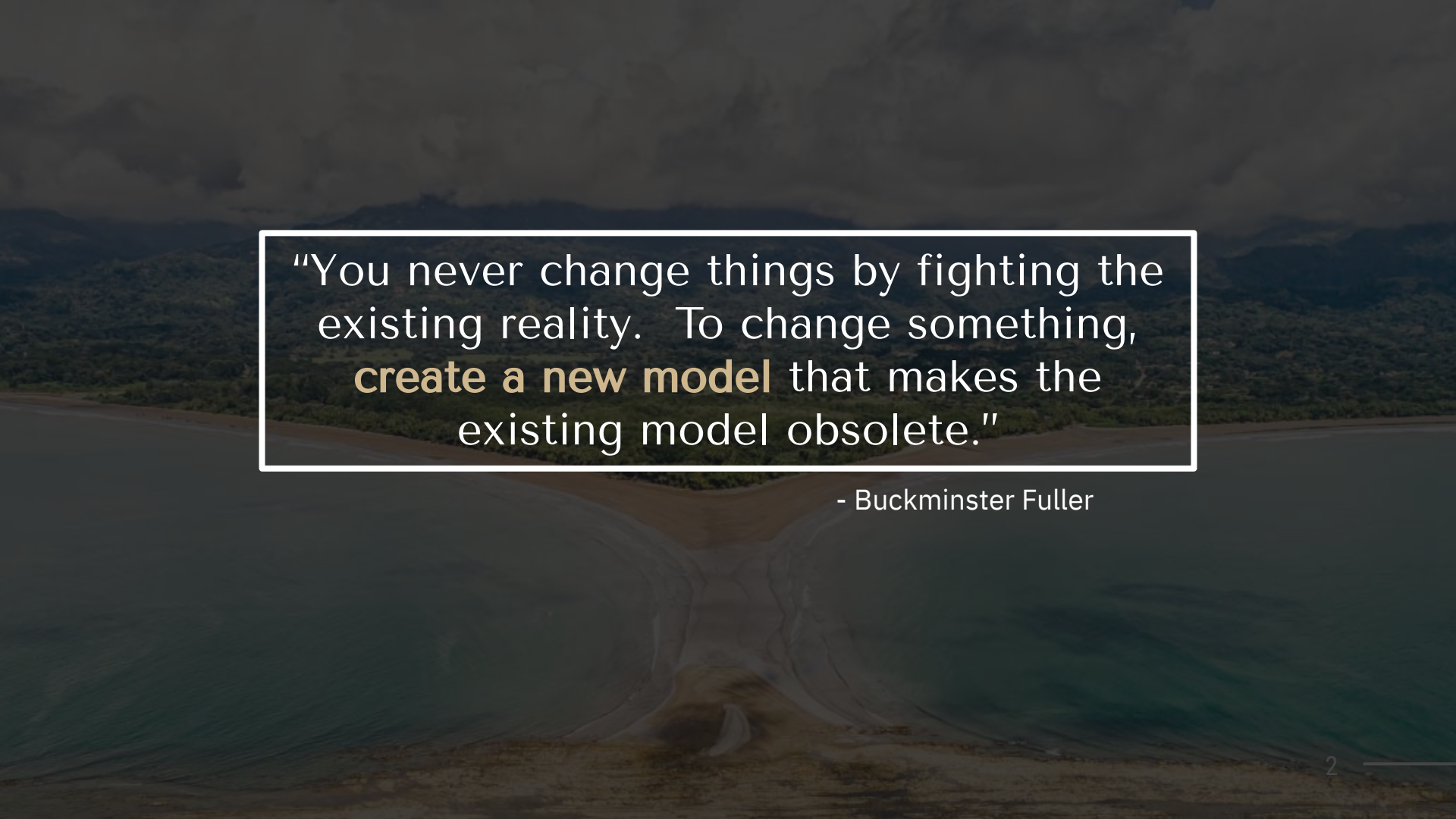




NEW EARTH
DEVELOPMENT

Services Offering



"You never change things by fighting the existing reality. To change something, **create a new model** that makes the existing model obsolete."

