space. This protoype is a showmodel and eventually will be a Sales Hub located at 7500 NE 3rd Place, Miami , Florida 33138. Adjacent to the Show Model we have a fully functioning Sales and Marketing Office with a staff of two and associates.

ROY HARDEMON CAMPAIGN LAUNCH - FOSTER DREAMZZZ FUNDRAISER
STEERING COMMITTEE - ADVISORY BOARD - JANUARY 14 - 2024

VIPictures.com | AdAvenueGroup.com | BigRiver, LLC | Zrills.com
CC-Forum.com | PacRimCC.com | Compact Modular Eco Homes | Co-Modeco.com



Cristiane Rogot
Co-Founder VIPictures
Press Relations Co-Modeco



Victoria Diaz
BigRiverRE LLC
Partner Co-Modeco



Francois Huynh
Founder AdAvenueGroup
Digital Marketing



Steve Eubanks
COO- Co-Modeco



Allen J. West
Award-Win Filmmaker
Philanthropy Foster Dreamzzz



Esty Paltov Benjamin
Internet Logistics - Travel



Mr. Ed Villanueva
Founder Zrills Digital



Sandra Lleras
Culinary & Beverage Expert



Holmes Stoner
Founder PacRimCC
Advisor Co-Modeco



Driana Aguirre
Executive Administrator
Collaborator



Giovanni Benjamin
Benjamin - Coolpplz
Travel Freight Logistics



Eva - Brand Ambassador
Editor - Social Media

Victoria Diaz Purchased one 10,000 square foot lot at 7500 – 7506 NE 3rd Place, Miami, Florida 33138 where the two ‘flat packs’ are being stored and are ready for sale and an cimmediate delivery. Part of the asking price is to buildout the units identical to the Show model and with additional code compliant additions. The Two Units are \$65,000.00

Over the last 8 years we have identified the best building practices, set up supply lines in the United States, and launched a local to global Sales and Marketing campaign that has extended the reach of pre manufactured modulars as a viable building alternative to conventional

‘stick’ building. We are set to stem an every growing crisis of available and affordable housing.

Once funding is secured, we will negotiate at this time the disbursements of profits and investments in association with the investor.

We are seeking \$150,000 USD for working capital to
-Ramp up Our Sales Funnel with Paid Employees
-Extend our Brand Reach and Demand for our Products.

\$150,000.

An additional \$250,000 USD we would apply these funds to the development of Four Projects that are described in Addendum 3 of this Proposal. We intend to utilize only American made components and building materials. We stand behind our product 100% in order to assure that our buyers have recourse and to strengthen USA employment opportunities.



The Compact Modular Eco Home in association with BigRiver Real Estate Limited Liability Company **TEAM SPIRIT**

ADVISORY CONSULTANCY FOR Q1 Q2 2024 ENDORSED CALENDAR OF ECO EVENTS ENVIRONMENT - ENTERTAINMENT - ECONOMIC EXPERTISE WITH BOUNDLESS ENTHUSIASM!



Cristiana Rogot - Publisher, Copywriter
Co-Founder Vector Art Pictures
Steering Committee - CC-Forum



Celia Evans - Founder - Director
Canon Film Fest Eco Gala
Planet Fashion Trium



Sandra Costa - Interior Designer
Curator - Gallerist



Francois Huynh - Digital Marketing
Project Manager
Founder AdAvenueGroup.com



Max Stuyvenouff - Co-Founder
Climate Change Forum Bahrain 2022



Chaeon Bailey - Video/YouTube.com
Digital Communications
Reprist Health & Hospitals



Philip de Cien Frou Art
Consultancy - Co-Owner/Personality
Gallerist



Amy & Rob Zilber
Finance & Source for Modular Buildings
ModAmet



Holmes Stoner - Co-Founder
PacRimCC.com
Climate Change Forum Bahrain 2022



Ryan Deramas
Executive of
Underwriting Relations
UK Business Development



Frances Spide/Rup
Big Hardrock
State Representative Candidate
District #109



Zenovia Varela
Property Manager - Executive
in All Real Estate Transactions

**VI Pictures.com | AdAvenueGroup.com | BigRiver, LLC | Zrills.com
CC-Forum.com | PacRimCC.com | Compact Modular Eco Homes | Co-Modeco.com**



Cristiane Rogot
Co-Founder VIPictures
Press Relations Co-Modeco



Victoria Diaz
BigRiver LLC
Partner Co-Modeco



Francois Huynh
Founder AdAvenueGroup
Digital Marketing



Steve Eubanks
COO - Co-Modeco



Allen J. West
Award-Winning Filmmaker
Philanthropy Foster Dreamzzz



Ety Polkov Benjamin
Internet Logistics - Travel



Mr. Ed Villanueva
Founder Zrills Digital



Sandra Llores
Culinary & Beverage Expert



Holmes Stoner
Founder PacRimCC
Advisor Co-Modeco



Shara Cristal Creative
Director of New Business
Development



Giovanni Benjamin
Benjamin - Coolpplz
Travel freight Logistics



Eva - Brand Ambassador
Editor - Social Media

Co-Modeco aligned with BigRiverRE LLC Is comprised of a dedicated ad hoc association of Architects - Builders - Cocontractors - Developers (ABCD's) Environmental Activists - Preservationists - Thought Leaders Industrial strength multi media, publicity In House - 'Ffact' based press & News Aggregator - In House , and additional revenue stream In house Marketing Division - Web - Motion Graphics - Production Prep to Wrap **Brand Building and SAles Divisions + ALL IN HOUSE**







Association with Eduardo Villanueva , Founder of Zrills.com - Francois Huynh Founder of AdAvenueGroup.com. and pending Vincent Valentin -Website360.com

We have completed our first round of Research & Development + Proof of Concept with 2 Showmodels ALSO 2 20' Units Available for Immediate Sale. Asking \$60 Turn Key

Our entire team of Founders, Employees, Outside Commissionable Salesforce & innovative entrepreneurs are collaborating on the creation and advancement of our company with many currently without compensation. All staff is accounting for time spent against future salaries and commissions.

The Compact Modular Eco Home in association with BigRiver Real Estate Limited Liability Company **TEAM SPIRIT**

ADVISORY CONSULTANCY FOR Q1 Q2 2024 ENDORSED CALENDAR OF ECO EVENTS ENVIRONMENT - ENTERTAINMENT - ECONOMIC EXPERTISE WITH BOUNDLESS ENTHUSIASM!

 Cristiana Roget - Publisher, Copywriter Co-Founder Vector Art Pictures Steering Committee - CC-Forum	 Celia Evans - Founder - Director Canon Film Fest Eco Gala Planet Fashion TV.com	 Sandra Costa - Interior Designer Curator - Gallerist	 Francis Huynh - Digital Marketing Project Manager Founder ADVenueGroup.com
 Max Stubbins - Co-Founder Climate Change Forum Bahrain 2022	 Chloeon Bailey - Video/Production Digital Communications Reprint Health & Hospitals	 Philip de Clev - Fine Art Consultancy - Co-Owner/Personality Gallerist	 Francis & Sarah - Modular Buildings ModAmet
 Holmes Stoner - Co-Founder PacRimCC.com Climate Change Forum Bahrain 2022	 Ryan Deramas Executive of Underwater Solutions U.S. Business Development	 Farrukh Suleman Buy/Hardcore State Representative Candidate District 109	 Zerovia Varela Property Manager - Executive In All Real Estate Transactions

**VI Pictures.com | AdAvenueGroup.com | BigRiver, LLC | Zrills.com
CC-Forum.com | PacRimCC.com | Compact Modular Eco Homes | Co-Modeco.com**

 Cristiana Roget Co-Founder VIPictures Press Relations Co-Modeco	 Victoria Diaz BigRiver LLC Partner Co-Modeco	 Francis Huynh Founder AdAvenueGroup Digital Marketing	 Steve Eubanks COO - Co-Modeco
 Allen J. West Award Winning Filmmaker Philanthropy Foster Dreamzzz	 Esty Polkov Benjamin Internet Logistics - Travel	 Mr. Ed Villanueva Founder Zrills Digital	 Sandra Llores Culinary & Beverage Expert
 Holmes Stoner Founder PacRimCC Advisor Co-Modeco	 Shara Cristal Creative Director of New Business Development	 Giovanni Benjamin Benjamin - Coolpplz Travel freight Logistics	 Eva - Brand Ambassador Editor - Social Media

Co-Modeco aligned with BigRiverRE LLC Is comprised of a dedicated ad hoc association of Architects - Builders - Contractors - Developers (ABCD's) Environmental Activists - Preservationists - Thought Leaders Industrial strength multi media, publicity In House - 'Fact' based press & News Aggregator - In House , and additional revenue stream In house Marketing Division - Web - Motion Graphics - Production Prep to Wrap **Brand Building and Sales Divisions + ALL IN HOUSE**

Association with Eduardo Villanueva , Founder of Zrills.com - Francois Huynh Founder of AdAvenueGroup.com. and pending Vincent Valentin -Website360.com

We have completed our first round of Research & Development + Proof of Concept with 2 Showmodels ALSO 2 20' Units Available for Immediate Sale. Asking \$60 Turn Key

Our entire team of Founders, Employees, Outside Commissionable Salesforce & innovative entrepreneurs are collaborating on the creation and advancement of our company with many currently without compensation. All staff is accounting for time spent against future salaries and commissions.



Caption - Innovative Housing Solution 2019
Cristiane Roget, Ben Carson Director of H.U.D.
and the late Alex Varela

The Genesis of Co-Modeco.com

We commenced doing (R&D) Research and Development on viable, expedient and eco-friendly construction alternatives in 2012. We were introduced to a plant in Viet Nam and Qingdao that our associate Holmes Stoner, Founder of the Pacific Rim Chamber of Commerce and the Pacific Rim Business Council (<http://www.pacrimcc.com>) had signed an exclusive Memorandum of Understanding (MOU) to represent their companies in the Western Hemisphere In

2017 we founded Compact Modular Eco Homes as a free-standing, independent distributorship, consultancy and occasional builder..

The company initially was a DBA and later as a Limited Liability Company., LLC Once funding is secured we will be setting up an integrated banking platform in Miami, Florida and Panama City, Panama. In Association with Big River RE LLC the company is in good standing, credit worthy , and is a seasoned entity.

Associations With Global Manufacturers

Interfacing with the Pacific Rim Business Council (PacRimCC.com), We have existing one-on-one relations with assembly line manufacturers in Viet Nam, Singapore,, Korea and the PRC. We have MOU's with the manufacturer in Qingdao, China, a plant that constructs utilizing AI and Robotics on a conveyor belt 10.000 steel modulars and 'flat packs' a month.

We purchased and imported four -20' units from the plant to be utilized as a show model and as a proof of concept in September 2022.

After absorbing the cost of Shipping, from Qingdao, (the 7th largest Port in the world) to the Port of Miami, in Jan. 14, 2023 we paid 33% in Tariffs on Steel Imports,,Duty's at the Port, Brokerage fees and Container rental we realized that these costs could be factored into buying superior components and materials direct from exclusive sources in the U.S.A. !





Caption - Innovative Housing Solution 2019
Cristiane Roget, Ben Carson Director of H.U.D.
and the late Alex Varela

The Genesis of Co-Modeco.com

We commenced doing (R&D) Research and Development on viable, expedient and eco-friendly construction alternatives in 2012. We were introduced to a plant in Viet Nam and Qingdao that our associate Holmes Stoner, Founder of the Pacific Rim Chamber of Commerce and the Pacific Rim Business Council (<http://www.pacrimcc.com>) had signed an exclusive Memorandum of Understanding (MOU) to represent their companies in the Western Hemisphere In

2017 we founded Compact Modular Eco Homes as a free-standing, independent distributorship, consultancy and occasional builder..

The company initially was a DBA and later as a Limited Liability Company., LLC Once funding is secured we will be setting up an integrated banking platform in Miami, Florida and Panama City, Panama. In Association with Big River RE LLC the company is in good standing, credit worthy , and is a seasoned entry.

Associations With Global Manufacturers

Interfacing with the Pacific Rim Business Council (PacRimCC.com), We have existing one-on-one relations with assembly line manufacturers in Viet Nam, Singapore,, Korea and the PRC. We have MOU's with the manufacturer in Qingdao, China, a plant that constructs utilizing AI and Robotics on a conveyor belt 10.000 steel modulars and 'flat packs' a month.

We purchased and imported four -20' units from the plant to be utilized as a show model and as a proof of concept in September 2022.

After absorbing the cost of Shipping, from Qingdao, (the 7th largest Port in the world) to the Port of Miami, in Jan. 14, 2023 we paid 33% in Tariffs on Steel Imports,,Duty's at the Port, Brokerage fees and Container rental we realized that these costs could be factored into buying superior components and materials direct from exclusive sources in the U.S.A. !



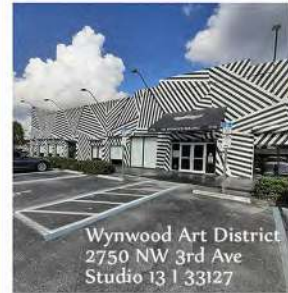
TEAM SPIRIT

OFFICE + STUDIO SPACE

Co-modeco in association with Bath and Kitchen Boutique (Bk-b.com) and subsidiary of BigRiverRE LLC, located at 2750 NW 3rd Avenue - Studio 13, Wynwood Art District Miami, FL 33127 is where Victoria Diaz, Founder of Bath & Kitchen Boutique has had her studio since 2010.

We have a second fully functioning office at 7500 NE 3rd Place, Miami (Lemon City) Miami 33138 where the Co-Modeco Show- model + Prototype is located. There are 3 offices in the premises with space for 4 employees = team members.

We have absorbed all expenses to advance Co-Modeco in the way of overhead, operating capital, marketing, promotion, and buildout on the 360 sq foot show model.



Wynwood Art District
2750 NW 3rd Ave
Studio 13 | 33127

ArtBasil.org -Co-Modeco.com



ROGET (or) VICTORIA
310-220-9118
305-992-8539



info@co-modeco.com
+ 1 - 310-220-9118



**LUXURY FUNCTIONING
DEMO KITCHEN - PLENTY
OF PARKING!**



We have 2- 165 square foot units on the premises ready for installation. The asking price of \$65,000 includes build-out with kitchen, bath, bedroom living room, open floor plan, deck, code compliant windows and elevated foundation.



**AVAILABLE FOR
IMMEDIATE SALE
& TURN KEY BUILD
OUT - ASKING
\$65,000.USD**

* chickens not included

TEAM SPIRIT

OFFICE + STUDIO SPACE

Co-modeco in association with Bath and Kitchen Boutique (Bk-b.com) and subsidiary of BigRiverRE LLC, located at 2750 NW 3rd Avenue - Studio 13, Wynwood Art District Miami, FL 33127 is where Victoria Diaz, Founder of Bath & Kitchen Boutique has had her studio since 2010.

We have a second fully functioning office at 7500 NE 3rd Place, Miami (Lemon City) Miami 33138 where the Co-Modeco Show- model + Prototype is located. There are 3 offices in the premises with space for 4 employees = team members.

We have absorbed all expenses to advance Co-Modeco in the way of overhead, operating capital, marketing, promotion, and buildout on the 360 sq foot show model.

ArtBasil.org -Co-Modeco.com

Wynwood Art District
2750 NW 3rd Ave
Studio 13 | 33127

ROGET (or) VICTORIA
310-220-9118
305-992-8539

THE WYNWOOD BUILDING

AD VIP editip Florida Public TV

Billy
Stake
Victoria Diaz
victoriadiaz.com

COMPACT MODULAR ECO HOMES

info@co-modeco.com
+ 1 - 310-220-9118

LUXURY FUNCTIONING DEMO KITCHEN - PLENTY OF PARKING!

We have 2- 165 square foot units on the premises ready for installation. The asking price of \$65,000 includes build-out with kitchen, bath, bedroom living room, open floor plan, deck, code compliant windows and elevated foundation.



AVAILABLE FOR IMMEDIATE SALE & TURN KEY BUILD OUT - ASKING \$65,000.USD

* chickens not included

THE ASK - PHASE 2 SEED CAPITAL Co-Modeco & Big River RE LLC

Victoria Diaz & Cristiane Roget Role to date has been to:

Purchase 4 Prototype Compact Modular Eco Homes Flatpacks, Two of the Units were built into a Show model located at 7500 NE 3rd Place , Miami , Florida 33138. Adjacent to the Show Model we have a fully functioning Sales and Marketing Office.

Victoria Diaz Purchased one 10,000 square foot lot at 7500 – 7506 NE 3rd Place Miami, FL 33138 where the two ‘flat packs’ are being stored and are ready for immediate sale, delivery and buildout , for code compliant occupancy.

Over the last 8 years we have identified the best building practices, set up secure supply lines in the United States, and launched a local to global sales and marketing campaign that has extended the reach of pre manufactured modulars as a viable building alternative to conventional ‘stick’ building.

Once funding is secured, we will negotiate at this time the disbursements of profits and investments in association with the investor. We are seeking:

\$150 ,000 Working Capital

to Ramp-up Our Sales Funnel with Paid Employees Extend our Brand Reach and Demand for our Products. An additional \$250,000 USD we would apply these funds to the development of Four Projects that are described in Addendum 3 of this Proposal. We intend to utilize only American made components and building materials. We stand behind our product 100% in order to assure that our buyers have recourse and to strengthen USA employment opportunities domesticall. .

+ Investment Capital (Min. \$250,000 in FOUR Distinct Developments % of Equity Participation- to Be Determined.



THE ASK - PHASE 2 SEED CAPITAL Co-Modeco & Big River RE LLC

Victoria Diaz & Cristiane Roget Role to date has been to:

Purchase 4 Prototype Compact Modular Eco Homes Flatpacks, Two of the Units were built into a Show model located at 7500 NE 3rd Place , Miami , Florida 33138. Adjacent to the Show Model we have a fully functioning Sales and Marketing Office.

Victoria Diaz Purchased one 10,000 square foot lot at 7500 – 7506 NE 3rd Place Miami, FL 33138 where the two ‘flat packs’ are being stored and are ready for immediate sale, delivery and buildout , for code compliant occupancy.

Over the last 8 years we have identified the best building practices, set up secure supply lines in the United States, and launched a local to global sales and marketing campaign that has extended the reach of pre manufactured modulars as a viable building alternative to conventional ‘stick’ building.

Once funding is secured, we will negotiate at this time the disbursements of profits and investments in association with the investor. We are seeking:

\$150 ,000 Working Capital

to Ramp-up Our Sales Funnel with Paid Employees Extend our Brand Reach and Demand for our Products. An additional \$250,000 USD we would apply these funds to the development of Four Projects that are described in Addendum 3 of this Proposal. We intend to utilize only American made components and building materials. We stand behind our product 100% in order to assure that our buyers have recourse and to strengthen USA employment opportunities domesticall. .

+ Investment Capital (Min. \$250,000 in FOUR Distinct Developments % of Equity Participation- to Be Determined.



THE ASK - PHASE 2 SEED CAPITAL Co-Modeco & Big River RE LLC

Victoria Diaz & Cristiane Roget Role to date has been to:

Purchase 4 Prototype Compact Modular Eco Homes Flatpacks, Two of the Units were built into a Show model located at 7500 NE 3rd Place , Miami , Florida 33138. Adjacent to the Show Model we have a fully functioning Sales and Marketing Office.

Victoria Diaz Purchased one 10,000 square foot lot at 7500 – 7506 NE 3rd Place Miami, FL 33138 where the two 'flat packs' are being stored and are ready for immediate sale, delivery and buildout , for code compliant occupancy.

Over the last 8 years we have identified the best building practices, set up secure supply lines in the United States, and launched a local to global sales and marketing campaign that has extended the reach of pre manufactured modulars as a viable building alternative to conventional 'stick' building.

Once funding is secured, we will negotiate at this time the disbursements of profits and investments in association with the investor. We are seeking:

\$150 ,000 Working Capital

to Ramp-up Our Sales Funnel with Paid Employees Extend our Brand Reach and Demand for our Products. An additional \$250,000 USD we would apply these funds to the development of Four Projects that are described in Addendum 3 of this Proposal. We intend to utilize only American made components and building materials. We stand behind our product 100% in order to assure that our buyers have recourse and to strengthen USA employment opportunities domesticall. .

+ Investment Capital (Min. \$250,000 in FOUR Distinct Developments % of Equity Participation- to Be Determined.



THE ASK - PHASE 2 SEED CAPITAL Co-Modeco & Big River RE LLC

Victoria Diaz & Cristiane Roget Role to date has been to:

Purchase 4 Prototype Compact Modular Eco Homes Flatpacks, Two of the Units were built into a Show model located at 7500 NE 3rd Place , Miami , Florida 33138. Adjacent to the Show Model we have a fully functioning Sales and Marketing Office.

Victoria Diaz Purchased one 10,000 square foot lot at 7500 – 7506 NE 3rd Place Miami, FL 33138 where the two 'flat packs' are being stored and are ready for immediate sale, delivery and buildout , for code compliant occupancy.

Over the last 8 years we have identified the best building practices, set up secure supply lines in the United States, and launched a local to global sales and marketing campaign that has extended the reach of pre manufactured modulars as a viable building alternative to conventional 'stick' building.

Once funding is secured, we will negotiate at this time the disbursements of profits and investments in association with the investor. We are seeking:

\$150 ,000 Working Capital

to Ramp-up Our Sales Funnel with Paid Employees Extend our Brand Reach and Demand for our Products. An additional \$250,000 USD we would apply these funds to the development of Four Projects that are described in Addendum 3 of this Proposal. We intend to utilize only American made components and building materials. We stand behind our product 100% in order to assure that our buyers have recourse and to strengthen USA employment opportunities domesticall. .

+ Investment Capital (Min. \$250,000 in FOUR Distinct Developments % of Equity Participation- to Be Determined.



FIVE CODE COMPLIANT CONFIGURATIONS AVAILABLE FOR SALE:

- 1# Unit 20' x 8'.4" x 9'.4" floor to ceiling - Pod
- 2# Units 20' x 8'.4" x 9'.4" floor to ceiling (or one 40' x 8.4 x p.4) - Nest
- 3# Units 20' x 8'.4" x 9'.4" floor to ceiling - Habitat
- 4# Units 20' x 8'.4" x 9'.4" floor to ceiling - Home (or '2' 20's)
- 5# Units 20' x 8'.4" x 9'.4" floor to ceiling - Manse
- 6# Units 20' x 8'.4" x 9'.4" floor to ceiling – Community

Modular homes are the fastest-growing segment of the home building industry. Our units are either built in a controlled and environmentally protected building center using materials sourced in the United States (or) all the components are sourced and assembled ready for delivery where they are site built in a matter of weeks, not months or years.

We are a leading modular structure distributor of base components and can supply site plans, permits, experienced consulting on building protocols in the South Florida market for fees that are substantially lower than the industry standard.

We supply or produce high-performance, environmentally conscious modular units for single-family or multi-family residences, commercial spaces, and ancillary dwelling units. As well as, modular units for hospitality and commercial structures such as offices, hotels, apartments, growtainers, and more!

Our pre-engineered units are standardized and fashioned from durable, weather resistant steel and environmentally green sip panels and fixtures. Any one inquiring about custom construction, we provide an association of builders, contractors and developers who are ready to provide architectural renderings zoning and building permits that are code compliant and can be utilized for turnkey buildouts.

A comprehensive Material and Component List Follows.

Our models are all standardized in size and can be combined into different layouts, configurations, and floor plans to address the requirements of:

- Anyone providing proof of funds.
- Has a code compliant plot of land.
- A vision.



