



GARDEN OF EDEN INVESTMENT GROUP INC

Vertically Integrated Supply Chain For Green-Built Sustainable Homes

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Fairfield Vineyard Retreat Center Eco Village Executive Summary

INNOVATIVE VINEYARD RETREAT CENTER WITH SUSTAINABLE ECO-VILLAGE

The Garden of Eden Investment Group has created a new sustainable development project to purchase 2 vineyard properties that share the same property lines in the heart of the best wine destination in the world and establish a Vineyard Retreat Center combined with a sustainable eco village.

The Fairfield Vineyard Retreat Center Eco Village is a visionary unique development combining sustainable tourism, retreat and resort activities, live music events, sustainable living eco village lifestyles and technologies with forest gardens, organic food, permaculture designs with seamless integration into vineyard tourism activities in the biggest wine destination in USA. Visitors from all over the world will have unforgettable vineyard eco-tourism experiences with live entertainment performances, mind, body wellness workshops, sustainable living seminars, hiking on nature trails, organic cuisine, living in a sustainable eco village, clubhouse events, activities and much more.

The property is zoned A-SV-20 which allows for Luxury Resort, Lodging, Corporate Retreat & Restaurant services. The 2 vineyards are being combined into the GOEIG global Brand-- Fairfield Vineyard Retreat Center Eco Village will attract visitors, tourists, vacationers from all over the world.

STRATEGIC PARTNERSHIP WITH REAL ESTATE PROPERTY OWNER

Garden of Eden Investment Group has negotiated a strategic partnership with Frank Vezer Vineyards and Winery to buy 2 contiguous vineyard properties in Fairfield CA, Solano County that share the same property line and total 51 acres that includes 36 acres of planted vines that are producing award winning wine.

A negotiation is in place for Frank Vezer to sell the 2 properties to GOEIG for \$22.5M with a lease-back contract paying GOE Investment Group \$38.5K a month for having the lease rights of the 36 planted vineyard acres to continue growing, cultivating, harvesting and processing the grape fruits into his bottled winery brand. The lease also includes leasing the 2 estate homes, 1 cottage, 1 duplex, 1 apartment, 1 wine storage facility, tasting room, event space, barrel storage, Crush pad, equipment sheds.

STRATEGIC BUSINESS PLAN

GOE Investment Group has created an extensive business plan to expand the 2 Vineyard infrastructure into a profitable Fairfield Retreat Center Eco Village brand that can be monetized and scale its operations with revenues doubling every year for the next 5 years. After the A-SV-20 zoned property is implemented with Luxury Resort, Lodging, Corporate Retreat & Restaurant services the 51 acre property will more than double in value.

The Fairfield Vineyard Retreat Center Eco Village functions in many capacities as a sanctuary and serene refuge for groups and individuals offering solace from the demands of daily life. The unique nature eco-system space curates an award winning picturesque vineyard paradise with live entertainment, workshops and retreats in mind, body wellness programs. The integration with eco village lodging holds immeasurable value as a unique eco tourism getaway, creating transformative experiences. The exceptional retreat experiences naturally draw clients, making them eager to partake in GOE Vineyard Retreat Center Eco-Village services and amenities.

MARKETING PLAN

The Garden of Eden Investment Group has developed pivotal marketing strategies designed to brand and market Fairfield Vineyard Retreat Center Eco Village to a worldwide ecotourism network, sustainable tourism agencies, ecotourism societies, sustainable and regenerative travel organizations, travel groups, event producers, Fortune 500 Companies. GOEIP marketing is specifically crafted to attract our diverse primary and secondary target market and clientele:

<u>TARGET MARKET</u>	<u>GENERATION GROUPS</u>	<u>TARGET AUDIENCE</u>
Sustainable Living Seekers	02 - 10 Gen Alpha	Social Media Audiences
Mind/Body/Wellness Seekers	11 - 26 Gen Z	Green Lifestyle Audiences
Retreat & Workshop Seekers	27 - 42 Millennials	Nature Lovers
Corporations & Event Producers	43 - 58 Gen X	Ecotourism Vacationers
Sustainable Green Home Buyers	59 - 77 Baby Boomers	Health Conscious Adults
Music and Nature Event Seekers	76 Plus G.I. Generation	Business Travelers

From crafting compelling campaigns to optimizing an online presence, Fairfield Vineyard Retreat Center Eco Village strategies are designed to attract the right audience, boost engagement, drive more bookings, increase strategic partnerships with event producers, tourism agencies and expand its eco village lodging with its innovative community clubhouse activities. Strategic marketing campaigns are integrating search engine optimization (SEO) to optimize the website engagement by using keywords to bring the website to the top of the search results while utilizing the following:

- 1. Elevated Website Presence**
- 2. Collaborative Blogging Expands Online Presence**
- 3. Captivating Email Newsletters**
- 4. Social Media Campaigns with Click Funnels to Showcase Retreat Center**
- 5. Eco Tourism Agency Promotions**
- 6. Marketing Agency Services in Event Marketing**
- 7. Cross Promotional Campaigns**
- 8. Crowd Funding Campaign with expanded Clientele offerings**
- 9. Contest Campaign Giveaways**

Property #1 French Country Vineyard Retreat Estate, 23 Acres Fairfield, CA

5070 Clayton Road Fairfield CA, 23 acres



Watch the Video

<https://www.youtube.com/watch?v=m3UhuzDxxeQ&t=99s>

Pitch Deck

https://www.goeinvestmentgroup.com/files/ugd/a9eed1_7562a23d8b0e49349ccd5a0faa182c35.pdf

Property Description

https://www.goeinvestmentgroup.com/files/ugd/a9eed1_b751cc9480bf45aeb31653899d165bf5.pdf

Loop Net MLS Listing

<https://www.loopnet.com/Listing/5070-Clayton-Rd-Fairfield-CA/29787281/>

Real Estate Broker Website Listing

<http://suisunvineyardstates.com/>

Property #2 ___Luxury Vineyard Resort, 28 Acres Fairfield, CA

5066 Clayton Road Fairfield CA



Watch the Video

https://youtu.be/V8Ugo64CLIs?si=45ZBqSCLEUq_tc_6

Pitch Deck

https://www.goeinvestmentgroup.com/files/ugd/a9eed1_ce7706c6f75c45f0b938608aa572999f.pdf

GOEIG BUSINESS SERVICES SUMMARY

I. GOEIG History

GOEIG recently incorporated in the state of Delaware but has been in business for several years creating upscale sustainable living/eco village development projects in predevelopment phases with urban planning designs, integrative engineering design systems, eco village community development pitch decks, websites, business plans, marketing plans, investment strategies, fund raising & investor relations campaigns, crowd funding and expanding global strategic partners, alliance partners, equity partners, and technology partners.

GOEIG has created a *Eco-Village Green Building* brand by creating strategic partnerships with land owners with spectacular undeveloped real estate properties in county planning zones in CA, OR, CO. GOEIG builds strategic partnerships with the County Planning Departments, Economic Development Departments, Chambers of Commerce and all their strategic alliances and committees and then establishes the economic goals with tie-ins to agribusiness and ecotourism incentives to develop innovative eco-villages community designs integrated with destination retreats and resorts with event centers, affordable housing communities, over 55 residential communities, independent living and assisted living communities.

II. GOEIG Business Operations

GOEIG is a Delaware-based investment group corporation with offices in Dover DE, Phoenix AZ and Silicon Valley that connects, facilitates, develops sustainable living development projects with multiple equity partners, private share-holders, venture capital & private equity firms, angel investors, institutional investors and technology partners with multiple sources of international capital investments providing a greater pool of capital with a greater ability to invest more broadly.

GOEIG's ***"Sustainable Green-Building Brand"*** and operations are designed from its proprietary, innovative intellectual property designs that use a holistic, ***"Integrative Systems Engineering Discipline."*** Integrating state-of-the-art permaculture technologies and sustainable green building materials with strategic partners and technology partners allows GOEIG to combine urban planners, architects, structural engineers, mechanical engineers, green building contractors, water design system & renewable energy engineers, landscape architects, agronomists and eco-village community residents to produce a coherent whole that is not dominated by the limiting perspective of one single discipline.

GOEIG continually expands its value chain and Intellectual Property to establish funding for sustainable eco-village developments that integrates diverse Retreat and Resort themed activities with live entertainment Event Center performances tied to Mind, Body, Wellness workshops, seminars, permaculture designed organic gardens water distribution systems & renewable power.

III. GOEIG Intellectual Property (IP) Value, International Brand

Garden of Eden Investment Group Inc (GOEIG) does not have a capitalization history of financial banking transactions/earning/holdings. Instead, its business plan and operations were specifically designed to establish significant Intellectual Property Value (IP), Proprietary Trade Secrets and Strategic & Equity Partners to raise funding for sustainable living community developments.