- Buckminster Fuller

OUR ETHOS

Consulting And Development Services
for a Harmonious, Regenerative World

VISION

We believe in creating a world where all beings are thriving in harmony with nature and each other, while regenerating the planet.

MISSION

To demonstrate and scale an innovation of the real estate development model which is self-sustaining, zero waste, net positive energy, and carbon sequestering, transitioning humanity from focusing on meeting survival needs to a civilization where all humans are free to focus on their creative passions and purpose.



OUR TEAM



Kelly Krezek
CEO and Founder

10 Yrs in Project Mgmt, Finance, & Real Estate Investing. 10 Regenerative Community Dev. Projects. Sustainability Consulting for Real Estate Companies with \$100B in AUM.



Joe McVeen
CMO & Business Dev.

CEO of Viral Purpose Media, a Digital Marketing Agency Specializing in Viral Marketing Launches for Purpose-Driven Brands to a 400M+ Network. Business Development Lead



Angie Gonzales
Permaculture Design Partner

Founder of Eco Rainbow Goddesses Non-Profit. Expert in Permaculture Design, Yoga Therapy Healing Arts, Shamanism, Health & Wellness, and Regenerative Lifestyle Design.



Mitchell J Bardack
Accountant & Tax Strategist

Partner at AFC Accounting Firm. Masters in Finance & Taxation. Experience in Costa Rica Tax in Relation to US IRS, International Firms, & Large-Scale Multinational Projects.



Rohan Guyot-Sutherland
Regenerative Systems & Design

15 Yrs Regenerative Designer, Builder, Teacher and Global Advocate. 20+ Projects in Sustainability, Biomimicry, Self-Sufficiency & Climate Change Adaptation Worldwide.



Arnold Poncon
Developer Partner

Serial Entrepreneur in Agriculture, Hospitality, Manufacturing & Real Estate, managing teams of 250+ people.



Dan Lawless
Technology Partner

CEO of Pix18 Studios. Tech genius and solutions architect. Experience in cryptocurrency, website design, NFT's, Metaverse creation, network integration and automation.



Luke Jensen
Lifestyle Partner

20+ years in growth of multi-million dollar businesses in entertainment, hospitality, service, e-commerce, food, real estate, philanthropy, wellness, digital currency, & energy.

WHAT WE LOOK FOR IN OUR CLIENTS



SUSTAINABILITY

You recognize that we only have one planet, and the decision to build in harmony with nature is the decision to ensure generations to come inherit a beautiful world.



PRACTICALITY

You're ready to put together a clear plan and execute it with the proper finances, expertise and team necessary to make your sustainable home, community or retreat center a masterpiece.



VISION

Your project isn't motivated solely by financial gain or personal escape, but instead you dream to build something that inspires as a shining legacy for how people can live more holistically and joyfully.

An aerial photograph of a tropical coastline. The left side of the image is dominated by a dense, lush green forest. The right side shows a sandy beach curving along the edge of the forest, meeting the turquoise ocean. The water has a textured, rippled appearance. The overall lighting is soft, giving the scene a serene and natural feel.

OUR PROCESS



OUR PROCESS

Land & Location Analysis

First, we observe and interact with the environment by assessing your needs and desires, location impact, and resource availability with surveys, historical data, and analysis.

Partner & Team Planning

Next, our team sources our network for the list of sustainable service providers who can lead the installation of the features your project requires and stay within budget.

Development & Financial Plan

Based on your chosen sustainability features, we provide this comprehensive plan for the buildings, amenities, and features with costs for all cutting-edge sustainable building modalities.

Master Planning

We create a detailed plan for the project with a full scope, timeline, materials list, quotes, and costs. We develop partnership with supplier to get quotes and site planning complete.

Project Management

We provide master plan implementation for development including ongoing project management, sustainability consulting, analysis, and quality control.