FIVE CODE COMPLIANT CONFIGURATIONS AVAILABLE FOR SALE:

- 1# Unit 20' x 8'.4" x 9'.4" floor to ceiling - Pod
- 2# Units 20' x 8'.4" x 9'.4" floor to ceiling (or one 40' x 8.4 x p.4) - Nest
- 3# Units 20' x 8'.4" x 9'.4" floor to ceiling - Habitat
- 4# Units 20' x 8'.4" x 9'.4" floor to ceiling - Home (or '2' 20's)
- 5# Units 20' x 8'.4" x 9'.4" floor to ceiling - Manse
- 6# Units 20' x 8'.4" x 9'.4" floor to ceiling – Community

Modular homes are the fastest-growing segment of the home building industry. Our units are either built in a controlled and environmentally protected building center using materials sourced in the United States (or) all the components are sourced and assembled ready for delivery where they are site built in a matter of weeks, not months or years.

We are a leading modular structure distributor of base components and can supply site plans, permits, experienced consulting on building protocols in the South Florida market for fees that are substantially lower than the industry standard.

We supply or produce high-performance, environmentally conscious modular units for single-family or multi-family residences, commercial spaces, and ancillary dwelling units. As well as, modular units for hospitality and commercial structures such as offices, hotels, apartments, growtainers, and more!

Our pre-engineered units are standardized and fashioned from durable, weather resistant steel and environmentally green sip panels and fixtures. Any one inquiring about custom construction, we provide an association of builders, contractors and developers who are ready to provide architectural renderings zoning and building permits that are code compliant and can be utilized for turnkey buildouts.

A comprehensive Material and Component List Follows.

Our models are all standardized in size and can be combined into different layouts, configurations, and floor plans to address the requirements of:

- Anyone providing proof of funds.
- Has a code compliant plot of land.
- A vision.



With many urban neighborhoods relegating its citizens further and further from their places of employment, combined with a dearth of public transportation (though greatly improved under the recently) and the voracious encroachment by high-rise developers (Miami Midtown Wynwood per example) our Modular home alternative is experiencing very high demand with upwards to 1000 queries a year. This without the benefit of working capital, advertising, or a dedicated sales staff.



SUSTAINABILITY

Sustainability is a key value at Co-modeco. We do not Greenwash or give lip service to a “trending” word. Our organization is aligned with Environmentally Conscious activations & associations for decades. We create all manner of fundraising activations. Press campaigns, production logistics & design of results producing & Targeted digital assets.



Including but not limited to:

Global Green International (<https://www.gcint.org/>)

- Remote Area Medical (RAMusa.org), USA - Syria -
- Climate Change Forum (CC-Forum.com) Paris May 27-31
- Sustainable Lifestyle Conference by Moishe Mana Fashion <https://www.youtube.com/watch?v=ZSl6xC4CSOo&t=5s>
- Produced by Planet Fashion TV <https://www.planetfashiontv.com/>
- Founder of the Sustainable Swim Week International Miami in 2019 (S2wim.org)
- Conference of Parties COP28 in Dubai December 1-12, 2023. Media Alert <https://www.einpresswire.com/report/Y6vmtLG8SnQupnBd>

Intelligent design and landscape can optimize efficiency of a habitat utilizing natural energy, light & cooling sources. Our living spaces are designed to meet and on occasion exceed the standards of third-party certification including Housing of Urban Development (H.U.D) We are also adhere to the mandates of impartial certification programs such as LEED for Homes, US EPA Energy Star, NC Healthy Build Homes.

Materials and choice of structural and finishing components have a major impact on the environment and the health of the occupants. We do not advocate for recycling and or upcycling containers for habitats. See an excerpt from our article. Appendix D

With many urban neighborhoods relegating its citizens further and further from their places of employment, combined with a dearth of public transportation (though greatly improved under the recently) and the voracious encroachment by high-rise developers (Miami Midtown Wynwood per example) our Modular home alternative is experiencing very high demand with upwards to 1000 queries a year. This without the benefit of working capital, advertising, or a dedicated sales staff.



SUSTAINABILITY

Sustainability is a key value at Co-modeco. We do not Greenwash or give lip service to a “trending” word. Our organization is aligned with Environmentally Conscious activations & associations for decades. We create all manner of fundraising activations. Press campaigns, production logistics & design of results producing & Targeted digital assets.



Including but not limited to:

Global Green International (<https://www.gcint.org/>)

- Remote Area Medical (RAMusa.org), USA - Syria -
- Climate Change Forum (CC-Forum.com) Paris May 27-31
- Sustainable Lifestyle Conference by Moishe Mana Fashion <https://www.youtube.com/watch?v=ZSl6xC4CSOo&t=5s>
- Produced by Planet Fashion TV <https://www.planetfashiontv.com/>
- Founder of the Sustainable Swim Week International Miami in 2019 (S2wim.org)
- Conference of Parties COP28 in Dubai December 1-12, 2023. Media Alert <https://www.einpresswire.com/report/Y6vmtLG8SnQupnBd>

Intelligent design and landscape can optimize efficiency of a habitat utilizing natural energy, light & cooling sources. Our living spaces are designed to meet and on occasion exceed the standards of third-party certification including Housing of Urban Development (H.U.D) We are also adhere to the mandates of impartial certification programs such as LEED for Homes, US EPA Energy Star, NC Healthy Build Homes.

Materials and choice of structural and finishing components have a major impact on the environment and the health of the occupants. We do not advocate for recycling and or upcycling containers for habitats. See an excerpt from our article. Appendix D

In Short – Shades of Green at Co-Modeco-Big River RE LLC

Rapid Construction

Building on site significantly lowers construction costs. Our Showmodel is located on Big River's property at 7500 NE 3rd Place, Miami 33138. It was constructed in two weeks (including a raised rebar and cement, code compliant foundation).



As indicated Compact Modular Eco Home's construction and green features combined pass greater cost savings onto the

clients. Based on personal experience we can buildout a home in less than a month. This included the placement of the two units, installation of hurricane proof windows, installation of the kitchen, high tech bathroom, landscaping with the foundation in place two weeks prior for time to 'cure'.

The interior buildout is overseen by Victoria Diaz Miranda of BigRiver RE LLC. With over a decade in the Kitchen, Bath, Clostry and all manner of interior design and remodelation business all her fixtures are design marvels and code compliant. Wall and floor treatments - a sliding door for the Bathroom installation of a contemporary shower, vanity, sink and commode were included.

Positioning an 86" inch Hurricane Resistant Sliding Glass door installation, a weather resistant deck, a basic electrical grid with LED Overhead lights, positioning of Upcycled Cabinetry in the bathroom and kitchen, an induction counter top stove, an ample size refrigerator, installing interior high-tech wall coverings and sealing the roof were on the task list of our crew of highly capable and dedicated journeymen and women.

In Short – Shades of Green at Co-Modeco-Big River RE LLC

Rapid Construction

Building on site significantly lowers construction costs. Our Showmodel is located on Big River's property at 7500 NE 3rd Place, Miami 33138. It was constructed in two weeks (including a raised rebar and cement, code compliant foundation).



As indicated Compact Modular Eco Home's construction and green features combined pass greater cost savings onto the

clients. Based on personal experience we can buildout a home in less than a month. This included the placement of the two units, installation of hurricane proof windows, installation of the kitchen, high tech bathroom, landscaping with the foundation in place two weeks prior for time to 'cure'.

The interior buildout is overseen by Victoria Diaz Miranda of BigRiver RE LLC. With over a decade in the Kitchen, Bath, Clostry and all manner of interior design and remodelation business all her fixtures are design marvels and code compliant. Wall and floor treatments - a sliding door for the Bathroom installation of a contemporary shower, vanity, sink and commode were included.

Positioning an 86" inch Hurricane Resistant Sliding Glass door installation, a weather resistant deck, a basic electrical grid with LED Overhead lights, positioning of Upcycled Cabinetry in the bathroom and kitchen, an induction counter top stove, an ample size refrigerator, installing interior high-tech wall coverings and sealing the roof were on the task list of our crew of highly capable and dedicated journeymen and women.

COST BENEFITS COMPACT MODULAR ECO HOMES

High Design

The Co-Modeco Eco Modular provides a stylish, progressive aesthetic that is indistinguishable from the minimal contemporary construction that has gained in popularity throughout the Southeast, and beyond.

With the endless variety of design embellishments available for exterior cladding, finishes and color palettes the modular can blend symbiotically with the aesthetic and ambiance of the neighborhood where it exists.

For those who wish to acquire a finished unit; we are collaborating with some of the regions most committed and creative design firms. Please see our Advisory Board. We have a portfolio of 15 designs and blueprints to choose from, that have been BUILT in the region, and are code compliant and are ready for occupancy within 60 days..



Affordability

Central to our core values is that the pricing of the Co-Modeco-Big River Home and commercial space is accessible to all budgets and constraints. Given the surge in people living in substandard, congested, and dilapidated spaces, as well as those who are being charged astronomical rents and building costs the solution to the housing crisis is in pre-manufactured, site built housing. In addition to the many other freedoms afforded to US Citizens the bedrock of this nation should include access to safe and durable living spaces, an inalienable right for all. Along with 'Pride in place'.

BIG

COST BENEFITS COMPACT MODULAR ECO HOMES

High Design

The Co-Modeco Eco Modular provides a stylish, progressive aesthetic the is indistinguishable from the minimal contemporary construction that has gained in popularity throughout the Southeast, and beyond.

With the endless variety of design embellishments available for exterior cladding, finishes and color palettes the modular can blend symbiotically with the aesthetic and ambiance of the neighborhood where it exists.

For those who wish to acquire a finished unit; we are collaborating with some of the regions most committed and creative design firms. Please see our Advisory Board. We have a portfolio of 15 designs and blueprints to choose from, that have been BUILT in the region, and are code compliant and are ready for occupancy within 60 days..



Affordability

Central to our core values is that the pricing of the Co-Modeco-Big River Home and commercial space is accessible to all budgets and constraints. Given the surge in people living in substandard, congested, and dilapidated spaces, as well as those who are being charged astronomical rents and building costs the solution to the housing crisis is in pre-manufactured, site built housing. In addition to the many other freedoms afforded to US Citizens the bedrock of this nation should include access to safe and durable living spaces, an inalienable right for all. Along with 'Pride in place'.

COMPETITION IS OUR FRIEND- THE BUYER ONLY STANDS TO BENEFIT

We are not intimidated nor deterred by competition, conversely, we encourage it.

With the growing crisis that is the deficiency in affordable- speed to market, site-built habitable design marvels; We at Co-Modeco - Big River welcome anyone that has the courage and tenacity to enter this burgeoning building space.

As the axiom goes If **“the mother of invention is necessity”** than Co-Modeco is the father of **“adaption to meet the need”**.

We have taken an expedient, efficient way of building that has existed since the early part of the last century, incorporated high tech advances, and applied this winning combinatio to address a quantifiable need. We are fully prepared to meet the demand.



**“the wolf at
the door”**
art media gallery

We Are Better Together - Consume Less - Share More - Co-Modeco.com

Cristiane Roget 310-220-9118
Victoria Diaz – Miranda 305 - 992 - 8539
Ryan Deramus - VP Business Dev. Qatar
Giovanni & Esty Benjamin, Nashville, Tenn.

info@co-modeco.com
bigriverrellc@gmail.com
wrderamus@gmail.com
infocoolplz@gmail.com

COMPETITION IS OUR FRIEND- THE BUYER ONLY STANDS TO BENEFIT

We are not intimidated nor deterred by competition, conversely, we encourage it.

With the growing crisis that is the deficiency in affordable- speed to market, site-built habitable design marvels; We at Co-Modeco - Big River welcome anyone that has the courage and tenacity to enter this burgeoning building space.

As the axiom goes If **“the mother of invention is necessity”** than Co-Modeco is the father of **“adaption to meet the need”**.

We have taken an expedient, efficient way of building that has existed since the early part of the last century, incorporated high tech advances, and applied this winning combination to address a quantifiable need. We are fully prepared to meet the demand.



We Are Better Together - Consume Less - Share More - Co-Modeco.com

Cristiane Roget 310-220-9118

Victoria Diaz - Miranda 305 - 992 - 8539

Ryan Deramus - VP Business Dev. Qatar

Giovanni & Esty Benjamin, Nashville, Tenn.

info@co-modeco.com

bigriverrellc@gmail.com

wrderamus@gmail.com

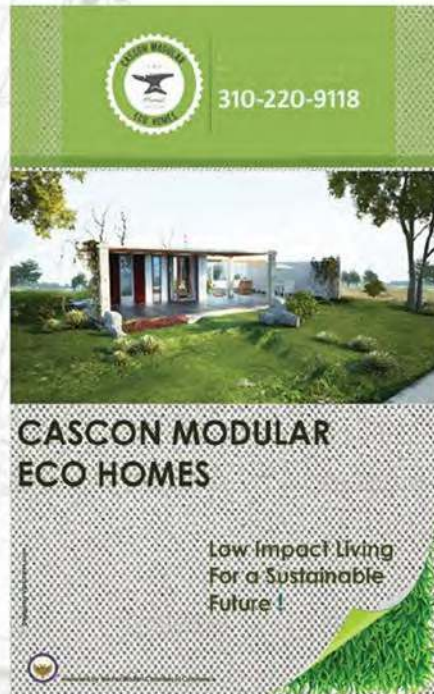
infocoolplz@gmail.com

PHASE ONE – COMPLETED – RESEARCH & DEVELOPMENT

Upon the arrival of our orders in California most were assembled within a month and ready for occupancy. It was our goal and objective to provide immediate housing for a vast population of the underserved with units being imported from primarily Asia- Vietnam, Korea, Singapore, Southeast Asia and the PRC. A Decade ago in the USA there existed only a fringe demand for this kind of building and supply. Among them were 'Tiny Home' purveyors, 'Off the Grid' Survivalists, Thought Leaders and Visionary entrepreneurs (like WynBox and Cabin Fever)

The more conventional premanufactures (primarily Mid-Western Companies like Core Lennar (<https://www.lennar.com/>) and similar high profit companies that in some cases were negatively impacting the market by building slapdash, over-priced, unsustainable 'prefabs'.

Cascon Modular Eco Homes Formed in 2012 - Renamed in 2017 - Compact Modular Eco Homes



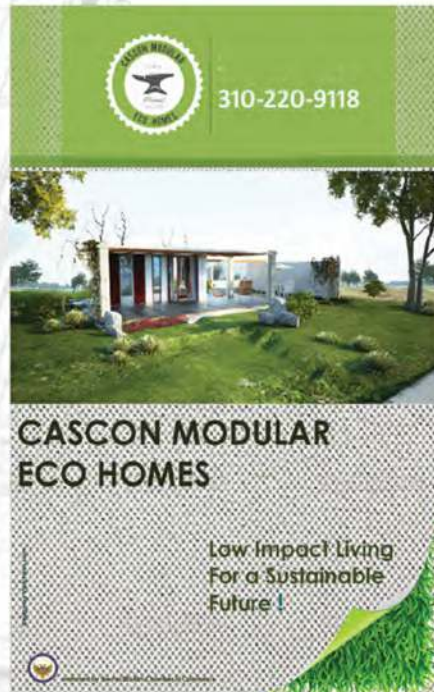
Node Trilliun Sustainable Community

PHASE ONE – COMPLETED – RESEARCH & DEVELOPMENT

Upon the arrival of our orders in California most were assembled within a month and ready for occupancy. It was our goal and objective to provide immediate housing for a vast population of the underserved with units being imported from primarily Asia- Vietnam, Korea, Singapore, Southeast Asia and the PRC. A Decade ago in the USA there existed only a fringe demand for this kind of building and supply. Among them were 'Tiny Home' purveyors, 'Off the Grid' Survivalists, Thought Leaders and Visionary entrepreneurs (like WynBox and Cabin Fever)

The more conventional premanufactures (primarily Mid-Western Companies like Core Lennar (<https://www.lennar.com/>) and similar high profit companies that in some cases were negatively impacting the market by building slapdash, over-priced, unsustainable 'prefabs'.

Cascon Modular Eco Homes Formed in 2012 - Renamed in 2017 - Compact Modular Eco Homes



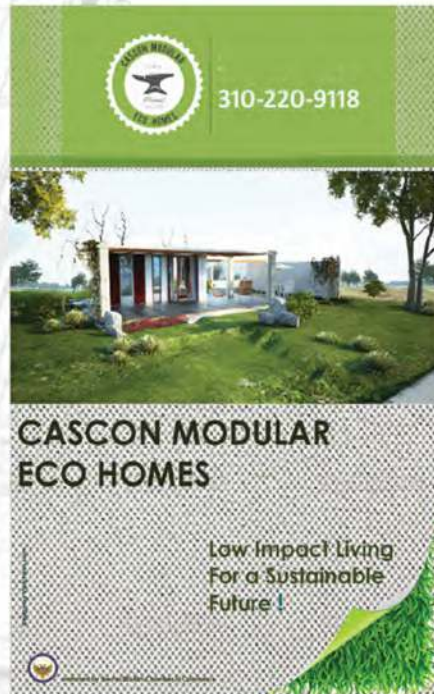
Node Trilliun Sustainable Community

PHASE ONE – COMPLETED – RESEARCH & DEVELOPMENT

Upon the arrival of our orders in California most were assembled within a month and ready for occupancy. It was our goal and objective to provide immediate housing for a vast population of the underserved with units being imported from primarily Asia- Vietnam, Korea, Singapore, Southeast Asia and the PRC. A Decade ago in the USA there existed only a fringe demand for this kind of building and supply. Among them were 'Tiny Home' purveyors, 'Off the Grid' Survivalists, Thought Leaders and Visionary entrepreneurs (like WynBox and Cabin Fever)

The more conventional premanufactures (primarily Mid-Western Companies like Core Lennar (<https://www.lennar.com/>) and similar high profit companies that in some cases were negatively impacting the market by building slapdash, over-priced, unsustainable 'prefabs'.

Cascon Modular Eco Homes Formed in 2012 - Renamed in 2017 - Compact Modular Eco Homes



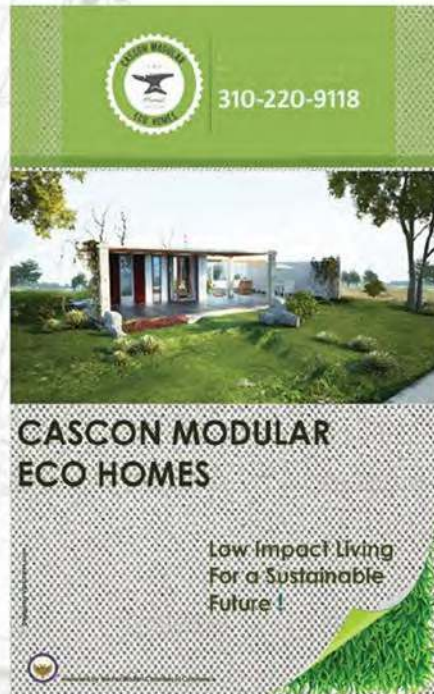
Node Trilliun Sustainable Community

PHASE ONE – COMPLETED – RESEARCH & DEVELOPMENT

Upon the arrival of our orders in California most were assembled within a month and ready for occupancy. It was our goal and objective to provide immediate housing for a vast population of the underserved with units being imported from primarily Asia- Vietnam, Korea, Singapore, Southeast Asia and the PRC. A Decade ago in the USA there existed only a fringe demand for this kind of building and supply. Among them were 'Tiny Home' purveyors, 'Off the Grid' Survivalists, Thought Leaders and Visionary entrepreneurs (like WynBox and Cabin Fever)

The more conventional premanufactures (primarily Mid-Western Companies like Core Lennar (<https://www.lennar.com/>) and similar high profit companies that in some cases were negatively impacting the market by building slapdash, over-priced, unsustainable 'prefabs'.

Cascon Modular Eco Homes Formed in 2012 - Renamed in 2017 - Compact Modular Eco Homes



Node Trilliun Sustainable Community

PHASE 2 – A WORK IN PROCESS



Move forwards a decade in 2023 and with the advent of advanced Robotics, 3D CAD equipment, precise algorithms in the manufacturing process, AI Rendering specialists and software programmers for everything from blueprints, to site drawings to pre-cut steel and environmentally conscious components and more and more domestic sources available combined with ever increasing demand it is only a matter of time that similar and high volume 'Assembly Plants' will be built in the USA, Canada and the Southern regions of the Caribbean, Central & South America and Mexico and Brazil.

Part of our Investment allocation is earmarked for compiling a Directory of high volume manufacturers so we can source within the vicinity or in proximity of the purchasers land so we can source within the vicinity of where the community or single family home is being built. Again, passing the cost -saving and reduction in pollutions from freight and shipping back to the A.B.C.D.'s (Architects - Builders – Contractors – Developers) or home /commercial space owner.



“DO NOT GO AROUND YOUR HEAD TO SCRATCH YOUR EAR!”

Styliani Vitellas - Chios, Greece

We concluded after absorbing shipping costs, container rental from Asia, the two months in transit, brokerage fees, 33% tariffs on steel all factored in; our wholesale costs EXCEEDED the projected savings by buying from Asia. There is a quantifiable savings inherent in purchasing FOB materials, components, and finishing fixtures within proximity of the building site in addition to reducing our environmental footprint.

SECRETARY DR. BETH CARSON - HUD - ALEX VILANOVIC INVESTOR & CLUB - PRESIDENT 3D CONSTRUCTION MODELING - RICHARD LEBY - WASHINGTON POST - BETT EDWARDS - MORE BEYOND JOHN HUKACIK - GARY LEBY - CHIP JOHNSON - RYAN STEINWACH - DAVID FLEMING - VLAD KINZIR & GENE KINZIR - MARIO BERENSON II, MARIO BERENSON - LEBI ENTERPRISES JUNE 1-5 2019

A.B.C.D.'s

Architects - Builders - Contractors - Developers

As a supplier of finished - turn key – speed to market site-built habitats we are entering into strategic alliances with a congregation of existing Architects (A) Builders (B) Contractors (C) and Developers (D) to complete the circle from acquisition to setting out the ‘Welcome Mat’..

Also , within our down line of resources and factory direct suppliers we have established relations with key players. These include (but are not limited to) landscape architects, local inspectors, and members of, civil engineers, tradesmen and women, compliance experts, and government inspectors.

We have over 2000 Lessors and Management firms that have contacted our Miami Offices at 2750 NE 3rd Avenue, Wynwood, Miami, FL 33127 or 7500 - NE 3rd Place, Lemon City - Miami, Florida 33138 over the last three years with interest. It is only since February 1, 2024 our show model was ready to ‘show’ We have now for the first time put out the ‘Welcome Mat’!



We receive on the average 30 inquiries a month from those who are considering a development or acquisition of a pre-built home/s, commercial space or Community.

Given the funds we will be reaching out to our rich network pre-qualified prospects with follow-up calls VIP Invitations to Eco endorsed events, Expos, Sustainable Forums Lifestyle & Builders Confabs to strengthen relations and confirm purchases.

EARLY ADAPTERS MODULAR CONSTRUCTION - J.C. GOMEZ, SIEMENS SAFETY SPECIALIST OSCAR REYERS - CONTRACTORY - C. ROGET - PRESS LIAISON - VICTORIA DIAZ - INTERIOR DESIGN - BUILDER - REMODELATION - RYAN DERAMUS - FINANCIAL ADVISOR - THE LATE ALEX VERANOS WITH DR. BEN CARSON - DIRECTOR OF H.U.D. ANDREA GUARDINO - CONSULTANT - FRANCOIS HUYNH - DIGITAL MARKETING - CHRIS JOHNSTON - DEVELOPER/ DIRECTOR - GIOVANNI BENJAMIN - CONSULTANT - ORIANA AGUIRRE - OFFICE ASSISTANT

CO-MODECO.COM



A.B.C.D.'s

Architects - Builders - Contractors - Developers

As a supplier of finished - turn key – speed to market site-built habitats we are entering into strategic alliances with a congregation of existing Architects (A) Builders (B) Contractors (C) and Developers (D) to complete the circle from acquisition to setting out the ‘Welcome Mat’..