GOEIG Intellectual Property (IP), Proprietary Trade Secrets, Design Systems, and Goodwill have earned the respect and admiration to expand its strategic partners, alliance partners, and equity partners worldwide. GOEIG has created its IP, Trade Secrets, International Brand and R&D in Exploratory Advancement from a variety of proprietary processes, designs, green building material applications/formulas, methods, practices, plans, techniques, procedures and integrative systems engineering compilations included in the following:

Sustainable Living/Green Building International Strategic Partners & Equity Partners
OR & CA Development Projects with Real Estate Option Rights; County Planning Dept Strategic Alliances
Real Estate Landowner Partners; Green Building Value Chain and Supply Chain; Goodwill
Green Building Technology Partners with Patents/Trade Secrets; Architecture Home Design Styles using--
Sustainable Building Materials-- Hemp/Cob/Adobe/Rammed Earth/Container/Strawbale/Bioceramic
International Eco Village Subscriber List and USA Green Home Buyers Subscriber List Totals over 57,000
Organic Animal Ranching; Food Forest Designs; Edible Landscape Designs; Urban Planner & Architecture Teams
Project Management Teams; Office Administration Staff; Strategic Alliances; Advisory Board; Industry Leaders
Eco-Village Off-The-Grid Community Urban Planning Designs with Integrative Engineering Systems
Renewable Energy System Designs; Sustainable Living Water Engineering Design Systems
Water Harvesting, Rain Capture, Water Recycling and Structured Water Technology System Designs
State-of-the-Art Permaculture Designs & Technologies; Biological Living Sewage System Designs
Organic Food Forest Gardens & Edible Landscape Design Systems; Regenerative Farming;

IV. GOEIG International Network

GOEIG has created a large international network of strategic partnerships, equity partnerships, and technology partnerships with industry leaders, pioneers and experts in green engineering, design systems, architecture, urban planning and permaculture design in green-building materials and sustainable living industry.

GOEIG Strategic Partners

Abeel Partners, LLC Klamath Falls, OR	HZ CPAs & Advisors, Long Beach, CA
Americhanvre Cast Hemp, Wescosville PA	Jackson County Planning Department, Medford OR
Arabzone Properties, Dubai UAE	Jonathan Rose Companies, Oakland CA
Besser Company, Alpena MI	Kevin Weiss Real Estate Development, San Jose CA
Bogatay Construction, Klamath Falls OR	Leanto Architecture, Portland OR
Brian In Action Academy, Bavaria Germany	M Commercial Capital Group Inc, Tampa, FL
Brinshore Development LLC, Chicago IL	MODDSYS, Dubai, UAE
Container Homes USA, Cleveland OH	Modular Future, Shanghai, China
Creative Consulting & Mgmt, Inc, Charleston NC	OR Siskiyou Permaculture Research Group, Ashland OR
Dakota Hemp, Wakonda, South Dakota	Pacific Domes, Ashland, OR
Damac Properties, Dubai, UAE	Primary Water Technologies, Phoenix, AZ
DREC Construction Services, Chino CA	Provident Estate, Dubai UAE
DuChanvre, Quebec Canada	Richards Rodriguez & Skeith LLP, Austin, TX
Economic Development, Petaluma CA	Rogue River Eco Village Destination Resort, Central Point, OR
Eveon Containers, Charleston SC	The Perfect Block, Peoria, AZ
Expanders Middle East, Dubai UAE	Trinity Wealth Management, Zurich, Switzerland
Expanders, Hamburg, Germany	US Hemp Building Association, Nashville, TN
First Container Modular, LLC Topanga CA	Verdant Structural Engineers, Inc. Berkley, CA
GeoCom Communications Farmington, MO	Vessel Technologies Inc, Dallastown, PA
Geoship, Nevada City, Ashland CA	Wishing Well Promotions, Sebastopol CA
Globility Circle, Lucerne, Switzerland	World Center for Concrete Technology, Alpena, MI
Hempwood LLC, Murray, KY	Zomes LLC, Petaluma CA

V. **GOEIG Mission Statement**

GOEIV is dedicated to developing sustainable living residential developments integrated with destination and resort retreats that combine proprietary, innovative permaculture design systems to meet community development goals that enable natural systems to provide the necessary natural resources and ecosystem services to its community residents. GOEIG is creating a new paradigm in eco village and destination retreat community development models using its innovative intellectual property designs that use holistic, ***“Integrative Systems Engineering Discipline”*** using state-of-the-art permaculture technologies with sustainable green building materials. Our innovative leadership development programs create visionary Teams that work together in collaborations to create new solutions for healthy sustainable living conditions and resources to meet human needs without undermining the planetary integrity and stability of the precious earth’s natural eco-systems.

GOEIG continues its research and development to increase its strategic and technology partnerships to develop Intellectual Property (IP) in green building technologies, and supply chain resources to develop full-service turnkey engineering, design, building and installation systems for modular construction prefabrications for green-built sustainable homes, affordable homes, and tiny houses.

www.GoInvestmentGroup.com/projects