LAND & LOCATION ANALYSIS

We hold a meeting with your team, then do our research to assess the best sustainable and regenerative features needed to maximize your project's sustainability, beauty, marketability, and cost savings.



BUILT ENVIRONMENT

List what is to be built including all sustainability features, amenities, and buildings.



SUSTAINABILITY GOALS

Develop clear sustainability goals for the project.



SUFFICIENCY NEEDS

Assess type and amount needed of energy, water, housing, food, for desired level of self-sufficiency.



FINANCIAL ANALYSIS

Clarify budgets and financials for the project



LOCATION IMPACT

Research local community impact, climate, available resources, agriculture, and local building materials

PARTNER & TEAM PLANNING



Find your team of local and global experts through our contact lists in all areas of natural, sustainable, and biophilic building and design including:

- Architects
- Engineers
- Permaculture Designers
- Passive Designers
- Energy System Companies
- Water System Companies
- Waste Management
- Permeable Pavement
- Natural Building
- Sustainable Construction
- & More

DEVELOPMENT & FINANCIAL PLAN



REGENERATIVE DEVELOPMENT PLAN

- Lists all buildings, amenities, and features with description and costs.
- Phasing of construction phases and timelines.
- Sustainable building methods through natural building and architectural design.
- Regenerative systems including energy, water, and waste systems.
- Landscaping and permaculture design.
- Sustainable materials within construction to use as alternatives to traditional, such as bamboo flooring, cool roofs, non toxic paint, etc.



FINANCIAL ANALYSIS

- Detailed cost analysis information with quantity, type, and size for all items.
- All soft costs such as architect, engineer, permitting, and legal fees.
- All hard costs including construction and infrastructure.
- Revenue from rentals, leases, sales, and businesses.
- Operating costs with fixed costs, utilities, staffing, and other costs.
- Market analysis and comparable rents and sales within the area.
- Investment strategy and ROI.

EXAMPLE FINANCIALS

Financial Overview	Land Acquisition	Permitting	Permitting	Development	Development	Development	Operations	
	2022	2023	2024	2025	2026	2027	2028 (Ongoing)	7 Yr Total
Revenue								TOTAL
Initial Investment	\$10,000,000							\$10,000,000
Home Sales				\$71,600,000	\$43,250,000	\$43,250,000		\$158,100,000
Condo Sales				\$24,000,000	\$24,000,000			\$72,000,000
Corporate Leases					\$367,500		\$1,102,500	\$1,470,000
Rental Units						\$2,673,000	\$2,673,000	\$5,346,000
Total Projected Revenue	\$10,000,000	\$0	\$0	\$95,600,000	\$67,250,000	\$70,290,500	\$3,775,500	\$246,916,000
Operating Expenses								
Property Taxes, Ins, Fees	\$34,750	\$34,750	\$34,750	\$37,875	\$41,313	\$45,094	\$49,253	\$277,784
Payroll & Staffing	\$675,667	\$675,667	\$675,667	\$861,504	\$885,443	\$2,130,289	\$2,594,363	\$8,498,599
Equipment, Technology & Miscellaneous	\$105,000	\$105,000	\$105,000	\$451,000	\$145,550	\$153,203	\$166,463	\$1,231,215
Marketing & Virtual World	\$212,400	\$180,000	\$28,800	\$207,600	\$235,200	\$165,332	\$48,000	\$864,932
Utilities & Sanitation	\$20,000	\$20,000	\$20,000	\$127,000	\$127,000	\$74,000	\$74,000	\$462,000
Tax & Accounting Firm	\$50,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$230,000
Total Operating Expenses	\$1,097,817	\$1,045,417	\$894,217	\$1,714,979	\$1,464,505	\$2,597,918	\$2,962,079	\$11,776,931
Development Expenses								
Phase 1 (Soft costs included)	\$6,892,856							\$6,892,856
Phase 2				\$65,288,278				\$65,288,278
Phase 3					\$52,170,920			\$52,170,920
Phase 4 (Public Spaces)						\$42,537,917		\$42,537,917
Ongoing Development Expenses							\$297,000	\$297,000
Total Development Expenses	\$6,892,856	\$0	\$0	\$65,288,278	\$52,170,920	\$42,537,917	\$297,000	\$167,186,971
Pre-Tax Cash Flow	\$2,009,328	-\$1,045,417	-\$894,217	\$28,596,743	\$13,614,575	\$25,154,665	\$516,421	\$67,952,098
30% Costa Rica Income & Sales Taxes	0	0	0	\$8,579,023	\$4,084,372	\$7,546,400	\$154,926	\$20,364,721
After Tax Net Income (Loss)	\$ 2,009,328	\$(1,045,417)	\$(894,217)	\$20,017,720	\$9,530,202	\$17,608,266	\$ 361,495	\$47,587,377
Profit Margin								26.59%