Also , within our down line of resources and factory direct suppliers we have established relations with key players. These include (but are not limited to) landscape architects, local inspectors, and members of, civil engineers, tradesmen and women, compliance experts, and government inspectors.

We have over 2000 Lessors and Management firms that have contacted our Miami Offices at 2750 NE 3rd Avenue, Wynwood, Miami, FL 33127 or 7500 - NE 3rd Place, Lemon City - Miami, Florida 33138 over the last three years with interest. It is only since February 1, 2024 our show model was ready to ‘show’ We have now for the first time put out the ‘Welcome Mat’!



We receive on the average 30 inquiries a month from those who are considering a development or acquisition of a pre-built home/s, commercial space or Community.

Given the funds we will be reaching out to our rich network pre-qualified prospects with follow-up calls VIP Invitations to Eco endorsed events, Expos, Sustainable Forums Lifestyle & Builders Confabs to strengthen relations and confirm purchases.



A.B.C.D.'s

Architects - Builders - Contractors - Developers

As a supplier of finished - turn key – speed to market site-built habitats we are entering into strategic alliances with a congregation of existing Architects (A) Builders (B) Contractors (C) and Developers (D) to complete the circle from acquisition to setting out the ‘Welcome Mat’..

Also , within our down line of resources and factory direct suppliers we have established relations with key players. These include (but are not limited to) landscape architects, local inspectors, and members of, civil engineers, tradesmen and women, compliance experts, and government inspectors.

We have over 2000 Lessors and Management firms that have contacted our Miami Offices at 2750 NE 3rd Avenue, Wynwood, Miami, FL 33127 or 7500 - NE 3rd Place, Lemon City - Miami, Florida 33138 over the last three years with interest. It is only since February 1, 2024 our show model was ready to ‘show’ We have now for the first time put out the ‘Welcome Mat’!



We receive on the average 30 inquiries a month from those who are considering a development or acquisition of a pre-built home/s, commercial space or Community.

Given the funds we will be reaching out to our rich network pre-qualified prospects with follow-up calls VIP Invitations to Eco endorsed events, Expos, Sustainable Forums Lifestyle & Builders Confabs to strengthen relations and confirm purchases.

CO-MODECO.COM



STAFF - TEAM & SUB-CONTRACTORS

We are fully hands-on and committed to grow our corporate hierarchy from within, whenever possible. Those that have dedicated time, commitment and trust in our 'Housing Cause' deserve to be rewarded. They are prepared to lend their expertise and first - hand experience on this sometimes, uncharted journey.

Once funds are secured subsequent expansion of staff and crew will commence. Those with existing positions in the Co-modeco - Big River RE LLC Company will advance on the ladder to better pay and elevated standing within the organization.

With our inside and sub-contracted staff we create land surveys, site and floor plans, construction guidelines and workers manuals that are easily digested by the less experienced. There exists a line item on sales invoice for a onsite contractor to guide, advise and assist the buildout team.

Upon request. We also arrange for all ground freight, shipping, taxes, duties and custome brokers. This assures a consistent chain of title, quality control and accessible recourse with our team members were there any mishaps, corrections, or revisions in the initial projections.

In association with the Pacific Rim Business Council, Bath & Kitchen Boutique and our non-for-profit associates , Green Alliance International and Advisory Board comprised of Former State Representative Roy Hardemon and Sandra Costa Design Group among them we are poised to come to market in the Western Hemisphere and scale within 30 days.



STAFF - TEAM & SUB-CONTRACTORS

We are fully hands-on and committed to grow our corporate hierarchy from within, whenever possible. Those that have dedicated time, commitment and trust in our 'Housing Cause' deserve to be rewarded. They are prepared to lend their expertise and first - hand experience on this sometimes, uncharted journey.

Once funds are secured subsequent expansion of staff and crew will commence. Those with existing positions in the Co-modeco - Big River RE LLC Company will advance on the ladder to better pay and elevated standing within the organization.

With our inside and sub-contracted staff we create land surveys, site and floor plans, construction guidelines and workers manuals that are easily digested by the less experienced. There exists a line item on sales invoice for a onsite contractor to guide, advise and assist the buildout team.

Upon request. We also arrange for all ground freight, shipping, taxes, duties and custome brokers. This assures a consistent chain of title, quality control and accessible recourse with our team members were there any mishaps, corrections, or revisions in the initial projections.

In association with the Pacific Rim Business Council, Bath & Kitchen Boutique and our non-for-profit associates , Green Alliance International and Advisory Board comprised of Former State Representative Roy Hardemon and Sandra Costa Design Group among them we are poised to come to market in the Western Hemisphere and scale within 30 days.



STAFF - TEAM & SUB-CONTRACTORS

We are fully hands-on and committed to grow our corporate hierarchy from within, whenever possible. Those that have dedicated time, commitment and trust in our 'Housing Cause' deserve to be rewarded. They are prepared to lend their expertise and first - hand experience on this sometimes, uncharted journey.

Once funds are secured subsequent expansion of staff and crew will commence. Those with existing positions in the Co-modeco - Big River RE LLC Company will advance on the ladder to better pay and elevated standing within the organization.

With our inside and sub-contracted staff we create land surveys, site and floor plans, construction guidelines and workers manuals that are easily digested by the less experienced. There exists a line item on sales invoice for a onsite contractor to guide, advise and assist the buildout team.

Upon request. We also arrange for all ground freight, shipping, taxes, duties and custome brokers. This assures a consistent chain of title, quality control and accessible recourse with our team members were there any mishaps, corrections, or revisions in the initial projections.

In association with the Pacific Rim Business Council, Bath & Kitchen Boutique and our non-for-profit associates , Green Alliance International and Advisory Board comprised of Former State Representative Roy Hardemon and Sandra Costa Design Group among them we are poised to come to market in the Western Hemisphere and scale within 30 days.



STAFF - TEAM & SUB-CONTRACTORS

We are fully hands-on and committed to grow our corporate hierarchy from within, whenever possible. Those that have dedicated time, commitment and trust in our 'Housing Cause' deserve to be rewarded. They are prepared to lend their expertise and first - hand experience on this sometimes, uncharted journey.

Once funds are secured subsequent expansion of staff and crew will commence. Those with existing positions in the Co-modeco - Big River RE LLC Company will advance on the ladder to better pay and elevated standing within the organization.

With our inside and sub-contracted staff we create land surveys, site and floor plans, construction guidelines and workers manuals that are easily digested by the less experienced. There exists a line item on sales invoice for a onsite contractor to guide, advise and assist the buildout team.

Upon request. We also arrange for all ground freight, shipping, taxes, duties and custome brokers. This assures a consistent chain of title, quality control and accessible recourse with our team members were there any mishaps, corrections, or revisions in the initial projections.

In association with the Pacific Rim Business Council, Bath & Kitchen Boutique and our non-for-profit associates , Green Alliance International and Advisory Board comprised of Former State Representative Roy Hardemon and Sandra Costa Design Group among them we are poised to come to market in the Western Hemisphere and scale within 30 days.



EXCHANGING ROAD RAGE FOR THE ROAD LESS TRAVELED

Companies especially in Asia, Turkey, Russia have embraced pre-manufactured housing protocols decades ago to elevate the living conditions of working people who deserve pride in place for their newly gained incomes.

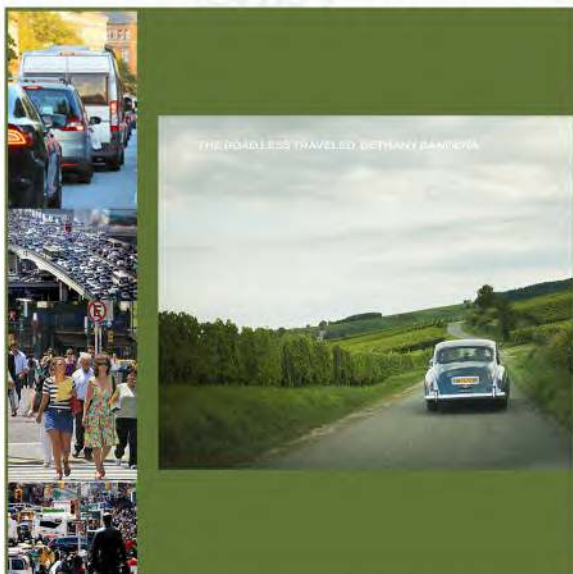
According to **IBIS**, “**USA demand** for World Prefabricated Home Manufacturing industry specializing in modular and manufactured homes that are low-cost.eco friendly substitutes for high priced and time consuming stick building is on a rapid rise”.. Like the Modular Industry as a whole, Co-modeco - Big River RE caters not only to the A.B.C.D.'s (Architects' Builders, Contractors and Developers) but also first-time and second homeowners, multi-generations who wish to live in close proximity, lower income consumers and those with discretionary income share a collective goal to adopt a more sustainable, stress - free lifestyle..

Rising home prices during the two year Covid-19 'time-out' priced more buyers out of the traditional 'stick built' housing market. Demand for prefabricated homes is at the ready to fill the vacuum . Plummeting interest rates amid the pandemic saw large populations flee congested urban areas to take advantage of lower land prices and interest rates concurrently increasing .demand for prefabricated homes.

Low interest rates have also increased competition from the conventional housing market mitigating revenue growth. As interest rates climb again more prospective home owners and Lessors are embracing economically viable alternative building protocols.

THE FUTURE IS NOT JUST GOING TO HAPPEN - YOU HAVE TO ENVISION IT + MAKE IT HAPPEN.

Industry-wide revenue is expected to balloon at a CAGR (Compound Annual Growth Rate) of 4.4% through the end of 2024 to reach \$13.3 billion in USA modular housing revenue. Looming decreases in demand for China made goods (Including high grade steel at 33% import duty and tariffs) bodes well for Co-modeco - BigRiver RE as we are ahead of the curve.



We have dedicated the last two years to confirm (with MOU's) solid relations with **FACTORY DIRECT USA** - Suppliers of all necessary components, materials and professional labor crews within the vicinity of the purchase.

With reduced hard costs we intend to pass the savings onto the purchaser /end user owners and our rich network of A.B.C.D.'s. and of course **Investors**.

EXCHANGING ROAD RAGE FOR THE ROAD LESS TRAVELED

Companies especially in Asia, Turkey, Russia have embraced pre-manufactured housing protocols decades ago to elevate the living conditions of working people who deserve pride in place for their newly gained incomes.

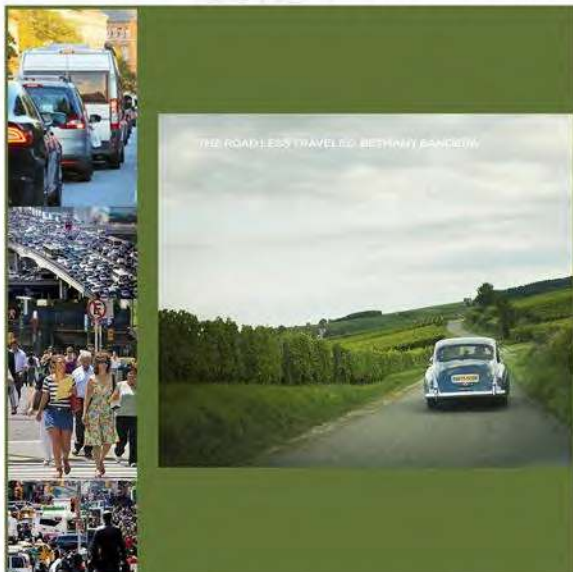
According to **IBIS**, “**USA demand** for World Prefabricated Home Manufacturing industry specializing in modular and manufactured homes that are low-cost.eco friendly substitutes for high priced and time consuming stick building is on a rapid rise”.. Like the Modular Industry as a whole, Co-modeco - Big River RE caters not only to the A.B.C.D.'s (Architects' Builders, Contractors and Developers) but also first-time and second homeowners, multi-generations who wish to live in close proximity, lower income consumers and those with discretionary income share a collective goal to adopt a more sustainable, stress - free lifestyle..

Rising home prices during the two year Covid-19 'time-out' priced more buyers out of the traditional 'stick built' housing market. Demand for prefabricated homes is at the ready to fill the vacuum . Plummeting interest rates amid the pandemic saw large populations flee congested urban areas to take advantage of lower land prices and interest rates concurrently increasing .demand for prefabricated homes.

Low interest rates have also increased competition from the conventional housing market mitigating revenue growth. As interest rates climb again more prospective home owners and Lessors are embracing economically viable alternative building protocols.

THE FUTURE IS NOT JUST GOING TO HAPPEN - YOU HAVE TO ENVISION IT + MAKE IT HAPPEN.

Industry-wide revenue is expected to balloon at a CAGR (Compound Annual Growth Rate) of 4.4% through the end of 2024 to reach \$13.3 billion in USA modular housing revenue. Looming decreases in demand for China made goods (Including high grade steel at 33% import duty and tariffs) bodes well for Co-modeco - BigRiver RE as we are ahead of the curve.



We have dedicated the last two years to confirm (with MOU's) solid relations with **FACTORY DIRECT USA** - Suppliers of all necessary components, materials and professional labor crews within the vicinity of the purchase.

With reduced hard costs we intend to pass the savings onto the purchaser /end user owners and our rich network of A.B.C.D.'s. and of course **Investors**.

LOCATION - LOCATION - LOCATION

Location in relation to the customer base is essential to assuring cost savings. Transportation and freight costs increase not only our carbon footprint on any given project at an average of two dollars a mile on most flat bed shipping must be factored into the base cost. Powerful and compelling reason to source all materials that go into the buildout locally within the vicinity of the building site when ever possible.

Case in point: We purchased our first four units in September 2022 from an associated manufacturer in Asia. After shipping costs (\$12K) Brokerage fees (\$5000) Tariffs (33% on the wholesale cost of imported steel) and two and a half months enroute combined with the lack of recourse on what we purchased the savings we anticipated were null and void.



gettyimages

DON'T GO AROUND YOUR HEAD
TO SCRATCH YOUR EAR'.

- Greek Proverb by Styliani Vitellas

LOCATION - LOCATION - LOCATION

Location in relation to the customer base is essential to assuring cost savings. Transportation and freight costs increase not only our carbon footprint on any given project at an average of two dollars a mile on most flat bed shipping must be factored into the base cost. Powerful and compelling reason to source all materials that go into the buildout locally within the vicinity of the building site when ever possible.

Case in point: We purchased our first four units in September 2022 from an associated manufacturer in Asia. After shipping costs (\$12K) Brokerage fees (\$5000) Tariffs (33% on the wholesale cost of imported steel) and two and a half months enroute combined with the lack of recourse on what we purchased the savings we anticipated were null and void.



gettyimages

DON'T GO AROUND YOUR HEAD
TO SCRATCH YOUR EAR'.

- Greek Proverb by Styliani Vitellas

THE WHY? - MANUFACTURING & OPERATIONS PLAN & BUSINESS SUMMARY

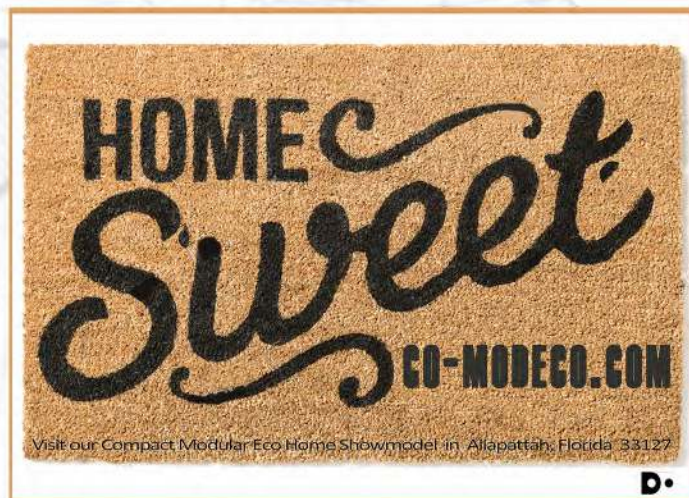
CO-MODECO – BIG RIVER RE , LLC is a Designer and Sales Distributorship that provides code compliant, pre-manufactured, Steel Modular Sustainable Housing, Commercial spaces and Growtainers. The Limited Liability Company is based in Miami, Florida with Satellite offices in Los Angeles, California.

Formed in 2012, a decade later we continue our mission to address the profound need for dignified, eco- friendly housing that provide solutions to meet the ever growing demand for affordable, speed to market and site built habitats. We utilize protocols that measurably reduce negative environmental impact. Increased consumer and builders awareness of environmental issues combined with an affordable housing solution is the foundation driving Co-Modeco – Big River to bring to market our unique construction alternative.

Not So Fun Fact:

“An estimated 39 million North American citizens, (many from two income families) are struggling to pay their rent”. University of Santa Barbara - Affordable Housing Program

We at Compact Modular Eco Homes in Association with BigRiver Re LLC have been on the ground floor of creating a new market segment within the housing industry. With the advent of advanced technology that includes 3-D printing, assembly line preconstruction engineered with robotics, and carbon neutral , recyclable building materials this is not mid -century Prefabs. We are advancing premanufactured housing that is site built with the efficiencies of modern construction without the here-to-date prohibitive price tag and scarce availability.



THE WHY? - MANUFACTURING & OPERATIONS PLAN & BUSINESS SUMMARY

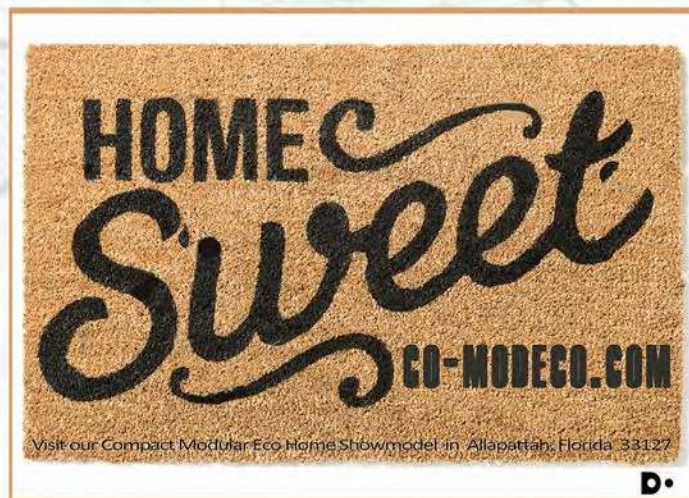
CO-MODECO – BIG RIVER RE , LLC is a Designer and Sales Distributorship that provides code compliant, pre-manufactured, Steel Modular Sustainable Housing, Commercial spaces and Growtainers. The Limited Liability Company is based in Miami, Florida with Satellite offices in Los Angeles, California.

Formed in 2012, a decade later we continue our mission to address the profound need for dignified, eco- friendly housing that provide solutions to meet the ever growing demand for affordable, speed to market and site built habitats. We utilize protocols that measurably reduce negative environmental impact. Increased consumer and builders awareness of environmental issues combined with an affordable housing solution is the foundation driving Co-Modeco – Big River to bring to market our unique construction alternative.

Not So Fun Fact:

“An estimated 39 million North American citizens, (many from two income families) are struggling to pay their rent”. University of Santa Barbara - Affordable Housing Program

We at Compact Modular Eco Homes in Association with BigRiver Re LLC have been on the ground floor of creating a new market segment within the housing industry. With the advent of advanced technology that includes 3-D printing, assembly line preconstruction engineered with robotics, and carbon neutral , recyclable building materials this is not mid -century Prefabs. We are advancing premanufactured housing that is site built with the efficiencies of modern construction without the here-to-date prohibitive price tag and scarce availability.



WHO IS OUR COMPETITION?

We have little or no competition! The potential market is expansive enough to encourage other builders across the board to enter into the modular space.

There are 39 million households in the USA that are struggling to pay rent.

The aspirational dream of home ownership is out of reach for most in today's overheated housing market. There is a smattering of assembly line - site built manufacturers in the USA who are yet unable to scale like similar plants in China, Korea, India and Turkey.

2) Most of those companies are years behind (Boxabl, Core, US Steel, Etc.) in delivering orders in spite of securing millions of dollars in investment, (read debt)

3) **Co-Modeco - Big River has no debt.** We are a sole-owned proprietorship, one stop and distributorship and supplier only delivering what is pre-sold and pre-paid.

3) Victoria Diaz, Big River RE LLC who has been in the construction business for over 10 years + we bring building expertise and established relations with manufacturers to the equation.

4) We are a marketing and press power house (This is how we subsidized the investment into Co-Modeco.com/Big RiverRE LLC) lending to our company industrial strength marketing , press and media support without incurring the standard cost for retaining these necessary support and services.

GROWTH OPPORTUNITY

Cost differentials with conventional building, the demand for environmentally sustainable habitats continues to rise. This translates into shifts in buying habits as indicated by the growing number of first time and ancillary dwelling unit buyers that are seeking affordable, durable, and aesthetically pleasing dwellings.

As our margins are very low when compared with conventional construction and other modular, site-built suppliers we have a competitive edge. As we are buying direct from the source, we can ameliorate additional costs. We are geared to be a volume output business with lean profit margins assuring referrals and repeat business.

Also by standardizing the basic design there are additional cost savings. The units are stackable up to 6 stories without addition infrastructure and can be decorated with countless surfaces, colors and materials to be seamlessly integrated in the local aesthetic or natural surroundings.

The finished unit is called the Co-Mo Nest (40' length x 8'.4" width x 9'.4" height) is \$60.K + tax. Financing is available. We are situated on 10,000 square feet of property owned by Victoria Diaz, sole owner of BigRiverRELLC and equity partner in Compact Modular Eco Homes



MARKET ANALYSIS CURRENTLY (as opposed to a decade ago)

This is our Co-Modedco Show model, located at our construction office at 7500 NE 3rd Place, Ironside Adjacent – Miami, FL 33138.

The demand for affordable, dignified, structurally compliant housing has seen exponential growth in the last decade. New and revised legislation is advancing more leniency in where modular - site built structures may be placed.



Concurrently, we at Co-Modedco - Big River and our manufacturing sources are vigilant when it comes to safety, code compliance and environmental sustainability. We provide favorable finance opportunities for those pursuing more cost-efficient, expedient, and advanced technological driven building protocols. This is the bedrock of the new construction era that we embrace.

The building environment for both established and start-up companies instituting viable alternatives to conventional 'brick and mortar' building has never been greater. Simply said, there are 39 million, one- and two-income families in the United States of America, which are a paycheck (or a few) from 'Houselessness'.


Where co-inhabitation with an extended family member may serve as a temporary fix before the 'Welcome Mat' is yanked, the next living destination may be sleeping in a parked car or sheltering outside. Homelessness is a pervasive issue plaguing societies worldwide, transcending borders, socioeconomic status and races.. The Solution is NOW with Co-Modedco.

When it comes to the design and ambiance of a pre-manufactured modular home they are as *au courant* as any contemporary home exterior and interior design. "Advancing Prefabrication in North America is a definitive, end-to-end solution for building faster, more safely, ecologically and at a higher quality through prefab and modular than previously possible". states Holmes Stoner PacRimcc.com



BIG RIVER  **KAKI HOUSE**
FRONT PERSPECTIVE
2 Bedrooms - 2 Bathrooms
Unit Area: 1126.11 sq.ft. / 104.66 sq.m



BIG RIVER  **MULBERRY HOUSE**
FRONT PERSPECTIVE
3 Bedrooms - 2 Bathrooms
Unit Area: 1,195 sq.ft. / 111.02 sq.m
Garage Area: 280 sq.ft. / 26.10 sq.m
Total Building: 1,475.95 sq.ft. / 137.12 sq.m



BIG RIVER  **BUTTERNUT FOURPLEX**
REAR PERSPECTIVE
3 Storey Building
4 Units - 3 Bedrooms - 1.5 Bathrooms
Unit Area: 1023.36 sq.ft. / 94.82 sq.m
Building Area: 4,076 sq.ft. / 376.34 sq.m

2024 is seeing a burgeoning industry with the most cutting-edge prefab applications. "We support the goals of optimizing every project phase from breaking ground through installation. Compact Modular Eco Homes is among the 'Who's Who' in the prefab and modular local to global construction community," states Victoria Diaz, Founder of BigRiver RE LLC

MARKET ANALYSIS CURRENTLY (as opposed to a decade ago)



This is our Co-Modedco Show model, located at our construction office at 7500 NE 3rd Place, Ironside Adjacent – Miami , Fl 33138.

