



GARDEN OF EDEN INVESTMENT GROUP INC

Vertically Integrated Supply Chain For Green-Built Sustainable Homes

8 The Green, Suite R Dover Delaware, 19901 USA

www.GoInvestmentGroup.com (818) 309-8725

GOEIG Inc Equity Partnerships with Landowners, Investors, Private Lenders, Strategic Partners

GOEIV is dedicated to creating and expanding its unique sustainable developments into a green development portfolio that attracts a diverse range of equity stake partners, landowners, strategic partners and strategic alliances with the county planning departments and their resource partners.

Our green architects, urban planners, land use consultants, green contractors, permaculture designers, engineers, and landowner and real estate broker work network work together in our “Integrative Engineering Disciplines” to design unique sustainable developments that are aligned to spirit of place, execution and timing. www.GoInvestmentGroup.com/projects

GOEIG continually looks for equity partners, land owners, investors who share our passion in being part of building a new paradigm of self-sustainable and affordable housing in eco village community developments.

Below is a description of the equity stake partner, landowner and investor spec list that GOEIG Inc operates with partners and joint venture partners. In order to proceed with on-site property tours, business plans, site plans and partnerships the following protocols and information is listed below:

- 1) Capital investment funding or holdings is readily available; POF documentation is needed.
- 2) Preferably have an existing investment portfolio of green building developments or is interested to be invest in the high demand for self-sustainable living and affordable housing in residential community developments
- 3) Have passion & creative input with supportive or new ideas to implement for the proposed development. GOEIG Inc is interested to modify, amend or improve the development plan that is aligned with the investor’s portfolio, brand, value chain, project.
- 4) Has an existing Value Chain that can be integrated with GOEIG development or has value to GOEIG development or is interested to review the possibilities of adding resources.
- 5) Understands or is interested to implement the basic tenants of sustainable living and green building permaculture to:
 - a. Buy Locally
 - b. Hire Locally
 - c. Build Locally

- 6) Understands the Residential Community Developer business purchase investment techniques, strategies and practices whereby once the property is rezoned and/or has entitlements to build with water rights and utilities the land value drastically increases in value whereby a loan or credit line or additional funding can be established through various resources.
- 7) Understands the basic Residential Community Developer processes, techniques methodologies when GOEIG completes the Comprehensive Building Plan approval process with the zoning change with the County Planning Department that includes approvals for permits, conditional use permits, subdivision rights, and entitlements to build with water rights, then the development project has many favorable options.
- 8) Understands the basic Residential Community Developer principals and benefits of buying land that can immediately appreciate, double in value or more after the property is rezoned or is in the process of rezoning or is available for conditional use permits and/or negotiations with municipalities that can include density bonuses, tax abatements, tax credits, tax exempt bonds, subsidy loans, HUD grants and more that can enable a PUD, Residential Community Development after all due diligence and/or feasibility studies that are completed with County, City Planning Department and their affiliated counterparts that can include Public Works Environmental Health, Building Division, Resource Planning, Fire Department, State Water Board
- 9) Understands the basic Residential Community Developer investment strategies that the land appreciation value documented by increased land appraisal can be a favorable and profitable exit strategy and provide risk free options with Equity Stake Partner investor before the construction build out phases that can include the following developments:

List of Residential Community Developments

<p>Mixed Housing Community Developments Single-family homes, townhouses, apartments, condo's</p> <p>Subdivision Dividing larger tract into smaller lots for construction homes</p> <p>Master-Planned Community Comprehensive development that includes residential, commercial, recreational, and educational components</p> <p>Green Community Emphasizes sustainable and eco-friendly practices in design, construction, and maintenance</p> <p>Eco-Village Community Emphasizes ecological sustainability, green building practices, renewable energy, permaculture design, communal agriculture</p> <p>Urban Infill Development Utilizes vacant or underutilized land within existing urban areas for new residential construction</p> <p>Leisure/Resort Community Combines residential living with resort-style amenities and recreational facilities</p> <p>Inclusionary Zoning Development Includes a mix of market-rate and affordable housing units as required by local zoning regulations</p>	<p>Planned Unit Development (PUD) Residential, commercial, recreational spaces, common areas</p> <p>Affordable Housing Developments Affordable housing for lower incomes individuals & families</p> <p>Gated Community Residential development with controlled access featuring security measures, gates and fences</p> <p>Active Adult Community (55+ Community) Designed for residents aged 55 and older, featuring amenities and services tailored to an active lifestyle</p> <p>Tiny Home Community Features small, minimalist homes, often with shared amenities and a focus on sustainable living</p> <p>Rural Residential Development: Developments located in rural or countryside settings featuring larger lots and a focus on nature</p> <p>Senior Living Community Designed to cater to the needs and preferences of senior citizens, offering various levels of healthcare services</p> <p>Municipal-Owned Housing Development: Developments owned or operated by local government entities to address specific housing needs.</p>
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