Financial Analysis & Proforma

Desired Features	Description	Size	Sq Ft	Sq Meters	Cost / SM	Cost Est.	Capacity	Phase	Notes
Buildings									
Main House	Dome	13 meter dome	1428	133	\$1,250	\$165,833	200	1	spa, artist lounge, gardening surrounding, 3 circular parts, acoustic good sound
Spa	Common bath with 10 toilets	10 meter spa	845	79	\$1,250	\$98,125	10	1	[attached to main house] 10 toilets in common bath, bathtub in the middle
Kitchen & Beds	Kitchen on 1st floor, Beds on 2nd 15 meters		1901	177	\$1,250	\$220,781	14	1	[attached to main] 6 Beds in a bedroom for play not for people to stay, have walls that can close or open, 1
Artis Residency Domes	5 domes with bunk beds with sq 8 or 10 meters diam		414	38	\$1,250	\$48,883	32	1	32 people, 8 people each, 2 bunk beds
Common Area	1 Dome	12 meters diameter	1217	113	\$1,250	\$141,300	100	1	in middle of bunk beds, hang out space
Music Studio	Dome	30 sq meters	323	30	\$1,250	\$37,500	10	1	sound insulation
Total			6128	569		711619			
10 Luxury Accommodation	5-1 bed / 1ba, 5-2bd / 1ba	10m X 10 stays	7535	700	\$1,250	\$875,000	30	2	5-1 bedroom, 5-2 bedroom, with own bath, maybe 2 stories
10 Cabanas	1 bed / 1ba	7m X 10 M	5382	500	\$1,250	\$625,000	20	3	Less money - maybe bamboo \$10k, ask about maintenance
10 Hanging Tents	1 bed each, 3 Shared baths					\$10,000	20	2	Depends on the budget, Cost may be \$1000 per tent = \$10,000
Total			19045	1769		\$1,510,000			
Amenities									
Main Entrance	Artistic	enough to fit cars		10	\$800	\$8,000	1	1	With art in front, water, portal, fountain, DNA spiral with water, artistic, gardens living it, and the main hou
Worker Entrance	For dropping off supplies					\$4,000			
Mushroom Lounge	Platform above trees with solar	100 sq m		100	\$1,500	\$150,000	1	1	Includes library, lounge, purpose for solar panels on roof for electricity for the facilities, with sunset view
Workshop	Used to make headpices and kimonos	40 sq meter		40	\$800	\$32,000	1	1	Used to make headpices and kimonos
Additional Bathrooms	10 toilets \$500 each					\$5,000		1	Some composting toilets for phase 1 for events for 150 people
Total						\$199,000			
Hanging Bridges	To get to treeshouses								2 sharing bathrooms, find area with best trees, toilets may have to be on the ground in order to connect to t
Saltwater Pool	Quartz crystal and stones	8-10 meters							2 in the local area and artist lounge domes, natural pool with stones looks like cenote, waterfall, salt
Shop	For natural products								2 in the local area
Transportation	Electric vehicles								2 golf carts, interested in shuttle buses
Energy									
LED lighting	Amount needed TBD					\$5,000		1	Saves 90% Energy Costs
Solar	25KW system					\$100,000		1	Phase 1 is 600m2, 2 refrigerators, 2 AC units
High Efficiency HVAC	Heat pumps					\$10,000		1	Heat pumps
Geothermal	Find out pricing and availability					\$10,000		2	It will save an average of 40 to 60 percent energy. Low Maintenance Costs, Environmentally Responsible
Total						\$125,000			
Water									
Greywater Systems	Plumbing is filtered to irrigation					\$10,000		1	Greywater recycling systems collect the water you've used in your sinks, dishwashers, showers and bathi,
Wells	Well into cenote					\$250		1	
Irrigation	Lines to garden					\$1,000		1	
Low flow fixtures & toilets	15 toilets, 20 fixtures					\$5,000		1	
Water filtration systems	Kangan, ionized water					\$10,000		1	Kangan
Total						\$26,250			
Waste									
Biodigester System	Plant filtration of waste	30x15 meters		450		\$10,000		1	How much can it handle? for 150 people. Compared to Septic System cost: For a house with five or more b
Composting Areas	Organic, Biodegradable	3x5 meters		15		\$12,000		1	
Recycling program	Store recycling for a facility	3x5 meters		15		\$12,000		1	
Minimize construction waste	Reuse or recycle					\$5,000		1	
Upcycle plastic									Labor
Upcycle furniture									Labor
Total						\$39,000			
Landscaping									