The demand for affordable, dignified, structurally compliant housing has seen exponential growth in the last decade. New and revised legislation is advancing more leniency in where modular - site built structures may be placed.

Concurrently, we at Co-Modedco - Big River and our manufacturing sources are vigilant when it comes to safety, code compliance and environmental sustainability. We provide favorable finance opportunities for those pursuing more cost-efficient, expedient, and advanced technological driven building protocols. This is the bedrock of the new construction era that we embrace.

The building environment for both established and start-up companies instituting viable alternatives to conventional 'brick and mortar' building has never been greater. Simply said, there are 39 million, one- and two-income families in the United States of America, which are a paycheck (or a few) from 'Houselessness'.

Where co-inhabitation with an extended family member may serve as a temporary fix before the 'Welcome Mat' is yanked, the next living destination may be sleeping in a parked car or sheltering outside. Homelessness is a pervasive issue plaguing societies worldwide, transcending borders, socioeconomic status and races.. The Solution is NOW with Co-Modedco.

When it comes to the design and ambiance of a pre-manufactured modular home they are as *au courant* as any contemporary home exterior and interior design. "Advancing Prefabrication in North America is a definitive, end-to-end solution for building faster, more safely, ecologically and at a higher quality through prefab and modular than previously possible". states Holmes Stoner PacRimcc.com



2024 is seeing a burgeoning industry with the most cutting-edge prefab applications. "We support the goals of optimizing every project phase from breaking ground through installation. Compact Modular Eco Homes is among the 'Who's Who' in the prefab and modular local to global construction community," states Victoria Diaz , Founder of BigRiver RE LLC

MARKET ANALYSIS - TARGET MARKETS

Accessible - affordable leased or purchased housing for next generation professionals, an aging population at the other end of the spectrum combined with an ever-widening gap between the **uber** affluent and a middle class (that can best be described today more accurately as the “working poor”) can all benefit from Compact Modular Eco Homes.

Where 50% of most incomes today barely cover the rent and utilities, there is a groundswell among A, B, C, D's that are redefining obsolete building protocols with quantifiably superior solutions. Asia, Russia, Turkey, India and Europe embraced assembly manufactured - site built, high-grade, durable steel structures a half a century ago.



“Whereby the makings of the USA housing crisis was dodged, ducked, lobbied against and /or circumvented.

There is a record number of home buyers, lessors and those who are supplying the demand that are weighing in on business criteria that is not strictly motivated by the bottom line or profit margin. Sustainability, health, wellness, and competitively priced ‘green products’ are entertaining into the buying equation.

It is not just the impact of obscenely priced rents but also our wellbeing and that odds the planet that is factored into the equation.

There is an ever-increasing number of perspective home owners and renters willing to pay a modest premium to assure a healthier and more conscious community in the long run. “As the volume of modular output grows costs are becoming more competitive, the environment and the population benefits. A win-win-win,” states **Ryan Deramus, VP Business Development, Compact Modular Eco Homes.**

Having attended countless Home Shows, Pre-manufactured Builders Summits, and several Climate Change Forums, data points out that the key drivers behind buying, building or renovating a ‘green’ home has found that ‘reduced building costs’ especially in the ‘time versus money’ equation were factors. Health placed second at 49% weighing in that “it is the right thing to do for the planet’s welfare’. Combined these are some of the factors prompting citizens to ‘Go Green’ according to a McGraw Hill Study (August 2022) validating the claim ‘that substantive change is in the air!’ **CC-Forum.com - Paris - May 27-31 2024. Reserve Now!**

For years modular office and prefabricated home manufacturers have been improving their processes, from reducing pollution, environmental impact and cost-effective advanced tech like water distillation devices, LED Lights, recycled and repurposed building materials and solar energy have become part of the equation.

GROWTH STRATEGIES - STATISTICS - FUN FACTS

the pendulum swings on infrastructure

Building materials that are low impact and consciously sourced are part of the Co-modeco ethos. Now that global green building and sustainable design is a Global Movement, modular industry builders are aligning with traditional builders on many design and construction levels.

Prefabrication - Modularization = Increased Productivity

'Prefabrication and Modularization: Increasing Productivity in the Construction Industry' (Published in 2011) In McGraw-Hill Construction's Smart Market Report the author shows how new building techniques are yielding real business benefits for users.

Commonly used prefabricated and modular building elements that are repurposing plastic waste and agricultural materials that include hemp and bamboo combined with innovative mechanical, electrical, and plumbing systems, exterior walls, building superstructures, roofing, floors, and interior room modules are being constantly enhanced.

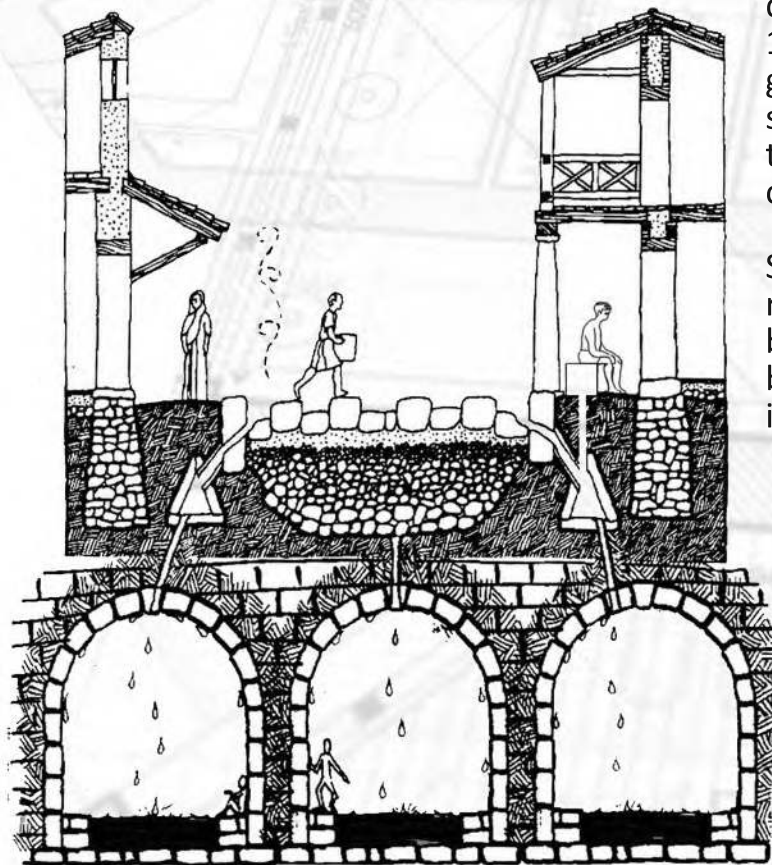
Out of over 800 architecture, engineering and contracting (AEC) professionals surveyed for the report, 66% stated improved project schedules, 65% reported decreased project costs, & 77% reported reduced construction site waste— a key component in the rising adoption of green building. Even deeper dive into a report by Green Builder Media

quoting IMBF (called by Adweek a Top 100 Global Agency) the LGBTQ-owned group weighed in on Green Building, stating, "Products and materials used that are eco-friendly, influences purchasing decisions 48% of the time".

Specialists in Business Information (SBI) report the compounded annual modular building growth rate for sustainable buildings and materials increased 23% in 2006.

The market has doubled at a compound increase of 17% per annum since this report was logged.

Modular Housing does not have to rely on exorbitant infrastructure as long as there is cell base stations (or tower) in proximity. Many functions have stood the test of eons, Water sourced from wells, springs, aquifers and cisterns. Or septic tanks, recycling sewage, per example.



Ancient Roman Toilet KOHLER® are you taking notes?

GROWTH STRATEGIES - STATISTICS - FUN FACTS

the pendulum swings on infrastructure

Building materials that are low impact and consciously sourced are part of the Co-modeco ethos. Now that global green building and sustainable design is a Global Movement, modular industry builders are aligning with traditional builders on many design and construction levels.

Prefabrication - Modularization = Increased Productivity

'Prefabrication and Modularization: Increasing Productivity in the Construction Industry' (Published in 2011) In McGraw-Hill Construction's Smart Market Report the author shows how new building techniques are yielding real business benefits for users.

Commonly used prefabricated and modular building elements that are repurposing plastic waste and agricultural materials that include hemp and bamboo combined with innovative mechanical, electrical, and plumbing systems, exterior walls, building superstructures, roofing, floors, and interior room modules are being constantly enhanced.

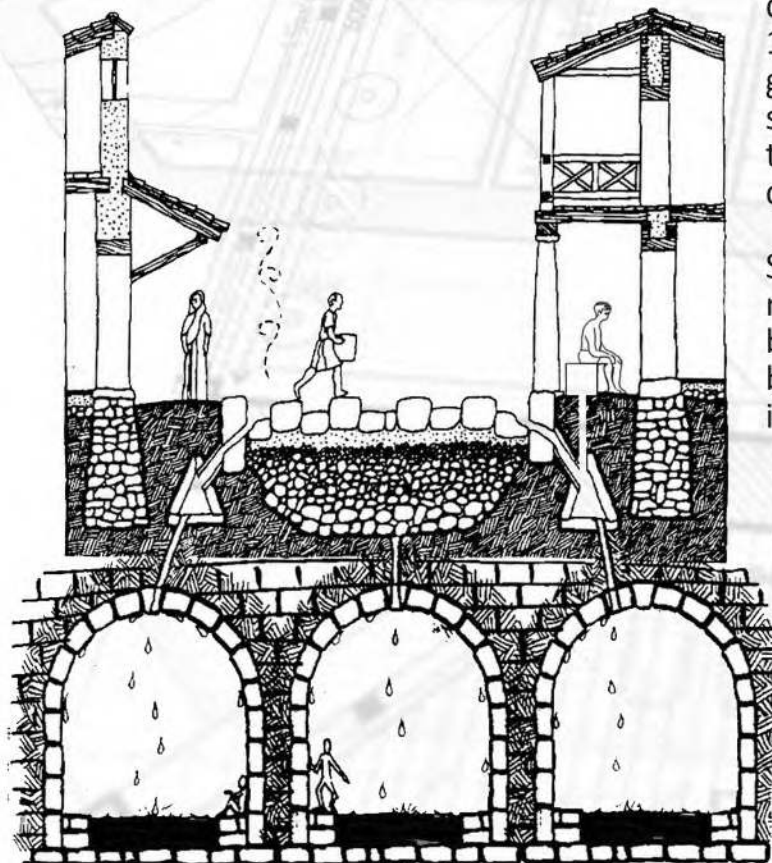
Out of over 800 architecture, engineering and contracting (AEC) professionals surveyed for the report, 66% stated improved project schedules, 65% reported decreased project costs, & 77% reported reduced construction site waste— a key component in the rising adoption of green building. Even deeper dive into a report by Green Builder Media

quoting IMBF (called by Adweek a Top 100 Global Agency) the LGBTQ-owned group weighed in on Green Building, stating, "Products and materials used that are eco-friendly, influences purchasing decisions 48% of the time".

Specialists in Business Information (SBI) report the compounded annual modular building growth rate for sustainable buildings and materials increased 23% in 2006.

The market has doubled at a compound increase of 17% per annum since this report was logged.

Modular Housing does not have to rely on exorbitant infrastructure as long as there is cell base stations (or tower) in proximity. Many functions have stood the test of eons, Water sourced from wells, springs, aquifers and cisterns. Or septic tanks, recycling sewage, per example.



Ancient Roman Toilet KOHLER® are you taking notes?

PREFABRICATION - MODULARIZATION = INCREASED PRODUCTIVITY

RECAP TARGET MARKET – FEATURES & BENEFITS

- ❑ Conventional building techniques that produce obscene waste, toxins, inefficiency, and lengthy delays are being subsumed with high tech, low environmental impact materials, assembly line components & construction with site built assembly of housing and commercial spaces in a matter of weeks not years.
- ❑ Sourcing locally is no longer priced at a premium. Enhances the economy, creates jobs. While long distance shipping incurs lost time, 25% to 33% tariffs, onerous pricing for freight, shipping and customs.
- ❑ Associated ship emissions have negative local, regional and global impact on air quality and the atmosphere,
- ❑ Treated fuel exhaust from ships gets dumped into the sea along with other contaminants. Researchers say the discharges are packed with metals & organic compounds that threaten marine environments.
- ❑ Conscious construction protocols are addressing the negative impact more conventional building practices have on the environment.



L to R C. Roget, Victoria Diaz Big River RE LLC, Moe Hachem is no stranger to the sustainability industry having worked in his family's textile recycling business, where he developed a passion to drive economic and environmental change. Anthony Kosta, Artist Metal Sculpturer and Modular Home advocate assists in the arrival of four flat pack show models, January 2023

PREFABRICATION - MODULARIZATION = INCREASED PRODUCTIVITY

RECAP TARGET MARKET - FEATURES & BENEFITS

- ❑ Conventional building techniques that produce obscene waste, toxins, inefficiency, and lengthy delays are being subsumed with high tech, low environmental impact materials, assembly line components & construction with site built assembly of housing and commercial spaces in a matter of weeks not years.
- ❑ Sourcing locally is no longer priced at a premium. Enhances the economy, creates jobs. While long distance shipping incurs lost time, 25% to 33% tariffs, onerous pricing for freight, shipping and customs.
- ❑ Associated ship emissions have negative local, regional and global impact on air quality and the atmosphere,
- ❑ Treated fuel exhaust from ships gets dumped into the sea along with other contaminants. Researchers say the discharges are packed with metals & organic compounds that threaten marine environments.
- ❑ Conscious construction protocols are addressing the negative impact more conventional building practices have on the environment.



L to R C. Roget, Victoria Diaz
Big River RE LLC, Moe Hachem
is no stranger to the sustain
ability industry having worked
in his family's textile recycling
business, where he developed
a passion to drive economic
and environmental change.
Anthony Kosta, Artist Metal
Sculpturer and Modular Home
advocate assists in the arrival
of four flat pack show models,
January 2023

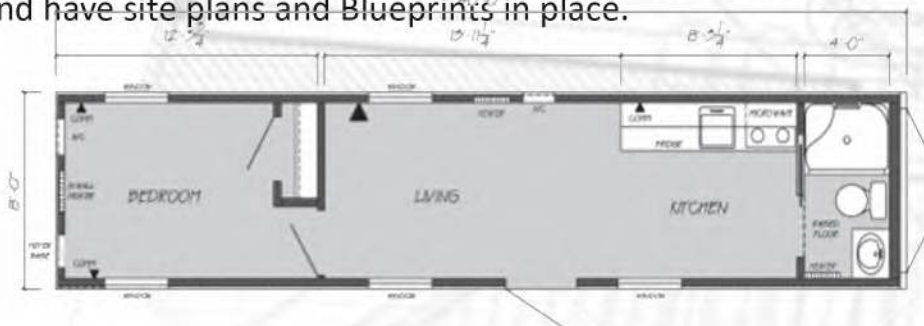
GROWTH STRATEGIES – CO-MODECO /BIG RIVER RE LLC

“SYSTEMIC CHANGE MUST OCCUR TO MOVE HUMANKIND ONTO THE RIGHT SIDE OF HISTORY,” Michael Buckley

ADDITIONAL REVENUE STREAMS

As Co-modeco/Big River RE LLC advances through Phase 1 Phase 2 and upon securing the initial investment of minimum \$150,000. USD, these additional steps will be instituted to further monetize and expand the viability and growth of the company.

- Expand Services – That will be billed separately to include, but not limited a comprehensive consultancy billable as either a retainer or hourly fee to include all manner of assistance and general contracting of the buildout.
- Sourcing all manner of fixtures / materials and components with optional installation.
- Construction of Outdoor Kitchens, Decks, Rooftop gardens, Landscaping, Install of Septic Tanks, Water Distillation Machines, Fencing, Grading, Foundations (All Code Compliant)
- To become a one-stop source for pre-manufactured housing. The expansion of services will enable Co-Modeco to fully integrate building sourcing and processes, reducing overhead while increasing quality control.
- We are currently aligned with a number of reputable developers, which include Kobi Karp Architecture, Moishe Mana of Mana Common, MattBeth Construction, among them.
- With these and growing alliances we can better influence the growth of home-grown communities, commercial spaces, growtainers and individual residences in an intelligent and sustainable manner.
- Expand the product line – Continue to grow the current customer base by offering a systemized portfolio of show models that are built, code compliant and have site plans and Blueprints in place.



- Provide distinct styling interior design, layout and color palettes and installation to conform with individual tastes of the Home Owner or Buyer

- Licensed Designs – Floorplans – Architectural renderings and Blueprints will be available to modular manufacturers for a fee.

SALES + MARKETING PLAN - VIPictures.com

Combining thoughtfully designed, cost-effective Eco Endorsed Events, unique marketing ideas and hyper-targeted publicity & press campaigns aggregated to countless press and media journalists, editors, influencers and reporters + news outlets; VIPictures continues to dynamically build start-ups into high net worth legacy brands and companies.

Personal client attention, creation of visual assets and copywriting combined with a proprietary media database that boasts 1.2 million recipients with 'fact' based journalistic expertise in 600 categories and 120 countries serves as the foundation for our innovative press, and top-drawer Co-Modeco Campaigns.

Whether an almost instantaneous website, intimate press gathering or a lavish red carpet launch we are spot on in showcasing Co-Modeco - Big River RE LLC.

From a nationwide road show to a consumer targeted cross-promotion we work hand in hand to exceed their vision with the goal of positioning this Company on the top-tier of pre-manufactured sustainable housing and commercial spaces in the Southeast, the Dominican Republic, Haiti, Colombia, Costa Rica and Panama and beyond.

MEET THE CO-MODECO – BIG RIVER TEAM MARKETING TEAM

An ad hoc team of brand building experts Co-Modeco – Big River RE LLC and Associates can confirm a competitive edge while adhering to budget constraints. **Eduardo Villanueva President of Zrills Incorporated, Nova Villanueva Designs** (an award winning graphic AI and 3-D Designer) is in our VIPictures.com wheel-house combined with an adhoc team of independent contractors.

We pride ourselves in the original, clever and innovative ways we are able to communicate Co-Modeco/ Big River RE LLC brand message to their targeted A,B,C,D, Architect - Builder - Contractor & Developer. Our differentiators are a highly effective turnkey service which facilitates all aspects of revenue building in the alternative construction space.



SALES + MARKETING PLAN - VIPictures.com

lorem ipsum

Combining thoughtfully designed, cost-effective Eco Endorsed Events, unique marketing ideas and hyper-targeted publicity & press campaigns aggregated to countless press and media journalists, editors, influencers and reporters + news outlets; VIPictures continues to dynamically build start-ups into high net worth legacy brands and companies.

Personal client attention, creation of visual assets and copywriting combined with a proprietary media database that boasts 1.2 million recipients with 'fact' based journalistic expertise in 600 categories and 120 countries serves as the foundation for our innovative press, and top-drawer Co-Modeco Campaigns.

Whether an almost instantaneous website, intimate press gathering or a lavish red carpet launch we are spot on in showcasing Co-Modeco - Big River RE LLC.

From a nationwide road show to a consumer targeted cross-promotion we work hand in hand to exceed their vision with the goal of positioning this Company on the top-tier of pre-manufactured sustainable housing and commercial spaces in the Southeast, the Dominican Republic, Haiti, Colombia, Costa Rica and Panama and beyond.

MEET THE CO-MODECO - BIG RIVER TEAM MARKETING TEAM

An ad hoc team of brand building experts Co-Modeco – Big River RE LLC and Associates can confirm a competitive edge while adhering to budget constraints. **Eduardo Villanueva President of Zrills Incorporated, Nova Villanueva Designs** (an award winning graphic AI and 3-D Designer) is in our VIPictures.com wheel-house combined with an adhoc team of independent contractors.

We pride ourselves in the original, clever and innovative ways we are able to communicate Co-Modeco/ Big River RE LLC brand message to their targeted A,B,C,D, Architect - Builder - Contractor & Developer. Our differentiators are a highly effective turnkey service which facilitates all aspects of revenue building in the alternative construction space.



We Get Results. Co-Modeco Get's the Limelight.- Oceans of Ink

Our team is comprised of writers, publicists and account executives who know how to negotiate the best comprehensive media package in our clients' behalf.

Oceans of Ink

VIPictures/Zrills, Inc. in association with AdAvenueGroup/Cision incorporates vision, style and personality into a flawless website experience. We bring ideas to life using a combination of unique resources, exquisite taste and creative direction to create dynamically stunning results.

We get Results. Co-Modeco get's the Limelight.

Open Allure, Vogue, InStyle or Washington Post. Tune into MS NBC or CNN, pick up the trade publications of any industry, or check out the online press like EIN Presswire , AdAvenuGroup, AP, PR Web, Business Wire or Agence Presse. Our clients have appeared in all of them. From product reviews to roundups, cover stories to business profiles, we generate coverage that no amount of advertising money can buy.

We handle every step. Writing - Creating - Negotiating - Placing media coverage, from planning to execution and follow-up.

Additional In-House Support

Over the course of the last 10 years though an arduous process of trial and error, we at Co-Modedco have assembled and contracted a professional dedicated and committed team in VIPictures of all of whom have experience in green building.

RSVP : The After VIP Event to coincide w

ii. Dinner Reservations requested. VIP Media attending. For a confirmed Media list please call either Celia Evans 305-785-2789 or Cristiane Rogat 310-220-9118



CO-MODECO MARKETING & SALES DIVISION

The Why? - Miami Herald - March 25, 2024

It is a tale of two cities : South Florida home prices reach historic highs. Miami - Dade County now has a median sales price of \$650,000 for a house and \$420,000 for a condo.

Vector International Pictures - Zrills.Inc and Associates are Co-Modeco/BigRiver RE LLC in-house Marketing & Sales Division. They incorporate Compact Modular Eco Home's vision, style and personality into a flawless corporate identity. This includes:

- 1) Local to Global targeted press campaigns with guaranteed metrics and analytics. The Data Base exceeds 5000 + writers , reporters and editors seeking stories and news on construction, lifestyle, environment, business and sustainable advances in construction.
- 2) VIPictures bring ideas to life using a combination of unique resources, exquisite taste and creative direction to produce dynamically stunning media campaigns, fundraisers Construction-centric events and pull through for their modular products and services.
- 3) With Zrills.Inc (Formally Syrunner Communication Technology) powered by EIN Press-wire, AdAvenueGroup.com powered by Cision's Media Database offer's Co-Modeco/Big River RE, LLC fully integrated, high impact internet support, superlative design, public relations and pop-up exhibits. A-list events that include the twice annual Climate Change Forum (CC-Forum.com) Sustainable Swim Week (S2wim.org), ArtBasil.org, World of Modulars 2024) are among the activations and promotions.
- 4) All these endeavors are skewed at raising Brand Awareness – Marketing & Sales of the availability of our associates, USA sourced - Affordable and Eco – friendly Modular housing and pre-manufactured commercial products and consulting. services while expanding their distribution downline and sales funnel.
- 5) VIPictures leverages a vast network of press associations with the onjective of building awareness of alternative building protocols combined with person-to-person customer engagement and **pro-active dialogue**.
- 6) Among additional clients are purveyors of sustainable fashion, CEO's of health & wellness clinics, organic beauty products, film and media distributors and eco luxury travel destinations (VectorVoyage.org) We are driven by a steadfast commitment to building a better world through philanthropic and commercially viable endeavors especially as they pertain to accessible, affordable and sustainable housing.



CO-MODECO MARKETING & SALES DIVISION

The Why? - Miami Herald - March 25, 2024

It is a tale of two cities : South Florida home prices reach historic highs. Miami - Dade County now has a median sales price of \$650,000 for a house and \$420,000 for a condo.

Vector International Pictures - Zrills.Inc and Associates are Co-Modeco/BigRiver RE LLC in-house Marketing & Sales Division. They incorporate Compact Modular Eco Home's vision, style and personality into a flawless corporate identity. This includes:

- 1) Local to Global targeted press campaigns with guaranteed metrics and analytics. The Data Base exceeds 5000 + writers , reporters and editors seeking stories and news on construction, lifestyle, environment, business and sustainable advances in construction.
- 2) VIPictures bring ideas to life using a combination of unique resources, exquisite taste and creative direction to produce dynamically stunning media campaigns, fundraisers Construction-centric events and pull through for their modular products and services.
- 3) With Zrills.Inc (Formally Syrunner Communication Technology) powered by EIN Press-wire, AdAvenueGroup.com powered by Cision's Media Database offer's Co-Modeco/Big River RE, LLC fully integrated, high impact internet support, superlative design, public relations and pop-up exhibits. A-list events that include the twice annual Climate Change Forum (CC-Forum.com) Sustainable Swim Week (S2wim.org), ArtBasil.org, World of Modulars 2024) are among the activations and promotions.
- 4) All these endeavors are skewed at raising Brand Awareness – Marketing & Sales of the availability of our associates, USA sourced - Affordable and Eco – friendly Modular housing and pre-manufactured commercial products and consulting. services while expanding their distribution downline and sales funnel.
- 5) VIPictures leverages a vast network of press associations with the onjective of building awareness of alternative building protocols combined with person-to-person customer engagement and **pro-active dialogue.**
- 6) Among additional clients are purveyors of sustainable fashion, CEO's of health & wellness clinics, organic beauty products, film and media distributors and eco luxury travel destinations (VectorVoyage.org) We are driven by a steadfast commitment to building a better world through philanthropic and commercially viable endeavors especially as they pertain to accessible, affordable and sustainable housing.



Investment Will be Applied to the Following Increments

ADVISORY CONSULTANCY FOR Q1 Q2 2024 ENDORSED CALENDAR OF ECO EVENTS ENVIRONMENT - ENTERTAINMENT - ECONOMIC EXPERTISE WITH BOUNDLESS ENTHUSIASM!

 Cristiana Rogot - Publisher - Co-writer Co-Founder Editor and 150+ Press Steering Committee - CC-Forum	 Celia Evans - Founder - Director Cannes Film Fest Eco Gala Planet Fashion TV.com	 Sandra Costa - Interior Designer Curator - Gohabit	 Francis Huijns - Digital Marketing Project Manager Founder AdAvenueGroup.com
 Max Stufenkott - Co-Founder Climate Change Forum Bahrain 2022	 Chaz on Bailey - Videobyson.com St. Digital Communications Baptist Health & Hospitals	 Phil de Oliveira Consultancy - On Camera Personality Gohabit	 Amy & Kiri Jaffee Finance & Source for Modular Buildings ModuFund
 Norman Storer - Co-Founder Climate Change Forum Bahrain 2022	 Ryan Oremus Executive VP Underwriter - Alliances VIA Business Development	 Former State Rep Rep/Trade Show State Representative Candidate District 199	 Sandra Verita Property Liaison - Executive In All Real Estate Transactions

**VIPictures.com | AdAvenueGroup.com | BigRiver, LLC | Zrills.com
CC-Forum.com | PacRimCC.com | Compact Modular Eco Homes | Co-Modeco.com**

 Cristiana Rogot Co-Founder VIPictures Press Relations Co-Modeco	 Victoria Diaz BigRiverRE LLC Partner Co-Modeco	 Francis Huijns Founder AdAvenueGroup Digital Marketing	 Steve Lubanks COO - Co-Modeco
 Allen J. West Award-Win Filmmaker Philanthropy Foster Dreamzzz	 Esty Polay Benjamin Internet Logistics - Travel	 Mr. Ed Villanueva Founder Zrills Digital	 Sandra Uares Culinary & Beverage Expert
 Holmes Stoner Founder PacRimCC Advisor Co-Modeco	 Shara Crista Creative Director of New Business Development	 Giovanni Benjamin Benjamin - Coolpolls Travel Freight Logistics	 Eva - Brand Ambassador Editor - Social Media

<http://co-modeco.com/builders-of-modular-homes-wins-big-at-the-innovative-housing-showcase-us-department-of-hud-nahb/>

- Further development of trade agreements with manufactures of code compliant components
- An aggressive sales and marketing campaign in the Western Hemisphere
- Securing representation Agreements with 25 Individuals and/or ABCD's
- Strengthen Our Supply line with sources

We are requesting a loan, grant, capital infusion of _\$150,000.00_____ as described in this PPM. With property that we have designated within walking distance of our office we wish to initiate a Regional Advertising Campaign that includes South Florida, the Caribbean, Mexico Central America and Colombia, SA



C. Rogot- Richrd Leiby - Assignment Editor Washington Post at the Innovative Housing Solution Expo, Washington DC.

THE ASK : \$150,000. TO \$400,000. EQUITY PARTICIPATION IN PROJECTED PROFITS IN A SOLE - OWNED COMPANY

We are currently seeking a modest investment to ramp up :

- ① The Employment of A Dedicated & Knowledgeable SALERIED Sales Staff & Marketing Team
- ② Acquisition of Factory Direct suppliers of source materials as a viable alternative to purchasing inferior pre-constructed units in Asia.
- ③ As revenue from sales increases and the Sales to Buyer strategy is fully streamlined, we intend to expand outside of South Florida into Puerto Rico, the Dominican Republic , Panama, Haiti, Costa Rica, Panama and Colombia as direct supplier of Co-modeco-Big River RE components and turnkey flat packs.
- ④ We have fully licensed and can boast a reliable and experienced Crew to assist assembly and consulting on the on site buildout,
- ⑤ We have established representation in all the aforementioned countries with easy access from the Ports in Miami and Palm Beach.



*LOHAS Lifestyles of Health and Sustainability is a demographic defining a particular market segment related to sustainable living, "green" ecological initiatives, and generally composed of a relatively upscale and well-educated population segment. *Wikipedia*

CALL NOW TO RESERVE A SEAT AT THE NEGOTIATING TABLE - 310-220-9118 ROGET OR 305-992-8539 VICTORIA D.

HOME

WELCOME TO THE WORLD'S FIRST INDOOR HOME STORE & SHOWMODELS - BUILT TO YOUR SPECIFICATIONS.

AT LAST

responses s'il vous plait - 310-220-9118 C. Roget | 305-491-4554 C. Teboul | 1786-865-3978 D. Hardin |  

THE ASK : \$150,000. TO \$400,000. EQUITY PARTICIPATION IN PROJECTED PROFITS IN A SOLE - OWNED COMPANY

We are currently seeking a modest investment to ramp up :

- ① The Employment of A Dedicated & Knowledgeable SALERIED Sales Staff & Marketing Team
- ② Acquisition of Factory Direct suppliers of source materials as a viable alternative to purchasing inferior pre-constructed units in Asia.
- ③ As revenue from sales increases and the Sales to Buyer strategy is fully streamlined, we intend to expand outside of South Florida into Puerto Rico, the Dominican Republic , Panama, Haiti, Costa Rica, Panama and Colombia as direct supplier of Co-modeco-Big River RE components and turnkey flat packs.
- ④ We have fully licensed and can boast a reliable and experienced Crew to assist assembly and consulting on the on site buildout,
- ⑤ We have established representation in all the aforementioned countries with easy access from the Ports in Miami and Palm Beach.



*LOHAS Lifestyles of Health and Sustainability is a demographic defining a particular market segment related to sustainable living, "green" ecological initiatives, and generally composed of a relatively upscale and well-educated population segment. *Wikipedia*

**CALL NOW TO RESERVE A SEAT AT THE
NEGOTIATING TABLE - 310-220-9118
ROGET OR 305-992-8539 VICTORIA D.**

HOME

WELCOME TO THE WORLD'S
FIRST INDOOR HOME STORE
& SHOWMODELS - BUILT TO
YOUR SPECIFICATIONS.

AT LAST

responsdez s'il vous plait - 310-220-9118 C. Roget | 305-491-4554 C. Teboul | 1786-865-3978 D. Hardin |  

State of Florida
Department of State

I certify from the records of this office that CO-MODECO HABITAT is a Fictitious Name registered with the Department of State on August 22, 2017.

The Registration Number of this Fictitious Name is G17000092849.

I further certify that said Fictitious Name Registration is active.

I further certify that this office began filing Fictitious Name Registrations on January 1, 1991, pursuant to Section 865.09, Florida Statutes.

Given under my hand and the Great Seal of Florida, at Tallahassee, the Capital, this the Twenty Third day of August, 2017

Ken Detjen
Secretary of State



Authentication ID: 600302812776-082317-G17000092849
To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.
<https://efile.sunbiz.org/certauthver.html>

**IT IS OFFICIAL -
CO-MODECO ESTABLISHED OCT 18-2015**

Qingdao Eco-friendly Technic Co., Ltd

Add.: No. 37 Tangshan Rd., Licang District, Qingdao, Shandong China(266001)
Mob.&whatsapp: 8615153111111

Letter of Authorization

Date: Mar.27, 2022

Hereby we authorize Mr. Holmes Stoner, the chairman of PRCC and Mrs. Alayna Lyu, director of branch office PRCC Qingdao China to represent our factory Qingdao Eco-friendly Technic Co., Ltd, to deal the business concerned with the flat pack, steel modular house project of oversea market.

Hope to establish long term prosperous business relationship with global partners under the effort of Mr. Holmes Stoner and Mrs. Alayna Lyu of PRCC.

Qingdao Eco-friendly Technic Co., Ltd.



Stoner

Agreement in good standing until January 1 - 2026

7/31/2020

www.sunbiz.org - Florida Department of State

DIVISION OF CORPORATIONS



Filing Information

Please review the filing for accuracy. If you need to make corrections, do so at this time. The filing information will be added/edited exactly as you have entered it. Once you have submitted the information, your filing cannot be updated, removed, cancelled or refunded.

Effective date No effective date provided.

Certificate of Status Requested No
Certified Copy Requested Yes

Corporate Name COMPACT MODULAR ECO HOMES
Corporate Stock Shares 100,000

Principal Place of Business

Address 2800 NW 7TH AVENUE
Suite, Apt. #, etc. SUITE 2W
City, State MIAMI, FL
Zip Code & Country 33127, US

Mailing Address

Address 731 NW 28TH STREET
Suite, Apt. #, etc.
City, State MIAMI, FL
Zip Code & Country 33127, US

Name and Address of Registered Agent

Business to serve as RA VECTOR INTERNATIONAL PICTURES
Address 2800 NW 28TH STREET
Suite, Apt. #, etc. SUITE 1
City, State MIAMI, FL
Zip Code & Country 33127, US

Registered Agent Signature CRISTIANE ROGET

Incorporator Name And Address

Name CRISTIANE ROGET
Address 731 NW 28TH STREET
Suite, Apt. #, etc.
City, State & Zip Code MIAMI, FLORIDA 33127

Incorporator Signature CRISTIANE ROGET

Corporate Purpose

<https://efile.sunbiz.org/scripts/coredisp.exe>

This Agreement is pending a new filing.

OCTOBER 18, 2015

Co Mo Deco Homes
Cristiane Roget & Associates
601 S. Federal Highway
Boca Raton, Florida 33432
t. 561-465-5979 m. 310-220-9118

Dear Cristiane Roget and Associates, CoMoDeco Homes

Since the inception of the Pac Rim Business Council Modular Eco Home Business (PRBC_MRHB) in September of 2014, we have experienced multiple challenges making the confirmation of the maiden voyage of two CoMoDeco Show Models all the more gratifying. The first two Container Modular Eco dwellings are en route from the Port of Haiphong, Vietnam on the freighter "Pacific Pear" and are due to arrive in the Port of Los Angeles, CA on November 3, 2015.

Let this letter serve as confirmation that CoMoDeco Homes, LLC with offices in Boca Raton, FL, New York, NY and Paris, France is granted the right to serve as one of two wholesale divisions of the PRBC's Container Modular Eco Home business. Affordable Homes 4 U, under the direction of Monte Cook III of Marina Del Rey, CA serves as the second and equal sales division. This letter grants you and your designated associates the right to generate sales, create marketing campaigns and conclude business within the framework of the Pac Rim's Agreement with the Viet Nam based manufacturer.

Under my direction as Founder of the PRBC and Pac Rim Chamber of Commerce headquartered in Marina del Rey, Ca. we are the designated exclusive worldwide Sales & Marketing Representative of the container home manufacturer until December 2021. The state-of-the-art modular container factory has the capacity to output upwards to 2000 dwellings a month, each tailored to the budget and vision of the purchaser.

In association with your office; the PRBC has the infrastructure to address purchaser's requirements, oversee the supply chain and assure our top of the line dwellings meet and exceed the purchaser's specifications and expectations. With the most competitive pricing and volume anywhere in the global marketplace CoMoDeco Homes are the future modular living. From first time home buyers to retirees, the underserved or those who embrace a sustainable lifestyle, community and enlightened cooperation; CoMoDeco Homes offer durability, convenience, safety and mobility. Whether on or off the grid, prices begin at \$17,500 delivered turnkey to the front door within 90 days of purchase. To confirm a private viewing of the CoMoDeco show models or to order please contact 310-220-9118 or 561-465-5979 or email rogetlink@adavenuegroup.com

Be kind to the planet. Be gentle on your wallet. The aspirational dream of home and business ownership is just within reach.

Holmes H. Stoner Jr.
Pacific Rim Business Council
Holmes H. Stoner Jr.

<http://the-press-release.com/co-modeco-container-modular-eco-homes-sets-out-the-welcome-mat/>

Holmes Stoner - Founder/Chairman - Pac Rim Business Council - 4337 Marina City Drive
Suite 341 Marina del Rey, Ca. 90292 office 310 301 8090 mobile 310 437 9084 - skype holmes.stoner1 www.pacrimbusiness.com or adavenuegroup.com/co/modeco

Addendum - September 17 2017:

Affordable Homes 4U is no longer in business and all previous agreements with the Pac Rim Business Council and their agents are null and void. PRBC has entered into a strategic alliance with One Feather Ventures owned by Berek Dore a respected General Contractor. Co-Modeco remains the exclusive representative of the PRBC trade agreements in the sale, promotion, public relations and marketing of pre-manufactured homes and commercial spaces throughout the USA, Central & South America and the Caribbean.

Signed and submitted by **Holmes Stoner - Founder Pacific Rim Business Council**

State of Florida
Department of State

I certify from the records of this office that CO-MODECO HABITAT is a Fictitious Name registered with the Department of State on August 22, 2017.

The Registration Number of this Fictitious Name is G17000092849.

I further certify that said Fictitious Name Registration is active.

I further certify that this office began filing Fictitious Name Registrations on January 1, 1991, pursuant to Section 865.09, Florida Statutes.



Given under my hand and the Great Seal of Florida, at Tallahassee, the Capital, this the Twenty Third day of August, 2017

Ken Detjen
Secretary of State

Authentication ID: 600302812776-082317-G17000092849
To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.
<https://offic.sunbiz.org/certauthver.html>

**IT IS OFFICIAL -
CO-MODECO ESTABLISHED OCT 18-2015**

Qingdao Eco-friendly Technic Co., Ltd
Add.: No. 37 Tangshan Rd., Licang District, Qingdao, Shandong China(266001)
Mob.&whatsapp: 008615153111111

Letter of Authorization

Date: Mar.27, 2022

Hereby we authorize Mr. Holmes Stoner, the chairman of PRCC and Mrs. Alayna Lyu, director of branch office PRCC Qingdao China to represent our factory Qingdao Eco-friendly Technic Co., Ltd, to deal the business concerned with the flat pack, steel modular house project of oversea market.

Hope to establish long term prosperous business relationship with global partners under the effort of Mr. Holmes Stoner and Mrs. Alayna Lyu of PRCC.

Qingdao Eco-friendly Technic Co., Ltd.



Stoner

Agreement in good standing until January 1 - 2026

7/31/2020

www.sunbiz.org - Florida Department of State

DIVISION OF CORPORATIONS



Filing Information

Please review the filing for accuracy. If you need to make corrections, do so at this time. The filing information will be added/edited exactly as you have entered it. Once you have submitted the information, your filing cannot be updated, removed, cancelled or refunded.

Effective date No effective date provided.

Certificate of Status Requested No
Certified Copy Requested Yes

Corporate Name COMPACT MODULAR ECO HOMES
Corporate Stock Shares 100,000

Principal Place of Business

Address 2800 NW 7TH AVENUE
Suite, Apt. #, etc. SUITE 2W
City, State MIAMI, FL
Zip Code & Country 33127, US

Mailing Address

Address 731 NW 28TH STREET
Suite, Apt. #, etc.
City, State MIAMI, FL
Zip Code & Country 33127, US

Name and Address of Registered Agent

Business to serve as RA VECTOR INTERNATIONAL PICTURES
Address 2800 NW 28TH STREET
Suite, Apt. #, etc. SUITE 1
City, State MIAMI, FL
Zip Code & Country 33127, US

Registered Agent Signature CRISTIANE ROGET

Incorporator Name And Address

Name CRISTIANE ROGET
Address 731 NW 28TH STREET
Suite, Apt. #, etc.
City, State & Zip Code MIAMI, FLORIDA 33127

Incorporator Signature CRISTIANE ROGET

Corporate Purpose

<https://file.sunbiz.org/scripts/coredisp.exe>



OCTOBER 18, 2015

Co Mo Deco Homes
Cristiane Roget & Associates
601 S. Federal Highway
Boca Raton, Florida 33432
t. 561-465-5979 m. 310-220-9118

Dear Cristiane Roget and Associates, CoMoDeco Homes

Since the inception of the Pac Rim Business Council Modular Eco Home Business (PRBC_MRHB) in September of 2014, we have experienced multiple challenges making the confirmation of the maiden voyage of two CoMoDeco Show Models all the more gratifying. The first two Container Modular Eco dwellings are en route from the Port of Haiphong, Vietnam on the freighter "Pacific Pearl" and are due to arrive in the Port of Los Angeles, CA on November 3, 2015.

Let this letter serve as confirmation that CoMoDeco Homes, LLC with offices in Boca Raton, FL, New York, NY and Paris, France is granted the right to serve as one of two wholesale divisions of the PRBC's Container Modular Eco Home business. Affordable Homes 4 U, under the direction of Monte Cook III of Marina Del Rey, CA serves as the second and equal sales division. This letter grants you and your designated associates the right to generate sales, create marketing campaigns and conclude business within the framework of the Pac Rim's Agreement with the Viet Nam based manufacturer.

Under my direction as Founder of the PRBC and Pac Rim Chamber of Commerce headquartered in Marina del Rey, Ca. we are the designated exclusive worldwide Sales & Marketing Representative of the container home manufacturer until December 2021. The state-of-the-art modular container factory has the capacity to output upwards to 2000 dwellings a month, each tailored to the budget and vision of the purchaser.

In association with your office, the PRBC has the infrastructure to address purchaser's requirements, oversee the supply chain and assure our top of the line dwellings meet and exceed the purchaser's specifications and expectations. With the most competitive pricing and volume anywhere in the global marketplace CoMoDeco Homes are the future modular living. From first time home buyers to retirees, the underserved or those who embrace a sustainable lifestyle, community and enlightened cooperation, CoMoDeco Homes offer durability, convenience, safety and mobility. Whether on or off the grid, prices begin at \$17,500 delivered turnkey to the front door within 90 days of purchase. To confirm a private viewing of the CoMoDeco show models or to order please contact 310-220-9118 or 561-465-5979 or email rogetlink@adavenuegroup.com

Be kind to the planet. Be gentle on your wallet. The aspirational dream of home and business ownership is just within reach.

Holmes H. Stoner Jr.
Pacific Rim Business Council
Holmes H. Stoner Jr.

<http://the-press-release.com/co-modeco-container-modular-eco-homes-sets-out-the-welcome-mat/>

Holmes Stoner - Founder/Chairman - Pac Rim Business Council - 4337 Marina City Drive
Suite 341 Marina del Rey, Ca. 90292 office 310 301 8090 mobile 310 437 9084 - skype
holmes.stoner1 www.pacrimbusiness.com or adavenuegroup.com/co-modeco

Addendum - September 17 2017:

Affordable Homes 4U is no longer in business and all previous agreements with the Pac Rim Business Council and their agents are null and void. PRBC has entered into a strategic alliance with One Feather Ventures owned by Berek Dore a respected General Contractor. Co-Modeco remains the exclusive representative of the PRBC trade agreements in the sale, promotion, public relations and marketing of pre-manufactured homes and commercial spaces throughout the USA, Central & South America and the Caribbean.

Signed and submitted by **Holmes Stoner - Founder Pacific Rim Business Council**

This Agreement is pending a new filing.

ADVISORY BOARD INCLUDES:

Holmes Stoner Co-Founder of the Pacific Rim Business Council during Miss Roget's tenure at URI Global Advertising Agency, Beverly Hills, CA 2007.

Francois Huynh- Prsident and Founder of AdAvenue Group, Houston Texas - Strausbourg, France. Former Project Manager, Yahoo. , Currently Director of Digital Marketing Corporate - Sysco Food Distribution

Eduardo Villanueva - Nova Villanueva. President and Founder Syrunner Inc. Published of Sub_Urbano Magazine , Nova Villanueva - Game Developer, Author and Professor of A.I. and Robotics at Tisch and Parsons Univerity. The duo is in charge of Asset Cretaiion, Coding, Programming at Directors of on-line presence. i

Douglas Hardin - Community Advocate - Woring in Alignment with the Social Impact Movement, SIM - EARly Adabter Modular Housing



Co-modeco was founded in 2016 as a DBA. It is currently renewing an LLC that includes one Investor Steve Eubanks based in Atlanta, a non participating equity participant and represented by Victor Roman 15% allocation of net profits,

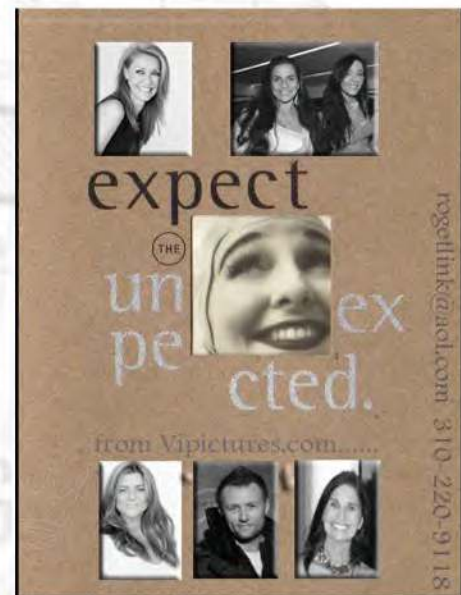
With four years Co-Modeco.com has boot strapped financing with approxamately\$110,000 invested in cash and in-kind by - Cristiane Roget - Victoria Diaz and Steve Eubanks. represented by Victor Roman - Top Tier Financial Financial Liaison.