Regenerative Assessments & Planning

MASTER PLANNING

MASTER PLANNING

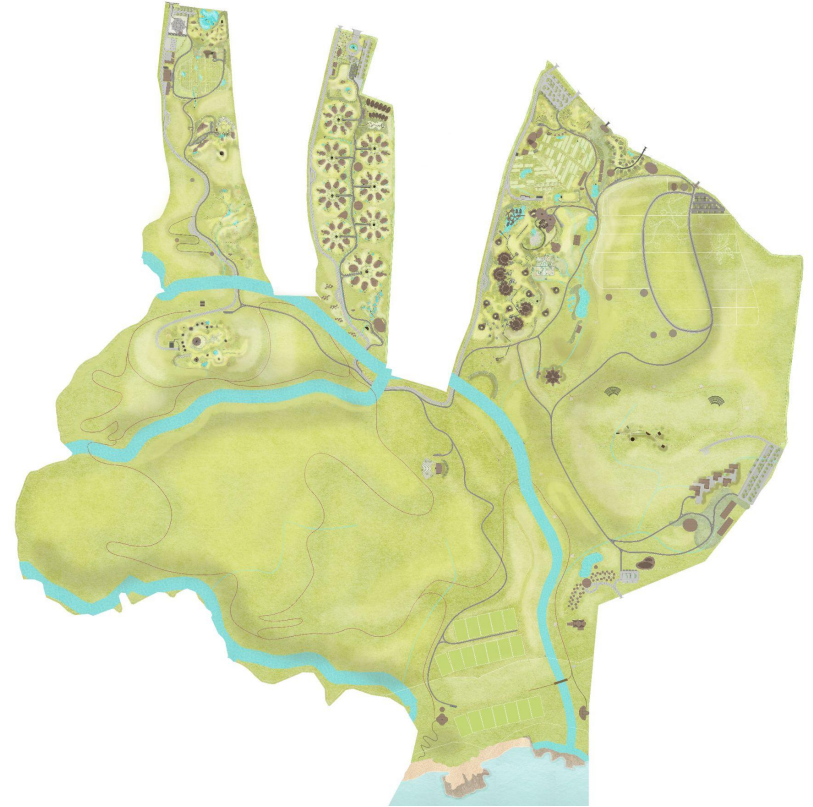
Master development plan includes site plan, feasibility studies, site work, buildings, amenities, and subcontractors for each aspect in accordance with sustainability requirements.

SCOPE & TIMELINE

Work with the architect, engineer, general contractor, and other parties involved to create a detailed plan for the project with a scope, timeline, costs, subcontractors, and various sustainability professionals.

PARTNERSHIPS

Develop and manage partnerships with suppliers and builders of sustainable features and materials for building, construction, and development.