Holmes Stoner- Jr.
Founder Pacific Rim
Business Council -
Green Alliance Int'l

Sandra Costa Design
Group Victors Roman-
Advisory Board - CM
Int'l Finance Planner

Compact Modular Eco Homes At its Inception-
Valentine Hubusch, Vasiliki Karlin - Naked
Botanicals - Angela Armenakis- Body
Double -Med Spa - Andrea Guardino -
California satellite hub. VIPicture.com
- Chris Johnston - Award -Winning
Filmmaker - Modular Developer
Roget - circa 2012



ADVISORY BOARD INCLUDES:

Holmes Stoner Co-Founder of the Pacific Rim Business Council during Miss Roget's tenure at URI Global Advertising Agency, Beverly Hills, CA 2007.

Francois Huynh- Prsident and Founder of AdAvenue Group, Houston Texas - Strausbourg, France. Former Project Manager, Yahoo. , Currently Director of Digital Marketing Corporate - Sysco Food Distribution

Eduardo Villanueva - Nova Villanueva. President and Founder Syrunner Inc. Published of Sub_Urbano Magazine , Nova Villanueva - Game Developer, Author and Professor of A.I. and Robotics at Tisch and Parsons Univerity. The duo is in charge of Asset Cretaion, Coding, Programming at Directors of on-line presence. i

Douglas Hardin - Community Advocate - Woring in Alignment with the Social Impact Movement, SIM - EARly Adabter Modular Housing



Co-modeco was founded in 2016 as a DBA. It is currently renewing an LLC that includes one Investor Steve Eubanks based in Atlanta, a non participating equity participant and represented by Victor Roman 15% allocation of net profits,

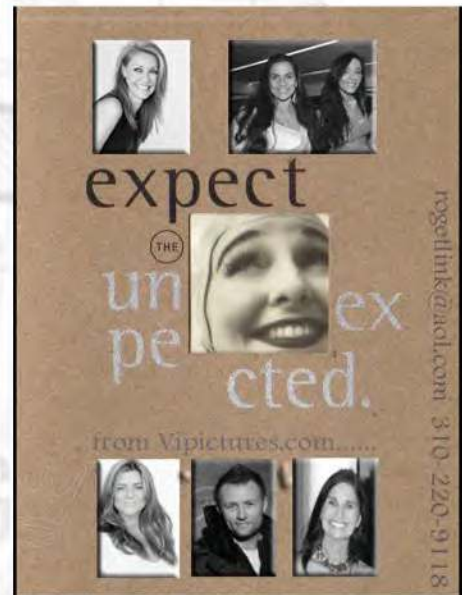
With four years Co-Modeco.com has boot strapped financing with approxamately\$110,000 invested in cash and in-kind by - Cristiane Roget - Victoria Diaz and Steve Eubanks. represented by Victor Roman - Top Tier Financial Financial Liaison.



Holmes Stoner- Jr.
Founder Pacific Rim
Business Council -
Green Alliance Int'l

Sandra Costa Design
Group Victors Roman-
Advisory Board - CM
Int'l Finance Planner

Compact Modular Eco Homes At its Inception-
Valentine Hubusch, Vasiliki Karlin - Naked
Botanicals - Angela Armenakis- Body
Double -Med Spa - Andrea Guardino -
California satellite hub. VIPicture.com
- Chris Johnston - Award -Winning
Filmmaker - Modular Developer
Roget - circa 2012



Investment Will be Applied to the Following Increments

ADVISORY CONSULTANCY FOR Q1 Q2 2024 ENDORSED CALENDAR OF ECO EVENTS
ENVIRONMENT - ENTERTAINMENT - ECONOMIC EXPERTISE WITH BOUNDLESS ENTHUSIASM!

 Cristiana Roget - Publisher, Co-writer Co-Founder Editor and Publisher Steering Committee-CC-Forum	 Celia Evans - Founder - Director Cannes Film Festival Gala Planet Fashion TV.com	 Sandra Costa - Interior Designer Curator - Gallerist	 Francis Huijns - Digital Marketing Project Manager Founder AdAvenueGroup.com
 Max Stufenkott - Co-Founder Climate Change Forum Berlin 2022	 Chaz on Bailey - Videobyson.com St. Digital Communications Expert Health & Hospitals	 Phil de Oliveira Consultancy - On Camera Personality Gallerist	 Amy & Kiri Jaffee Finance & Source for Modular Buildings ModFunet
 Norma Hines - Founder Climate Change Forum Berlin 2022	 Ryan Oresman Executive VP Underwriter - Alliances V&B Business Development	 Former State Rep Rep/Trade Show State Representative Candidate District 199	 Sandra Verita Property Liaison - Executive in All Real Estate Transactions

VIPictures.com | AdAvenueGroup.com | BigRiver, LLC | Zrills.com
CC-Forum.com | PacRimCC.com | Compact Modular Eco Homes | Co-Modeco.com

 Cristiana Roget Co-Founder VIPictures Press Relations Co-Modeco	 Victoria Diaz BigRiverRE LLC Partner Co-Modeco	 Francis Huijns Founder AdAvenueGroup Digital Marketing	 Steve Lubanks COO- Co-Modeco
 Allen J. West Award-Win Filmmaker Philanthropy Foster Dreamzzz	 Esty Polivy Benjamin Internet Logistics - Travel	 Mr. Ed Villanueva Founder Zrills Digital	 Sandra Uares Culinary & Beverage Expert
 Holmes Stoner Founder PacRimCC Advisor Co-Modeco	 Shara Cristal Creative Director of New Business Development	 Giovanni Benjamin Benjamin - Coolpolls Travel Freight Logistics	 Eva - Brand Ambassador Editor - Social Media

<http://co-modeco.com/builders-of-modular-homes-wins-big-at-the-innovative-housing-showcase-us-department-of-hud-nahb/>

- Further development of trade agreements with manufactures of code compliant compoents
- An aggressive sales and marketing campaign in the Western Hemisphere
- Securing representation Agreements with 25 Individuals and/or ABCD's
- Strengthen Our Supply line with sources

We are requesting a loan, grant, capital infusion of \$150,000.00 as described in this PPM. With property that we have designated within walking distance of our office we wish to initiate a Regional Advertising Campaign that includes South Florida, the Caribbean, Mexico Central America and Colombia, SA



C. Roget- Richrd Leiby - Assignment Editor Washington Post at the Innovative Housing Solution Expo, Washington DC.

Investment Will be Applied to the Following Increments

ADVISORY CONSULTANCY FOR Q1 Q2 2024 ENDORSED CALENDAR OF ECO EVENTS
ENVIRONMENT - ENTERTAINMENT - ECONOMIC EXPERTISE WITH BOUNDLESS ENTHUSIASM!

 Cristiana Roget - Publisher - Co-writer Co-Founder, Editor and VP of Sales Steering Committee CO-Forum	 Celia Evans - Founder - Director Kaneen Elevated Era Cafe Planet Fashion Vision	 Sandra Costa - Interior Designer Curator - GaleriArt	 Francis Nguyen - Digital Marketing Project Manager Founder AdAvenueGroup.com
 Max Stulenoff - Co-founder Climate Change Forum Bahrain 2022	 Cher on Bailey - VP of Operations St. Digital Communications Baycrit Health & Hospitals	 Philip de Oliveira - Consultant On Cancer Personality Galant	 Amy & Kit Jaffee Finance & Source for Modular Buildings ModAUnit
 Norma Serrano - Co-founder Climate Change Forum Bahrain 2022	 Ryan Dezanon Executive VP Underwriter Relations V.B. Business Development	 Former State Rep Rep/President State Representative Candidate District 109	 Denovia Varela Property Liaison - Executive in All Real Estate Transactions

VIPictures.com | AdAvenueGroup.com | BigRiver, LLC | Zrills.com
CC-Forum.com | PacRimCC.com | Compact Modular Eco Homes | Co-Modeco.com

 Cristiana Roget Co-Founder VIPictures Press Relations Co-Modeco	 Victoria Diaz BigRiverRE LLC Partner Co-Modeco	 Francis Nguyen Founder AdAvenueGroup Digital Marketing	 Steve Lubanski COO - Co-Modeco
 Allen J. West Award-Win Entrepreneur Philanthropy Foster Dreamzzz	 Esty Polhav Benjamin Internet Logistics - Travel	 Mr. Ed Villanueva Founder Zrills Digital	 Sandra Llores Culinary & Beverage Expert
 Holmes Stoner Founder PacRimCC Advisor Co-Modeco	 Shara Cristal Creative Director of New Business Development	 Giovanni Benjamin Coolpops Travel Freight Logistics	 Eva - Brand Ambassador Editor - Social Media

<http://co-modeco.com/builders-of-modular-homes-wins-big-at-the-innovative-housing-showcase-us-department-of-hud-nahb/>

- Further development of trade agreements with manufactures of code compliant compoents
- An aggressive sales and marketing campaign in the Western Hemisphere
- Securing representation Agreements with 25 Individuals and/or ABCD's
- Strengthen Our Supply line with sources

We are requesting a loan, grant, capital infusion of \$150,000.00 as described in this PPM. With property that we have designated within walking distance of our office we wish to initiate a Regional Advertising Campaign that includes South Florida, the Caribbean, Mexico Central America and Colombia, SA



C. Roget- Richrd Leiby - Assignment Editor Washington Post at the Innovative Housing Solution Expo, Washington DC.

ENTRY EXIT PLAN PREDICATED ON AN INNOVATIVE SUSTAINABLE BUSINESS MODEL-

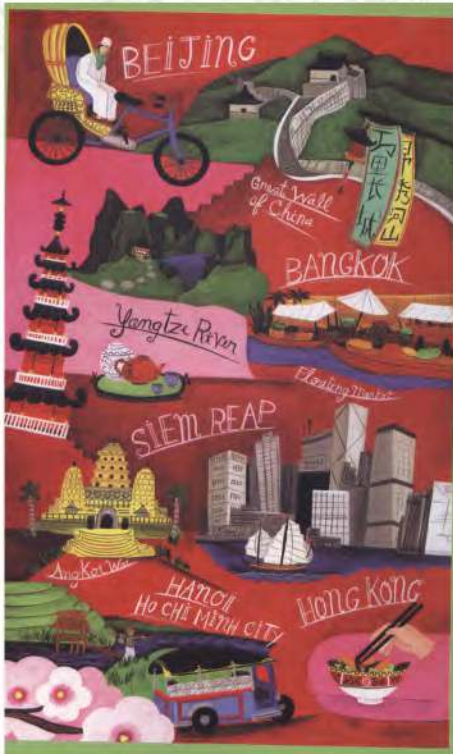


Our business model is to sell pre-manufactured modular 'modular boxes' of code compliant steel and eco friendly materials at highly competitive pricing. End users and A,B,C,D's (Architects- Builders- Contractors & Developers) with components and fixtures sourced in the United States of America and on occasion Canada + Mexico.

Co-modeco is positioned to meet the demand that will yield fair and just profit margins. We are a decade ahead of the Curve having boot strapped this paradigm shift in how the Western Hemisphere builds domiciles.

We will initiate and sell affordable housing to meet the demand that has become epidemic and further exacerbated by a dearth of available affordable housing. With more and more generations opting for a more stress free, sustainable, satisfying, simpler and conscientious life-style out TIME IS NOW. Our business model's sole goal is to tender as many sales of Co-Modeco Habitats, commercial spaces, modular units and homes to meet the demand!

FOREIGN MANUFACTURERS IN THE CASE OF HIGH VOLUME ORDERS -WORK FORCE & EMERGENCY HOUSING-



Pac Rim Business Council in Association with Compact Modular Eco Homes, a USA based LLC, (dormant) represents plants of assembly line, site built steel homes primarily in Asia..

These high-tech manufacturers create code compliant housing on assembly lines manned by engineers, low recgh labor and AI and robots (for heavy lifting)

We can deliver upwards to 5000 Modular Units a month. FOB.

PRBC, a LLC company in Association with Co-Modeco has been issued Memorandum of Understanding (MOU's) until 2026 hat cannot be circumvented and binds us to all SALES generated. For copies of these MOU's, See ADDENDUM

Vietnam-CContainer Corporation capacity 300 units per month
Korea- Bingo Heavy Industries capacity 1000 units per month
China Yahgee /Archispace Ind (11 facilities) 7000 units per month
Shandong Lihui Heavy Industries (3 facilities) 3000 units per month.

Depending on the purchasers requirements we will be sourcing either a USA Supplier or from companies that the Pacific Rim Business Council has reliable affiliations.

ENTRY EXIT PLAN PREDICATED ON AN INNOVATIVE SUSTAINABLE BUSINESS MODEL-

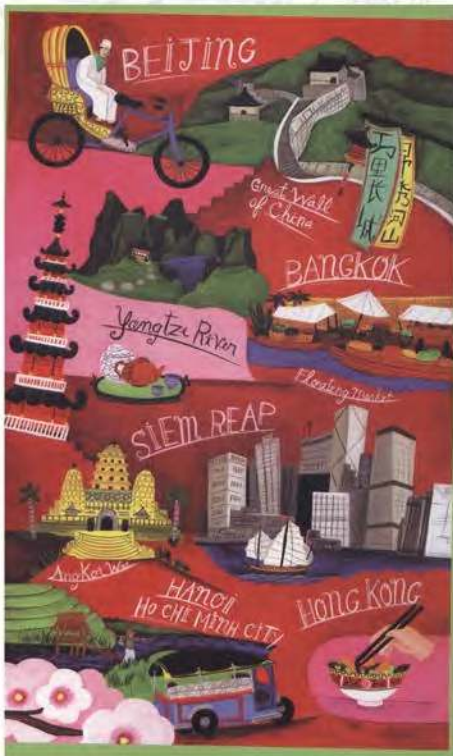


Our business model is to sell pre-manufactured modular 'modular boxes' of code compliant steel and eco friendly materials at highly competitive pricing. End users and A,B,C,D's (Architects- Builders- Contractors & Developers) with components and fixtures sourced in the United States of America and on occasion Canada + Mexico.

Co-modeco is positioned to meet the demand that will yield fair and just profit margins. We are a decade ahead of the Curve having boot strapped this paradigm shift in how the Western Hemisphere builds domiciles.

We will initiate and sell affordable housing to meet the demand that has become epidemic and further exacerbated by a dearth of available affordable housing. With more and more generations opting for a more stress free, sustainable, satisfying, simpler and conscientious life-style out TIME IS NOW. Our business model's sole goal is to tender as many sales of Co-Modeco Habitats, commercial spaces, modular units and homes to meet the demand!

FOREIGN MANUFACTURERS IN THE CASE OF HIGH VOLUME ORDERS -WORK FORCE & EMERGENCY HOUSING-



Pac Rim Business Council in Association with Compact Modular Eco Homes, a USA based LLC, (dormant) represents plants of assembly line, site built steel homes primarily in Asia..

These high-tech manufacturers create code compliant housing on assembly lines manned by engineers, low recgh labor and AI and robots (for heavy lifting)

We can deliver upwards to 5000 Modular Units a month. FOB.

PRBC, a LLC company in Association with Co-Modeco has been issued Memorandum of Understanding (MOU's) until 2026 hat cannot be circumvented and binds us to all SALES generated. For copies of these MOU's, See ADDENDUM

Vietnam-CContainer Corporation capacity 300 units per month
Korea- Bingo Heavy Industries capacity 1000 units per month
China Yahgee /Archispace Ind (11 facilities) 7000 units per month
Shandong Lihui Heavy Industries (3 facilities) 3000 units per month.

Depending on the purchasers requirements we will be sourcing either a USA Supplier or from companies that the Pacific Rim Business Council has reliable affiliations.

BIG RIVER
R.E. MODULAR LIVING
EST 2019



UPCYCLE



PACIFIC RIM CC
ecodomika | pacrimcc.com



ENTER EXIT STRATEGY VENTURE CAPITAL RECOUPMENT 15% EQUITY IN THE NET PROFIT \$150,000 MINIMUM - MAXIMUM \$400,000. USD

1a. Sales Cycle will commence upon receipt of the initial installment of the investment, Minimum \$150,000.00. for a period of two years to meet specified milestones. All market indicators are such that we will reach if not exceed our modest sales goals.

1b. A Certified Letter of Intent (LOI) agreeing to the terms from the Investor Addressed to Co-Modeco + Big River RE LLC Representative's agreeing to Business Plan Terms + Conditions with amendments.

1c All payouts will be on a quarterly basis and calculated by an independent 3rd Party accounting

1d Terms of each sale will vary, but the standard protocol is: Co-Modeco acts primarily as a direct representative of the manufacturer / factory (Distributorship) with 100's of pre-existing sales inquiries, Funds will also be allocated to hire Sales representatives with established relations working with A. B.C.D's (Architects, Builders, Contractors, Developers) and on occasion we intend to sell to end users. We are not in the business of development. All transactions are 'Cash and Carry' or collateralized. adventing the possibility of incurring debt.

2a Revenue/Profit earned from sales of Co-Modeco's/BigRiver RE LLC in will be calculated and disbursed as all parties agree. First funds in after hard cost is 10% to the person/s that referred or consummated the sale. All remaining funds will be divided between equity partners on a quarterly basis e after pre agreed operating hard costs as described in this document are in place. A preagreed balance will remain in the account to maintain sufficient working capital.

2b. The business model is a closed loop economic plan.with no stock piling if inventory. All sales are payable in advance. All labor from journeyman carpenters, painters, interior designers, landscapers, plumbers et al are included in a total budget per sale. All is paid for in advance by the purchaser.

2C. Average \$35,500 USD + Insurance and Shipping (20'ft horizontal x 8.5' end cap wide x 9.5' ceilings /high). The average mark up by Co-Modeco is 30% or what the market place will bear.

2D This investment is not to be considered a loan. It is venture capital allocated as described in this document in exchange for an equity share in an established, knowledgeable and experienced business that is seeking to ramp up the company sales and profits by generating a robust Sales Funnel and aggressive Marketing Campaign.

2E In exchange we are offering an equity position in the company to reflect 15% of the net profits generated over the next two years. If we exceed the \$150,000 in net profits we are pre disposed to extend this agreement as negotiated by all parties (Victoria Diaz-Cristiane Roget and partners)



UPCYCLE



PACIFIC RIM CC
ecodomika | pacrimcc.com



ENTER EXIT STRATEGY VENTURE CAPITAL RECOUPMENT 15% EQUITY IN THE NET PROFIT \$150,000 MINIMUM - MAXIMUM \$400,000. USD

1a. Sales Cycle will commence upon receipt of the initial installment of the investment, Minimum \$150,000.00. for a period of two years to meet specified milestones. All market indicators are such that we will reach if not exceed our modest sales goals.

1b. A Certified Letter of Intent (LOI) agreeing to the terms from the Investor Addressed to Co-Modeco + Big River RE LLC Representative's agreeing to Business Plan Terms + Conditions with amendments.

1c All payouts will be on a quarterly basis and calculated by an independent 3rd Party accounting

1d Terms of each sale will vary, but the standard protocol is: Co-Modeco acts primarily as a direct representative of the manufacturer / factory (Distributorship) with 100's of pre-existing sales inquiries, Funds will also be allocated to hire Sales representatives with established relations working with A. B.C.D's (Architects, Builders, Contractors, Developers) and on occasion we intend to sell to end users. We are not in the business of development. All transactions are 'Cash and Carry' or collateralized. adventing the possibility of incurring debt.

2a Revenue/Profit earned from sales of Co-Modeco's/BigRiver RE LLC in will be calculated and disbursed as all parties agree. First funds in after hard cost is 10% to the person/s that referred or consummated the sale. All remaining funds will be divided between equity partners on a quarterly basis e after pre agreed operating hard costs as described in this document are in place. A preagreed balance will remain in the account to maintain sufficient working capital.

2b. The business model is a closed loop economic plan.with no stock piling if inventory. All sales are payable in advance. All labor from journeyman carpenters, painters, interior designers, landscapers, plumbers et al are included in a total budget per sale. All is paid for in advance by the purchaser.

2C. Average \$35,500 USD + Insurance and Shipping (20'ft horizontal x 8.5' end cap wide x 9.5' cielings /high). The average mark up by Co-Modeco is 30% or what the market place will bear.

2D This investment is not to be considered a loan. It is venture capital allocated as described in this document in exchange for an equity share in an established, knowlegible and experienced business that is seeking to ramp up the company sales and profits by generating a robust Sales Funnel and aggressive Marketing Campaign.

2E In exchange we are offering an equity position in the company to reflect 15% of the net profits generated over the next two years. If we exceed the \$150,000 in net profits we are pre disposed to extend this agreement as negotiated by all parties (Victoria Diaz-Cristiane Roget and partners)

Co-Modeco Prototype Model

Let this document serve as an overall investment strategy that could reflect in Seed Money - Venture Capital - An Angel Investor with an equity position - Silent Partner or a Business Merger.

THE MINIMUM ASK IS \$150,000 OPERATING CAPITAL OR INVESTMENT IN (3) THREE DESIGNATED PROJECTS IN MIAMI IN VARIOUS STAGES OF DEVELOPMENT:

Name of Investor - First & Last - _____

Company Affiliation (or) Private Investment _____

Address _____

Phone Number - Whats' App _____

E-mail _____

Amount to Invest _____

Co-Modeco - Big River Product : Custom Built Modular Units - Can be adabted to homes - commercial spaces, growtainers, along with multi -purpose ancillary dwelling units originating from Co-modeco (Compact Modular Eco Homes and Big River RE LLC) or the Pac Rim Business Council (PacRimCC.com) for high volume orders.

The price of the each model will reflect factory direct sources of materials from the plants and manufacturers in the U.S.A.with a small margin, and without delays in shipping, high cost freight, Tarriffs up to 33% on steel, brokers et al.



Disbursement of profits will be confirmed as part of the Investment Negotiation at which time a new Board of Directors solely owned by C. Roget with equity partners, Principal Victoria Diaz - Steve Eubanks - Capital Investor - 10% divided between Giovanni Benjamin, Ryan Deramus and Doglas Hardin.

**"NO NEED TO GO
AROUND YOUR
head to scratch
YOUR EAR"**

Styliani Vitellas

Co-Modeco Prototype Model

Let this document serve as an overall investment strategy that could reflect in Seed Money - Venture Capital - An Angel Investor with an equity position - Silent Partner or a Business Merger.

THE MINIMUM ASK IS \$150,000 OPERATING CAPITAL OR INVESTMENT IN (3) THREE DESIGNATED PROJECTS IN MIAMI IN VARIOUS STAGES OF DEVELOPMENT:

Name of Investor - First & Last - _____

Company Affiliation (or) Private Investment _____

Address _____

Phone Number - Whats' App _____

E-mail _____

Amount to Invest _____

Co-Modeco - Big River Product : Custom Built Modular Units - Can be adabted to homes - commercial spaces, growtainers, along with multi -purpose ancillary dwelling units originating from Co-modeco (Compact Modular Eco Homes and Big River RE LLC) or the Pac Rim Business Council (PacRimCC.com) for high volume orders.

The price of the each model will reflect factory direct sources of materials from the plants and manufacturers in the U.S.A.with a small margin, and without delays in shipping, high cost freight, Tarriffs up to 33% on steel, brokers et al.



Disbursement of profits will be confirmed as part of the Investment Negotiation at which time a new Board of Directors solely owned by C. Roget with equity partners, Principal Victoria Diaz - Steve Eubanks - Capital Investor - 10% divided between Giovanni Benjamin, Ryan Deramus and Douglas Hardin.

**“NO NEED TO GO
AROUND YOUR
head to scratch
YOUR EAR”**

Styliani Vitellas



TIME LINE GROWTH PLAN 2024 -2025

“Systemic Change Must Occur to Move Humankind to the Right Side of History.” Michael Buckley ✧

As Co-modeco/Big River RE LLC advances through Phase 1 and Phase 2 , these additional steps will be instituted to further monetize and expand the viability and growth of the company.

- Expand Services – That will be billed separately to include, but not limited to, freight and shipping assistance, general contracting of buildouts.
- Sourcing all manner of fixtures / materials and components with optional installation.
- Construction of outdoor kitchens, decks, Rooftop gardens, landscaping, installation of septic tanks, water distillation machines, fencing, grading, and foundations (All Code compliant)
- To become a one- stop source for pre-manufactured housing. The expansion of services will enable Co-Modeco to fully integrate building processes, thus reducing overhead with increasing quality control.
- We are currently aligned with a number of reputable developers, which include ModuFi.net, Kobi Karp Architecture, Moishe Mana of Mana Common, MattBeth Construction, among them.
- With these and growing alliances we can better influence the growth of home-grown communities , commercial spaces, growtainers and individual residences in an intelligent and sustainable manner.
- Expand the designated territory of concentration to include South Florida , the Caribbean, Central America, and Colombia
- Expand the product line – Continue to grow the current customer base by offering a systemized portfolio of show models that are created.
- Provide distinct styling interior design and color palettes to conform with the individual tastes of the Home Owner or Buyer.
- Licensed Designs – Floorplans – Architectural renderings and Blueprints will be available to modular manufacturers outside our serviceable area or within our area in the case of high demand.



✧ this is not an allusion to A.I! .The Natural intelligence we are endowed with is fully capable of rectifying whatever ails us and our planet.

C. Roget Co-Founder
Co-Modeco.com
Tel. Text. W'App
310-220-9118
IG @ecoworldluxury
info@co-modeco.com

Victoria Diaz Miranda
Founder - Associate
Big River RE LLC
bigriverrellc@gmail.com
Tel Text 305-974-7282

Eduardo Villanueva
Zrills.com Founder
info@zrills.com
BA-Argentina -NY
Whatsup 954-353-1937

Francois Huynh
AdAvenueGroup-Forbes
@AdAvenueGroup
1-415-359-5861
Houston - Paris

Esty + Giovanni Benjamin
Executive Administrators
305-927-0305

CONTACT US NOW - YOU HAVE QUESTIONS? WE HAVE ANSWERS.



Our Associated Team of Modular Builders - Have unrivaled experience with residential and commercial spaces. Their mandate is to build on - site - speed to market - environmentally conscious habitats and domiciles. Our team is paired with our dedicated Management and Advisory Team that aims to grow this venture as a local to global distributorship and successful business entity that acquires and sells turn-key components directly to Architects, Builders, Contractors, Developers and Landowners with the Aspirational Dream of Home Ownership.

Our collaboration ensures that Co-Modeco - Big River RE is making a quantifiable contribution to job creation, while reducing negative environmental impact and achieving a quantifiable triple bottom line Financial- Social & Sustainable while providing affordable - sustainable housing within reach to all!

Consume Less - Share More,
Planet Earth, the one & only.



C. Roget Co-Founder
Co-Modeco.com
Tel. Text. W'App
310-220-9118
IG @ecoworldluxury
info@co-modeco.com

Victoria Diaz Miranda
Founder - Associate
Big River RE LLC
bigriverrellc@gmail.com
Tel Text 305-974-7282

Eduardo Villanueva
Zrills.com Founder
info@zrills.com
BA-Argentina -NY
Whatsup 954-353-1937

Francois Huynh
AdAvenueGroup-Forbes
@AdAvenueGroup
1-415-359-5861
Houston - Paris

Esty + Giovanni Benjamin
Executive Administrators
305-927-0305

CONTACT US NOW - YOU HAVE QUESTIONS? WE HAVE ANSWERS.



Our Associated Team of Modular Builders - Have unrivaled experience with residential and commercial spaces. Their mandate is to build on - site - speed to market - environmentally conscious habitats and domiciles. Our team is paired with our dedicated Management and Advisory Team that aims to grow this venture as a local to global distributorship and successful business entity that acquires and sells turn-key components directly to Architects, Builders, Contractors, Developers and Landowners with the Aspirational Dream of Home Ownership.

Our collaboration ensures that Co-Modeco - Big River RE is making a quantifiable contribution to job creation, while reducing negative environmental impact and achieving a quantifiable triple bottom line Financial- Social & Sustainable while providing affordable - sustainable housing within reach to all!

Consume Less - Share More,
Planet Earth, the one & only.





Modular & Prefabricated Housing Co-Modeco Ideas, Innovations & Considerations to Improve Affordability, Efficiency, Quality & Sustainability

COMPACT MODULAR ECO HOMES
CO-MODECO.COM - HOME AT LAST

in association with **BIG RIVER REAL ESTATE LLC**

Cristiane Roget - Founder
Victoria Diaz - Partner
Mobile -Text -310-220- 9118
e - info@co-modeco.com
Showmodel 7500 NE 3rd Place
Ironsides/ Little River/ Miami
Florida USA 33139 - 4920

Made in America - High Volume - Affordable Habitats and
Commercial Modulares -Eco -Friendly- Durable -Harmonizing
Nature with Architecture - Code Compliant - Turn Key in
as little as one week - Guaranteed - info@co-modeco.com!

MMXIII

COMPACT MODULAR ECO HOMES / BIG RIVER REAL ESTATE , LLC.

Produced by: Cristiane Roget – Compact Modular Eco Homs in Association with
Victoria Diaz Miranda– Big River Real Estate, Limited Liability Company | Allen J. West – Foster Dreamzzz

Compact Modular Eco Homes - Big River RE LLC - Show Model /Office 7500 NE 3rd Place - Ironsides/ Miami - Florida 33138 USA
Studio - 2750 NW 3rd Avenue, Suite 13 Wynwood / Miami - 33127 Tel-Text-What's App **310-220-9118** Office 305- 974- 7282
www.co-modeco.com - @www.instagram.com/comodeco_homes/



**Modular & Prefabricated Housing Co-Modeco
Ideas, Innovations & Considerations to Improve
Affordability, Efficiency, Quality & Sustainability**

COMPACT MODULAR ECO HOMES
CO-MODECO.COM - HOME AT LAST

in association with **BIG RIVER REAL ESTATE LLC**

Cristiane Roget - Founder
Victoria Diaz - Partner
Mobile -Text -310-220- 9118
e - info@co-modeco.com
Showmodel 7500 NE 3rd Place
Ironsides/ Little River/ Miami
Florida USA 33139 - 4920

Made in America - High Volume - Affordable Habitats and
Commercial Modulares -Eco -Friendly- Durable -Harmonizing
Nature with Architecture - Code Compliant - Turn Key in
as little as one week - Guaranteed - info@co-modeco.com!

MMXIII

COMPACT MODULAR ECO HOMES / BIG RIVER REAL ESTATE , LLC.

Produced by: Cristiane Roget – Compact Modular Eco Homs in Association with
Victoria Diaz Miranda– Big River Real Estate, Limited Liability Company | Allen J. West – Foster Dreamzzz

Compact Modular Eco Homes - Big River RE LLC - Show Model /Office 7500 NE 3rd Place - Ironsides/ Miami - Florida 33138 USA
Studio - 2750 NW 3rd Avenue, Suite 13 Wynwood / Miami - 33127 Tel-Text-What's App **310-220-9118** Office 305- 974- 7282
www.co-modeco.com - @www.instagram.com/comodeco_homes/



TABLE OF CONTENTS, CONTINUED

PROSPECTUS : COMPACT MODULAR ECO HOMES in association with BIG RIVER RE, L.L.C.

PART VI ENTRY EXIT PLAN FOR INVESTOR

- 43. Innovative Business Model - Volume Sales
- 44. Venture Capital Recoupment -Equity
- 45. Timeline Growth Plan - Volume Sales
- 46. Time Line Growth Plan, Continued
- 47. Minimum Funding Required \$150K
- 48. You Have Questions? We Have Answers.

ADDENDUM 1 .

- 49. A. South Florida Code Compliance, condensed
- 50. B. South Florida Code Compliance, continued

Be ACTIVE in Confronting the Culture of Excess! You, friends & associates are invited to help shape a globalized, inclusive, dignified and verdant environmental landscape for all!

Cristiane Roget & Company
Media & Press Relations
Tel Text Whats App
310-220-9118
roget@vipictures.com
info@co-modeco.com

Victoria Diaz - Big River RE LLC
Construction Logistics
2750 NW 3rd Avenue
Miami , FL 33127
305-974-7282
BigRiverREllc@gmail.com

Envoyé avec la messagerie sécurisée





TABLE OF CONTENTS, CONTINUED

PROSPECTUS : COMPACT MODULAR ECO HOMES in association with BIG RIVER RE, L.L.C.

PART VI ENTRY EXIT PLAN FOR INVESTOR

46. Innovative Business Model - Volume Sales

47. Venture Capital Recoupment -Equity

48. Timeline Growth Plan - Volume Sales

49. Time Line Growth Plan, Continued

50. Minimum Funding Required \$150K

51. You Have Questions? We Have Answers.

ADDENDUM 1 .

A. South Florida Code Compliance, condensed

B. South Florida Code Compliance, continued

Be ACTIVE in Confronting the Culture of Excess! You, friends & associates are invited to help shape a globalized, inclusive, dignified and verdant environmental landscape for all!

Cristiane Roget & Company

Media & Press Relations

Tel Text Whats App

310-220-9118

roget@vipictures.com

info@co-modeco.com

Victoria Diaz - Big River RE LLC

Construction Logistics

2750 NW 3rd Avenue

Miami , FL 33127

305-974-7282

BigRiverREllc@gmail.com

Envoyé avec la messagerie sécurisée

A special Thank you to Ed. Villanueva - info@zrills.com

Zrills
DIGITAL



TABLE OF CONTENTS, CONTINUED

PROSPECTUS : COMPACT MODULAR ECO HOMES in association with BIG RIVER RE, L.L.C.

PART VI ENTRY EXIT PLAN FOR INVESTOR

- 43. Innovative Business Model - Volume Sales**
- 44. Venture Capital Recoupment -Equity**
- 45. Timeline Growth Plan - Volume Sales**
- 46. Time Line Growth Plan, Continued**
- 47. Minimum Funding Required \$150K**
- 48. You Have Questions? We Have Answers.**

ADDENDUM 1 .

- 49. A. South Florida Code Compliance, condensed**
- 50. B. South Florida Code Compliance, continued**

Be ACTIVE in Confronting the Culture of Excess! You, friends & associates are invited to help shape a globalized, inclusive, dignified and verdant environmental landscape for all!

Cristiane Roget & Company
Media & Press Relations
Tel Text Whats App
310-220-9118
roget@vipictures.com
info@co-modeco.com

Victoria Diaz - Big River RE LLC
Construction Logistics
2750 NW 3rd Avenue
Miami , FL 33127
305-974-7282
BigRiverREllc@gmail.com

Envoyé avec la messagerie sécurisée





TABLE OF CONTENTS

PROSPECTUS : COMPACT MODULAR ECO HOMES
in association with BIG RIVER RE, L.L.C.

Introduction - Authors - Advisors
Show Model South Florida Location

PART I COMPANY DESCRIPTION

5. Genesis of the Company Co-modeco-Big River
6. Progress To Date - Investment -Self Finance
7. Investment Being Sought - Min. \$150 -\$400 K
8. Team Spirit - Office - Studio - Show Model

PART II PRODUCTION DESCRIPTION

- 9.. Production Description - Distributorship
10. Five Code Compliant Configurations
11. Cost Savings - Intellectual Properties
12. Sustainability - Aligning An Industry
- 13 Rapid Construction - Shades of Green
14. Competition is Our Friend- Buyer Benefits
15. Phase 1. Research & Development - No Debt
16. Phase 1 --Completed - Research & Development
17. Phase 2 - Co-Modeco A Work in Progress
18. A.B.C.D. Architects, Builders, Contractors, Developers
- 19, Staff - Team - Associates - Sub Contractors

PART III PROJECT DESCRIPTION - SUMMARY

20. The Why - Manufacturing + Operations
21. Exchange Road Rage - 4 the Road Less Traveled
22. Location - Location - Location - Win Win Win
23. Growth Strategies - Add-On Revenue Streams
24. Who is Our Competition? Bring it On!

PART IV MARKET ANALYSIS - TARGET MARKET

25. Market Analysis - Target Market
26. Modulares Now - Opposed To A Decade Ago
- 27 Growth Strategies - Fun Facts - Roman Toilet
28. Pre Fabrication -Modularization - Production
29. Co-Modeco - Marketing & Sales Division
30. Target Clients - Marketing Strategy
31. Marketing and Sales Plan Strategy
32. Sales -Marketing - We Get Results.

PART V MARKETING AND SALES DIVISION

33. Press Liaison - Local Goes Global
34. Value Proposition for Equity Investors
35. Holmes Stoner Jr. Collaboration Every Step
36. A Scalable Business Model - With Future
- 37.. Market Share Statistics 2024 -2025
- 38.. The Ask. \$150K - \$400K Equity Participation
39. Query Form For Investors - Just Do It.
40. It's Official - Registration Papers
41. Advisory Board - Team Members
42. Disbursement of Investment Capital

CO-MODECO PRODUCT DESCRIPTION

DON'T CALL US CONTAINERS. PLEASE!



Flat Packs Available at Deep Discount
Co-modeco.com | 310-220-9118



C. Roget - info@co-modeco.com

Compact Modular Eco Homes in Association with Big River Real Estate , LLC is a one stop supplier of sustainable source materials and components from manufacturers to end user. We have several pricing tiers.

- Volume buyer – Contractors and Developers, (very low margin)
- Emergency and Disaster Relief Housing, (No margin factory price)
- We are 501c3. So all donations are tax deferrable
- Purchase, Delivery, Assembly – Turnkey , single families only,
- Our modular units and all necessary components are assembled on a per purchase basis. We have a market advantage in that we have established (and in many cases have exclusive) representation agreements with the suppliers.

We are positioned to:

- Generate volume purchases.
- Have a verifiable track record in the green building industry.
- Present to the public a standardized, cost-effective protocol.
- In the case of a high-volume emergency, temporary and mobile work force housing units are assembled in plants that can manufacture up to 5000 units a month, based on designs and code requirements that we supply.
- Six configurations that are available for sale:

CO-MODECO PRODUCT DESCRIPTION

DON'T CALL US CONTAINERS. PLEASE!



Flat Packs Available at Deep Discount
Co-modeco.com | 310-220-9118



C. Roget - info@co-modeco.com

Compact Modular Eco Homes in Association with Big River Real Estate , LLC is a one stop supplier of sustainable source materials and components from manufacturers to end user. We have several pricing tiers.

- Volume buyer – Contractors and Developers, (very low margin)
- Emergency and Disaster Relief Housing, (No margin factory price)
- We are 501c3. So all donations are tax deferrable
- Purchase, Delivery, Assembly – Turnkey , single families only,
- Our modular units and all necessary components are assembled on a per purchase basis. We have a market advantage in that we have established (and in many cases have exclusive) representation agreements with the suppliers.

We are positioned to:

- Generate volume purchases.
- Have a verifiable track record in the green building industry.
- Present to the public a standardized, cost-effective protocol.
- In the case of a high-volume emergency, temporary and mobile work force housing units are assembled in plants that can manufacture up to 5000 units a month, based on designs and code requirements that we supply.
- Six configurations that are available for sale:

PHASE ONE – COMPLETED – RESEARCH & DEVELOPMENT

After the completion of Phase One, We are taking Compact Modular Eco Homes – Big River RE LLC to the next level of market penetration and sales. We source only with manufactures based in the Continental USA.

As a supplier of finished - turn key – speed to market,site-built habitats we require funds to ramp - up marketing to foment sales. Our business has been active for over a decade whereby a seamless system from source to delivery is in place.

All Sales to date were in association with the Pacific Rim Business Council (www.PacRimCC.com) and were consumated in California, Colorado and Oregon. The PacRimCC.com consists of 200,000 members representing owners of sole proprietorships thriving business persons in 23 member nations. These business owners will be embraced for our First Round Sales Campaign after funding is secured.

When Co-modeco first entered in the premanufactured , modular, mass assembly line arena in 2012 Mr. Holmes Stoner, Pacific Rim Business Council Director and this author, Cristiane Roget, were employed as Director and Assistant Director of Business Development for **URI Global, Beverly Hills, California** based, Asia-centric Advertising Agency. URI Global and the 125 employees were responsible for Media Planning & Buys in the Western Hemisphere with billing in excess of \$300 million dollars USD a year.

Among our clients we were positioning into the USA Consumer goods market were **Daewoo, Pioneer Electronics, Hyundai, Japan and Korea Travel Association.** With over two-thousand inquiries, we have tracked and responded to every phone call and email and have logged all queries into a database. We have dedicated countless hours and funds in creating campaigns to inform architects, builders , contractors and developers (ABCD's) about superior housing alternatives. We have signed MOU's with sources of eco-friendly and sustainable building materials.

Albeit we were fully self-financed on modest salaries. Due to this we are unencumbered by any debt, As Our Business Model id Purchase, Pay. Deliver, Next!

Our Distributorship was based in Los Angeles, Marina del Rey, California where we continue to maintain a satellite office.

NO DEBT

 **BIG RIVER**
R.E. MODULAR LIVING



PACIFIC RIM CC
ecodomika | pacrimcc.com

PHASE ONE – COMPLETED – RESEARCH & DEVELOPMENT

After the completion of Phase One, We are taking Compact Modular Eco Homes – Big River RE LLC to the next level of market penetration and sales. We source only with manufactures based in the Continental USA.

As a supplier of finished - turn key – speed to market,site-built habitats we require funds to ramp - up marketing to foment sales. Our business has been active for over a decade whereby a seamless system from source to delivery is in place.

All Sales to date were in association with the Pacific Rim Business Council (www.PacRimCC.com) and were consumated in California, Colorado and Oregon. The PacRimCC.com consists of 200,000 members representing owners of sole proprietorships thriving business persons in 23 member nations. These business owners will be embraced for our First Round Sales Campaign after funding is secured.

When Co-modeco first entered in the premanufactured , modular, mass assembly line arena in 2012 Mr. Holmes Stoner, Pacific Rim Business Council Director and this author, Cristiane Roget, were employed as Director and Assistant Director of Business Development for **URI Global, Beverly Hills, California** based, Asia-centric Advertising Agency. URI Global and the 125 employees were responsible for Media Planning & Buys in the Western Hemisphere with billing in excess of \$300 million dollars USD a year.

Among our clients we were positioning into the USA Consumer goods market were **Daewoo, Pioneer Electronics, Hyundai, Japan and Korea Travel Association.** With over two-thousand inquiries, we have tracked and responded to every phone call and email and have logged all queries into a database. We have dedicated countless hours and funds in creating campaigns to inform architects, builders , contractors and developers (ABCD's) about superior housing alternatives. We have signed MOU's with sources of eco-friendly and sustainable building materials.

Albeit we were fully self-financed on modest salaries. Due to this we are unencumbered by any debt, As Our Business Model id Purchase, Pay. Deliver, Next!

Our Distributorship was based in Los Angeles, Marina del Rey, California where we continue to maintain a satellite office.

NO DEBT

 **BIG RIVER**
R.E. MODULAR LIVING



PACIFIC RIM CC
ecodomika | pacrimcc.com

WHO IS OUR COMPETITION?

We have little or no competition! The potential market is expansive enough to encourage other builders across the board to enter into the modular space.

There are 39 million households in the USA that are struggling to pay rent.

The aspirational dream of home ownership is out of reach for most in today's overheated housing market. There is a smattering of assembly line - site built manufacturers in the USA who are yet unable to scale like similar plants in China, Korea, India and Turkey.

2) Most of those companies are years behind (Boxabl, Core, US Steel, Etc.) in delivering orders in spite of securing millions of dollars in investment, (read debt)

3) **Co-Modeco - Big River has no debt.** We are a sole-owned proprietorship, one stop and distributorship and supplier only delivering what is pre-sold and pre-paid.

3) Victoria Diaz, Big River RE LLC who has been in the construction business for over 10 years + we bring building expertise and established relations with manufacturers to the equation.

4) We are a marketing and press power house (This is how we subsidized the investment into Co-Modeco.com/Big RiverRE LLC) lending to our company industrial strength marketing , press and media support without incurring the standard cost for retaining these necessary support and services.

GROWTH OPPORTUNITY

Cost differentials with conventional building, the demand for environmentally sustainable habitats continues to rise. This translates into shifts in buying habits as indicated by the growing number of first time and ancillary dwelling unit buyers that are seeking affordable, durable, and aesthetically pleasing dwellings.

As our margins are very low when compared with conventional construction and other modular, site-built suppliers we have a competitive edge. As we are buying direct from the source, we can ameliorate additional costs. We are geared to be a volume output business with lean profit margins assuring referrals and repeat business.

Also by standardizing the basic design there are additional cost savings. The units are stackable up to 6 stories without addition infrastructure and can be decorated with countless surfaces, colors and materials to be seamlessly integrated in the local aesthetic or natural surroundings.

The finished unit is called the Co-Mo Nest (40' length x 8'.4" width x 9'.4" height) is \$60.K + tax. Financing is available. We are situated on 10,000 square feet of property owned by Victoria Diaz, sole owner of BigRiverRELLC and equity partner in Compact Modular Eco Homes



MARKET ANALYSIS - TARGET MARKETS

Accessible - affordable leased or purchased housing for next generation professionals, an aging population at the other end of the spectrum combined with an ever-widening gap between the **uber** affluent and a middle class (that can best be described today more accurately as the “working poor”) can all benefit from Compact Modular Eco Homes.

Where 50% of most incomes today barely cover the rent and utilities, there is a groundswell among A, B, C, D's that are redefining obsolete building protocols with quantifiably superior solutions. Asia, Russia, Turkey, India and Europe embraced assembly manufactured - site built, high-grade, durable steel structures a half a century ago.



“Whereby the makings of the USA housing crisis was dodged, ducked, lobbied against and /or circumvented.

There is a record number of home buyers, lessors and those who are supplying the demand that are weighing in on business criteria that is not strictly motivated by the bottom line or profit margin. Sustainability, health, wellness, and competitively priced ‘green products’ are entertaining into the buying equation.

It is not just the impact of obscenely priced rents but also our wellbeing and that of the planet that is factored into the equation.

There is an ever-increasing number of perspective home owners and renters willing to pay a modest premium to assure a healthier and more conscious community in the long run. “As the volume of modular output grows costs are becoming more competitive, the environment and the population benefits. A win-win-win,” states **Ryan Deramus, VP Business Development, Compact Modular Eco Homes.**

Having attended countless Home Shows, Pre-manufactured Builders Summits, and several Climate Change Forums, data points out that the key drivers behind buying, building or renovating a ‘green’ home has found that ‘reduced building costs’ especially in the ‘time versus money’ equation were factors. Health placed second at 49% weighing in that “it is the right thing to do for the planet’s welfare’. Combined these are some of the factors prompting citizens to ‘Go Green’ according to a McGraw Hill Study (August 2022) validating the claim ‘that substantive change is in the air!’ **CC-Forum.com - Paris - May 27-31 2024. Reserve Now!**

For years modular office and prefabricated home manufacturers have been improving their processes, from reducing pollution, environmental impact and cost-effective advanced tech like water distillation devices, LED Lights, recycled and repurposed building materials and solar energy have become part of the equation.

MARKET & SALES PLAN STRATEGY & TACTICS

Imaginative, Inventive, Indefatigable.
Masterful publicity is no accident.

One need's a plan, a road map. Knowing the end destination is vital to creating a successful media journey in the transitional construction market.

Our goal is to build **Co-Modeco** and **BigRiverRE LLC** 's Brand visibility. Raise their company profile. Take on the competition. Attract investors and gain creditability. **Ramp up sales.**

We, at **VIPictures** assist in determining objectives, and then plot a strategy to achieve them. The way media works today is most outlets offer a combination of media events partnerships, laser focused marketing & press campaigns and advertising opportunities.