PROJECT MANAGEMENT



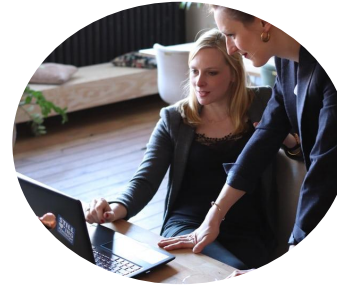
SUSTAINABILITY CONSULTING

Ensuring all construction is up to standard of regenerative design, permaculture principles, and chosen certification standards.



PROJECT MANAGEMENT

Contacting suppliers, scheduling, managing, overseeing, tracking, cost accounting, choosing materials, and ordering products and services.



QUALITY CONTROL

Ensuring to hire the right people with at least 3 quotes per hire. Assess experience, references, pricing and alignment for each person.



ONGOING ANALYSIS

Submetering, building automation, and energy monitoring software for tracking GHG emissions, energy, and water, waste, resiliency, & air quality.



REGENERATIVE FEATURES

REGENERATIVE BUILDING

We have developed green building expert partnerships to provide variety of options on sustainable materials and type to reach your sustainability goals. We check local and natural materials that can be used for building while still creating beauty in your favorite design.

Architecture & Design

Integrate biophilic & natural design to match your needs.
Modern styles, Domes, Pyramids, Hillside homes, Earthships, & More

Sustainable Construction

What natural materials work best for your project;
Bamboo, Rammed earth, Aircrete, Hempcrete, Bioceramic, Steel frame, Mushroom, & More

Efficient & Passive Design

Passive design techniques for efficient airflow and sunlight plus energy & water efficiency.
LED lighting, light sensors, and thermostats, energy efficient HVAC, efficient hot water heaters, high R-value insulation, low flow water fixtures

Healthy Materials

Natural, non-toxic, and healthy materials to ensure vitality. Green walls and plants for indoor air quality, Sustainably sourced materials, Local sourced wood and other materials.

Resiliency

Ensure long lasting, disaster resilient structures through the design and materials used.
Resistant to floods, hurricanes, fires, earthquakes, insects, and mold.

Green Certifications

We can build in accordance with Green Building Certification Standards.
LEED, ENERGY STAR, WELL, Living Building Challenge, & more.





REGENERATIVE SYSTEMS

Energy

Provide all renewable energy options and choose what matches your needs.

- **Net Positive** - Generate more energy than using
- **Solar Options** - Panels, solar roof, solar flower, and more
- **Energy Storage Types** - Batteries and solar cell systems
- **Geothermal Systems** - HVAC, Radiant Flooring
- **Appliances** - Energy efficient appliances and fixtures
- **Energy Efficiency Systems** - Insulation, sealing, weather stripping, lighting, design, etc.

Water

Determine the best water source, collection, distribution, filtration, and reuse methods.

- **Greywater, Blackwater, & Irrigation Systems** - Waste water filtration and soil fertilization
- **Water Source and Distribution** - Rainwater collection, groundwater, and filtration
- **Drinking Water Production** - Reverse osmosis, distillation, atmospheric, and structured
- **Water Efficient Building Methods** - Low flow fixtures and toilets, sensors, and more

Waste

Create zero waste environments, our goal is that no waste goes to the landfill or less than 10%.

- **Biodigester Systems** - Turns waste to energy and soil fertilization
- **Pyrolysis** - Converts plastic to energy or fuel
- **Composting Areas** - Food waste produces nutrient dense soil.
- **Recycling Programs** - Recycle, upcycle, or reuse centers.
- **Minimize Construction Waste**

Permaculture Design & Agriculture

Work with permaculture experts and landscape architects for efficient design and optimal plant growth.