These offers require budgets. From point - of - purchase promotions, co-ops advertising social media posts, sponsored editorial, online banners, strategic hyperlinks and old school advertising paired with appropriate editorial.

OUR MEDIA PARTNERS:

AdAvenueGroup.com - Re-launch 2024
Forbes.Fr - ArtBaseil.org - Earth Day - CC-Forum.com - Cision PR Newswire- Zrills.com

WE DELIVER AFFORDABLE - LEGACY QUALITY HABITATS & COMMERCIAL SPACES

WE ARE SETTING OUT *WELCOME MAT* NEW ARRIVAL DATE JANUARY 1 - 2023

Home At Last!
Thank you to
Angel Investor
Steve Eubanks

call for dates - times - press & participation

HOME AT LAST! & YOU ARE INVITED 4 A VISIT.
8 Unit Minimum Order
Includes the Shipping container

visit us today | info@co-modeco.com

REACH OUT. YOU HAVE QUESTIONS? WE HAVE ANSWERS!

PARTNERS
Holmes Stoner – Chairman - pacrimbusiness@yahoo.com
Cristiane Roget-Co-Founder -Press Liaison 310-220-9118
Victoria Diaz – Dir.- Bulldout vstudio.inc@gmail.com
Ryan Deramus – VP Business Development 575-915-9111
Berek Dore – Dir. Installation - bidore56@gmail.com
Steve Eubanks - COO VP Global Sales info@co-modeco.com

ADVISORY BOARD & ASSOCIATES
Orlaine Aguirre - Office Manager -Wynwood 305-974-7282
Douglas Hardin - Advocate - emailme@douglashardin.com
Francois Huynh Founder AdAvenueGroup fr.huynh@aol.com
Ed Villanueva – WebMaster - 954-353-1937 info@zrills.com

MARKET & SALES PLAN STRATEGY & TACTICS

Imaginative, Inventive, Indefatigable.
Masterful publicity is no accident.

One need's a plan, a road map. Knowing the end destination is vital to creating a successful media journey in the transitional construction market.

Our goal is to build **Co-Modeco** and **BigRiverRE LLC** 's Brand visibility. Raise their company profile. Take on the competition. Attract investors and gain creditability. Ramp up sales.

We, at **VIPictures** assist in determining objectives, and then plot a strategy to achieve them. The way media works today is most outlets offer a combination of media events partnerships, laser focused marketing & press campaigns and advertising opportunities.

These offers require budgets. From point - of - purchase promotions, co-ops advertising social media posts, sponsored editorial, online banners, strategic hyperlinks and old school advertising paired with appropriate editorial.

OUR MEDIA PARTNERS:

AdAvenueGroup.com - Re-launch 2024
Forbes.Fr - ArtBaseil.org - Earth Day - CC-Forum.com - Cision PR Newswire- Zrills.com

WE DELIVER AFFORDABLE - LEGACY QUALITY HABITATS & COMMERCIAL SPACES

WE ARE SETTING OUT *WELCOME MAT* NEW ARRIVAL DATE JANUARY 1 - 2023

Home At Last!
Thank you to
Angel Investor
Steve Eubanks

call for dates - times - press & participation

HOME AT LAST! & YOU ARE INVITED 4 A VISIT.
8 Unit Minimum Order
Includes the Shipping container

visit us today | info@co-modeco.com

REACH OUT. YOU HAVE QUESTIONS? WE HAVE ANSWERS!

PARTNERS
Holmes Stoner – Chairman - pacrimbusiness@yahoo.com
Cristiane Roget-Co-Founder -Press Liaison 310-220-9118
Victoria Diaz – Dir.- Buildout vstudio.inc@gmail.com
Ryan Deramus – VP Business Development 575-915-9111
Berek Dore – Dir. Installation - bdore56@gmail.com
Steve Eubanks - COO VP Global Sales info@co-modeco.com

ADVISORY BOARD & ASSOCIATES
Orlaine Aguirre - Office Manager -Wynwood 305-974-7282
Douglas Hardin - Advocate - emailme@douglashardin.com
Francois Huynh Founder AdAvenueGroup fr.huynh@aol.com
Ed Villanueva – WebMaster - 954-353-1937 info@zrills.com

MARKETING STRATEGY - CLIENTS - We are known By the Companies We Keep

Co-Modeco / Big River Re LLC are freed up from coordinating with multiple marketing service providers by integrating and aligning all of the projects moving parts in one seamless wheel house.

We have envisioned and brought to completion:

Corporate+ Incentive Summits -(Northern Telecom - The Best You 2023 LA , California)

Sales Meetings (Healthy Cell, Founder Doug & Nobel Prize nominee Dr. Vincent Giampapa and Dr Dana Churchill of the Churchill Center, Southern California)

Press For Music & Sustainable Fashion (MTV Award Best Int'l Production, Swim the Globe - Sustainable Swim Week)

Advertising campaigns (JELLO, Innovative Housing Solutions, Washington D.C.- June 2019)

New Product Roll outs (Nayked Botanicals - Vogue Magazine - Healthy Cell)

A Full Complement of philanthropic banquets & galas (Remote Area Medical - RAMusa, Rainbow Humanitarian Care Taker Foundation ,Global Green with Mikhael Gorbachev Climate Change Forum - Bharain, London UK and Dubai 2021-2023-)

WHEN THERE IS NEWS - WE CAN GUARANTEE IT GETS PUBLISHED.



VIPictures.com with Zrills, Inc. advances a full-spectrum of media placement. This is not just a matter of distributing a press release and waiting for lightning to strike. It's about shaping creative pitches for sustainable, pre-manufactured housing from USA components

Targeting select members of the press and cultivating relationships is our expertise.

Going after the big national hits in the consumer and business press.

We also focus on smaller but vital placements in local newspapers and vertical trades. Most of all it's about not taking "no" for an answer.

THE GOAL - TO INCREASE MARKET SHARE FOR INVESTORS IN CO-MODECO & BIG RIVER RE LLC.

MARKETING STRATEGY - CLIENTS - We are known By the Companies We Keep

Co-Modeco / Big River Re LLC are freed up from coordinating with multiple marketing service providers by integrating and aligning all of the projects moving parts in one seamless wheel house.

We have envisioned and brought to completion:

Corporate+ Incentive Summits -(Northern Telecom - The Best You 2023 LA , California)

Sales Meetings (Healthy Cell, Founder Doug & Nobel Prize nominee Dr. Vincent Giampapa and Dr Dana Churchill of the Churchill Center, Southern California)

Press For Music & Sustainable Fashion (MTV Award Best Int'l Production, Swim the Globe - Sustainable Swim Week)

Advertising campaigns (JELLO, Innovative Housing Solutions, Washington D.C.- June 2019)

New Product Roll outs (Nayked Botanicals - Vogue Magazine - Healthy Cell)

A Full Complement of philanthropic banquets & galas (Remote Area Medical - RAMusa, Rainbow Humanitarian Care Taker Foundation ,Global Green with Mikhael Gorbachev Climate Change Forum - Bharain, London UK and Dubai 2021-2023-)

WHEN THERE IS NEWS - WE CAN GUARANTEE IT GETS PUBLISHED.



VIPictures.com with Zrills, Inc. advances a full-spectrum of media placement. This is not just a matter of distributing a press release and waiting for lightning to strike. It's about shaping creative pitches for sustainable, pre-manufactured housing from USA components

Targeting select members of the press and cultivating relationships is our expertise.

Going after the big national hits in the consumer and business press.

We also focus on smaller but vital placements in local newspapers and vertical trades. Most of all it's about not taking "no" for an answer.

THE GOAL - TO INCREASE MARKET SHARE FOR INVESTORS IN CO-MODECO & BIG RIVER RE LLC.

We Get Results. Co-Modeco Get's the Limelight.- Oceans of Ink

Our team is comprised of writers, publicists and account executives who know how to negotiate the best comprehensive media package in our clients' behalf.

Oceans of Ink

VIPictures/Zrills, Inc. in association with AdAvenueGroup/Cision incorporates vision, style and personality into a flawless website experience. We bring ideas to life using a combination of unique resources, exquisite taste and creative direction to create dynamically stunning results.

We get Results. Co-Modeco get's the Limelight.

Open Allure, Vogue, InStyle or Washington Post. Tune into MS NBC or CNN, pick up the trade publications of any industry, or check out the online press like EIN Presswire , AdAvenuGroup, AP, PR Web, Business Wire or Agence Presse. Our clients have appeared in all of them. From product reviews to roundups, cover stories to business profiles, we generate coverage that no amount of advertising money can buy.

We handle every step. Writing - Creating - Negotiating - Placing media coverage, from planning to execution and follow-up.

Additional In-House Support

Over the course of the last 10 years though an arduous process of trial and error, we at Co-Modedco have assembled and contracted a professional dedicated and committed team in VIPictures of all of whom have experience in green building.



RSVP : The After VIP Event to coincide w

!! Dinner Reservations requested, VIP Media attending. For a confirmed Media list please call either Celia Evans 305-785-2789 or Cristiane Rogert 310-220-9118



A SCALABLE BUSINESS MODEL

Our business model is highly scalable as we are distributing with all requisite supply lines include makers of code compliant steel frames, SIP panels, and all necessary fixtures, appliances and energy saving hook-ups. Our models are replicable. All orders are fulfilled based on demand of the base units and payment in full. We have an independent third party accountant on staff.

We represent 25 existing prototypes or turnkey 'flat packs'. There is no need to stock inventory as all materials are available within two weeks of order with terms 30 day net. This is one more cost saving passed onto the prospective home owner, architect, builder, contractor, or developer (A.B.C.D.) that in turn benefits the bottom line.

We Are Only
Limited By
OUR
Imagination!



Having been in the pre-manufactured space for over a decade we have a first move advantage in this region. Now that we have successfully purchased and built out a show model / prototype that is positioned on land owned by Victoria Diaz Miranda we also have proof of concept.

Victoria is the Founder of Big River RE LLC and a distinguished remodeling and interior designer throughout the Northeast, the Caribbean and Colombia. She concurrently owns and oversees Bath and Kitchen Boutique since 2007 and will oversee all buildouts on an as need basis, **Phase One of our Business Model is complete.**

PHASE 2 – Expansion – Core Philosophy

Co-modeco in association with Big River RE LLC is uniquely positioned to further a highly profitable business strategy within this burgeoning market segment while keeping close adherence to our core philosophy: 1) Environmental preservation 2) Reduction of waste 3) Speed to market 4) Site built construction 5) Serving as a direct supplier to builders, end users, developers and contractors. 6) Affordability

A SCALABLE BUSINESS MODEL

Our business model is highly scalable as we are distributing with all requisite supply lines include makers of code compliant steel frames, SIP panels, and all necessary fixtures, appliances and energy saving hook-ups. Our models are replicable. All orders are fulfilled based on demand of the base units and payment in full. We have an independent third party accountant on staff.

We represent 25 existing prototypes or turnkey 'flat packs'. There is no need to stock inventory as all materials are available within two weeks of order with terms 30 day net. This is one more cost saving passed onto the prospective home owner, architect, builder, contractor, or developer (A.B.C.D.) that in turn benefits the bottom line.

We Are Only
Limited By
OUR
Imagination!



Having been in the pre-manufactured space for over a decade we have a first move advantage in this region. Now that we have successfully purchased and built out a show model / prototype that is positioned on land owned by Victoria Diaz Miranda we also have proof of concept.

Victoria is the Founder of Big River RE LLC and a distinguished remodeling and interior designer throughout the Northeast, the Caribbean and Colombia. She concurrently owns and oversees Bath and Kitchen Boutique since 2007 and will oversee all buildouts on an as need basis, **Phase One of our Business Model is complete.**

PHASE 2 – Expansion - Core Philosophy

Co-modeco in association with Big River RE LLC is uniquely positioned to further a highly profitable business strategy within this burgeoning market segment while keeping close adherence to our core philosophy: 1) Environmental preservation 2) Reduction of waste 3) Speed to market 4) Site built construction 5) Serving as a direct supplier to builders, end users, developers and contractors. 6) Affordability

HOLMES STONER JR COLLABORATING IN THIS ENDEAVOR EVERY STEP OF THE WAY



Our associate **Mr. Holmes Stoner**, Chairman of Pac Rim Business Council, PACRIMCC.com and Green Alliance International began importing compact modular eco homes to California since 2012. We have collaborated on this endeavor every step of the way.

We have now expanded our main hub into South Florida, to focus sales on the surrounding regions, here and abroad.

We have the capacity to build and deliver from 1 to 2000 sustainable 'flat pack', turnkey homes and/or commercial spaces a month.

All components that go into the construction of the Compact Modular Eco Home are sourced direct from the manufacturers in the Southeast United States. Delivery is within 30 days from date of order (or less). Assembly can be completed in 48 hours after a code compliant foundation. interiors that include an open living and kitchen space, and an enclosed bathroom can be completed in two weeks or less.

We currently have two units (20' wide by 8' ¼ feet width to 9' ¼' floor to ceiling) available on our lot for immediate delivery. All Co-Modeco's components are supplied to the owner's specifications and can adhere to zoning, compliance and construction requirements. Please visit our websites co-modeco.com or join the conversation on our social media sites.

https://www.instagram.com/co_modeco/

https://www.instagram.com/comodeco_homes/

<https://www.instagram.com/comodecohomes/>

<https://www.facebook.com/search/top?q=ecoworldluxury%20>

**Thank you for being on the ground floor as we grow into a viable,
sustainable & affordable housing alternative to
Build a Better future for all!**

Tomorrow- Together.

HOLMES STONER JR COLLABORATING IN THIS ENDEAVOR EVERY STEP OF THE WAY



Our associate **Mr. Holmes Stoner**, Chairman of Pac Rim Business Council, PACRIMCC.com and Green Alliance International began importing compact modular eco homes to California since 2012. We have collaborated on this endeavor every step of the way.

We have now expanded our main hub into South Florida, to focus sales on the surrounding regions, here and abroad.

We have the capacity to build and deliver from 1 to 2000 sustainable 'flat pack', turnkey homes and/or commercial spaces a month.

All components that go into the construction of the Compact Modular Eco Home are sourced direct from the manufacturers in the Southeast United States. Delivery is within 30 days from date of order (or less). Assembly can be completed in 48 hours after a code compliant foundation. interiors that include an open living and kitchen space, and an enclosed bathroom can be completed in two weeks or less.

We currently have two units (20' wide by 8' ¼ feet width to 9' ¼' floor to ceiling) available on our lot for immediate delivery. All Co-Modeco's components are supplied to the owner's specifications and can adhere to zoning, compliance and construction requirements. Please visit our websites co-modeco.com or join the conversation on our social media sites.

https://www.instagram.com/co_modeco/

https://www.instagram.com/comodeco_homes/

<https://www.instagram.com/comodecohomes/>

<https://www.facebook.com/search/top?q=ecoworldluxury%20>

**Thank you for being on the ground floor as we grow into a viable,
sustainable & affordable housing alternative to
Build a Better future for all!**

Tomorrow- Together.



TIME LINE GROWTH PLAN 2024 -2025

“Systemic Change Must Occur to Move Humankind to the Right Side of History.” Michael Buckley ✧

As Co-modeco/Big River RE LLC advances through Phase 1 and Phase 2 , these additional steps will be instituted to further monetize and expand the viability and growth of the company.

- Expand Services – That will be billed separately to include, but not limited to, freight and shipping assistance, general contracting of buildouts.
- Sourcing all manner of fixtures / materials and components with optional installation.
- Construction of outdoor kitchens, decks, Rooftop gardens, landscaping, installation of septic tanks, water distillation machines, fencing, grading, and foundations (All Code compliant)
- To become a one- stop source for pre-manufactured housing. The expansion of services will enable Co-Modeco to fully integrate building processes, thus reducing overhead with increasing quality control.
- We are currently aligned with a number of reputable developers, which include ModuFi.net, Kobi Karp Architecture, Moishe Mana of Mana Common, MattBeth Construction, among them.
- With these and growing alliances we can better influence the growth of home-grown communities , commercial spaces, growtainers and individual residences in an intelligent and sustainable manner.
- Expand the designated territory of concentration to include South Florida , the Caribbean, Central America, and Colombia
- Expand the product line – Continue to grow the current customer base by offering a systemized portfolio of show models that are created.
- Provide distinct styling interior design and color palettes to conform with the individual tastes of the Home Owner or Buyer.
- Licensed Designs – Floorplans – Architectural renderings and Blueprints will be available to modular manufacturers outside our serviceable area or within our area in the case of high demand.



✧ this is not an allusion to A.I! .The Natural intelligence we are endowed with is fully capable of rectifying whatever ails us and our planet.

ADDENDUM 1 Code Compliance Florida

Section. 4-203. - Minimum standards of development.

A. RESIDENTIAL DISTRICTS

User permits in Florida Residential Districts shall be developed in accordance with the following standards and other applicable development standards in article 5 of these LDRs : **Residential**

FLOOR PLANS THAT ARE APPROVED - MODULAR SIZES

Minimum floor area of a modular dwelling unit in the:

R-1 district is one thousand five hundred (1,500) square feet,

R-2 district it is one thousand (1,000) square feet for the floor area

(ADU) Detached Ancillary Dwelling Units Minimum 500 Square Feet (or)
Up to a maximum of 25% of the size of the principal residence.on the lot
Exception: College/university dormitories as per the approved campus master plan

MULTI - FAMILY & MIXED USE DISTRICTS

seven hundred fifty (750') square feet minimum floor area

NON - RESIDENTIAL DISTRICTS

In Nonresidential Districts, buildings with a height of thirty-five (35) feet or less that are located on parcels of land adjacent to and/or abutting an R-1 or R-2 district or the Village of Biscayne Park Transit on Z one shall be set back at least twenty-five (25) feet from the proposed development's property line which is adjacent to and/or abutting an R-1 or R-2 District; portions of a building that exceed thirty-five (35) feet up to the maximum permitted height shall be set back an additional ten (10) feet. Conditional use approval shall be required for any building proposed to be developed on a parcel of land in a nonresidential district that with a height which exceeds fifty (50") feet; Any portion of a building that exceeds fifty (50) feet in height shall be set back an additional one (1) foot for every two (2) feet of height.

* Setbacks for accessory structures or also called Ancillary Dwelling Units (ADU's) are the same as the principal structure unless modified in article 5, Division 1.

** If building height is over fifty (50') feet, need twenty thousand (20,000) square foot minimum lot size. 1 Subject to PCD overlay criteria established in Sec. 4-306 and the design and sustainability standards of Sec ons 5-802 and 5-803, as may be applicable.

2 Subject to SDTOD criteria established in Sec. 4-309 and the design and sustainability standards of Sec ons 5802 and 5-803, as may be applicable.

3 Subject to NMTSOD criteria established in Sec. 4-310 and the design and sustainability standards of Sec ons 5-802 and 5-803, as may be applicable. (Ord. No. 1442, § 1(exh. 1), 9-10-19)

ADDENDUM 1 Code Compliance Florida

Section. 4-203. - Minimum standards of development.

A. RESIDENTIAL DISTRICTS

User permits in Florida Residential Districts shall be developed in accordance with the following standards and other applicable development standards in article 5 of these LDRs : **Residential**

FLOOR PLANS THAT ARE APPROVED - MODULAR SIZES

Minimum floor area of a modular dwelling unit in the:

R-1 district is one thousand five hundred (1,500) square feet,

R-2 district it is one thousand (1,000) square feet for the floor area

(ADU) Detached Ancillary Dwelling Units Minimum 500 Square Feet (or)
Up to a maximum of 25% of the size of the principal residence.on the lot
Exception: College/university dormitories as per the approved campus master plan

MULTI - FAMILY & MIXED USE DISTRICTS

seven hundred fifty (750') square feet minimum floor area

NON - RESIDENTIAL DISTRICTS

In Nonresidential Districts, buildings with a height of thirty-five (35) feet or less that are located on parcels of land adjacent to and/or abutting an R-1 or R-2 district or the Village of Biscayne Park Transit on Z one shall be set back at least twenty-five (25) feet from the proposed development's property line which is adjacent to and/or abutting an R-1 or R-2 District; portions of a building that exceed thirty-five (35) feet up to the maximum permitted height shall be set back an additional ten (10) feet. Conditional use approval shall be required for any building proposed to be developed on a parcel of land in a nonresidential district that with a height which exceeds fifty (50") feet; Any portion of a building that exceeds fifty (50) feet in height shall be set back an additional one (1) foot for every two (2) feet of height.

* Setbacks for accessory structures or also called Ancillary Dwelling Units (ADU's) are the same as the principal structure unless modified in article 5, Division 1.

** If building height is over fifty (50') feet, need twenty thousand (20,000) square foot minimum lot size. 1 Subject to PCD overlay criteria established in Sec. 4-306 and the design and sustainability standards of Sec ons 5-802 and 5-803, as may be applicable.

2 Subject to SDTOD criteria established in Sec. 4-309 and the design and sustainability standards of Sec ons 5802 and 5-803, as may be applicable.

3 Subject to NMTSOD criteria established in Sec. 4-310 and the design and sustainability standards of Sec ons 5-802 and 5-803, as may be applicable. (Ord. No. 1442, § 1(exh. 1), 9-10-19)

ADDENDUM 1 Code Compliance Florida

Page 2 - Continued

In the nonresidential districts, buildings with a height of thirty-five (35) feet or less that are located on parcels of land adjacent to and/or abutting an R-1 or R-2 district or the Village of Biscayne Park Transition Zone shall be set back at least twenty-five (25) feet from the proposed development's property line which is adjacent to and/or abutting an R-1 or R-2 district; portions of a building that exceed thirty-five (35) feet up to the maximum permitted height shall be set back an additional ten (10) feet.

Conditional use approval shall be required for any building proposed to be developed on a parcel of land in a nonresidential district that is adjacent to and/or abutting the R-1 or R-2 district with a height which exceeds fifty (50) feet; any portion of a building that exceeds fifty (50) feet in height shall be set back an additional one (1) foot for every two (2) feet of height.



Setbacks for the ADU are the same as the principal structure unless modified in article 5, division 1.
** If building height is over fifty (50) feet, the developer will need a twenty thousand (20,000) square foot minimum lot size.



This form is incomplete- As each instance is distinct We highly recommend that you retain the services of a Contractor, Civil engineer , Architect or Developer to assist the perspective home owner or builder in properly interpreting the code.

This Property is available for development in Little River, Miami, FL 33138 - Owned by James Quinlan
inquiries info@co-modeco.com,

ADDENDUM 1 Code Compliance Florida

Page 2 - Continued

In the nonresidential districts, buildings with a height of thirty-five (35) feet or less that are located on parcels of land adjacent to and/or abutting an R-1 or R-2 district or the Village of Biscayne Park Transition Zone shall be set back at least twenty-five (25) feet from the proposed development's property line which is adjacent to and/or abutting an R-1 or R-2 district; portions of a building that exceed thirty-five (35) feet up to the maximum permitted height shall be set back an additional ten (10) feet.

Conditional use approval shall be required for any building proposed to be developed on a parcel of land in a nonresidential district that is adjacent to and/or abutting the R-1 or R-2 district with a height which exceeds fifty (50) feet; any portion of a building that exceeds fifty (50) feet in height shall be set back an additional one (1) foot for every two (2) feet of height.



Setbacks for the ADU are the same as the principal structure unless modified in article 5, division 1.
** If building height is over fifty (50) feet, the developer will need a twenty thousand (20,000) square foot minimum lot size.



This form is incomplete- As each instance is distinct We highly recommend that you retain the services of a Contractor, Civil engineer , Architect or Developer to assist the perspective home owner or builder in properly interpreting the code.

This Property is available for development in Little River, Miami, FL 33138 - Owned by James Quinlan
inquiries info@co-modeco.com,