- **Food Production Systems** - Aquaponics, hydroponics, vertical grow, greenhouses.
- **Food Forests** - Gardens and fruit trees that grow well in the climate
- **Healthy Food** - Produce organic, high nutrient dense food
- **Xeriscaping** - Native and drought-tolerant landscaping

OUR EXPERIENCE

ABUNDANCIA

la tierra

ubuntu



Casas Las Tinajas



THE VENUS PROJECT
BEYOND POLITICS POVERTY AND WAR

OUR EXPERIENCE

60 Eco Communities Visited & Analyzed Worldwide

50 Successful Real Estate Transactions Completed

Worked on 12 Sustainable Real Estate Development
Projects Ranging from \$5M to \$400M Budgets.

550 Acre Ecological Community Project Managed in
Costa Rica.

4000 Acre Land Development including Homes,
Conservation, Agriculture, Hospitality, and Amenities.

Network of 100's of the Best Sustainable Builders,
Architects, & Regenerative Experts in the World.





PROJECT PORTFOLIO

About Abundancia

A planned regenerative community dedicated to developing eco-communities that liberate residents from survival needs, enabling them to thrive in harmony with nature and each other, while regenerating the environment.

Our Role

- Development Plan
- Financial Model
- Business Plan
- Pitch Deck
- Investment Strategy
- Initial Land Feasibility Studies
- Real Estate Negotiations
- Legal Entities Set up & Legal Team
- Accounting Team
- Architecture Partners
- Construction Partners
- Land Partner Formed

Development Roadmap

ABUNDANCIA

Business Plan

1400 Acre Regenerative Community
Manuel Antonio, Quepos, Costa Rica

Kelly Krezek
916.521.5962
kelly@newearthnow.world
Newearthdevelopment.org

	2022	2023	2024	2025*	5 Year Total
Income					
Investment	\$7,000,000				\$7,000,000
Lot Sales		\$19,892,500	\$19,892,500		\$39,785,000
Rental Units & Lotus Belle Tierras	\$7,000,000	\$407,500	\$407,500	\$1,741,500	\$2,956,500
Total Projected Revenue	\$7,000,000	\$20,600,000	\$20,600,000	\$1,741,500	\$49,741,500
Operating Expenses					
Property Taxes, Ins, Fees	\$34,750	\$34,750	\$34,750	\$37,875	\$142,125
Staffing & Utilities	\$571,000	\$571,000	\$571,000	\$620,606	\$2,343,606
Equipment, Technology & Misc.	\$115,000	\$115,000	\$115,000	\$281,000	\$626,000
Marketing & Virtual Tours	\$248,000	\$400,000	\$208,000	\$483,000	\$1,339,000
Tax & Accounting Fees	\$70,000	\$40,000	\$40,000	\$40,000	\$190,000
Total Operating Expenses	\$1,038,950	\$1,180,750	\$988,750	\$1,227,481	\$4,435,931
Development Expenses					
Phase 1 - Master Planning	\$5,671,289				\$5,671,289
Phase 2 - Infrastructure & Roads		\$2,148,000			\$2,148,000
Phase 3 - Community Lounge & Rentals			\$1,951,750		\$3,951,750
Ongoing Development Expenses				\$250,000	\$250,000
Development Expenses Total	\$5,671,289	\$2,148,000	\$1,951,750	\$250,000	\$11,951,039
EBITDA	\$169,761	\$17,574,250	\$15,699,980	\$264,019	\$33,347,530

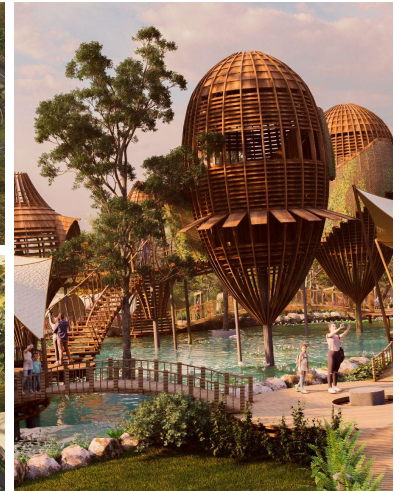
PROJECT PORTFOLIO

About La Tierra

A Regenerative Village in Costa Rica, where they are creating a whole new way of living, creating community, and interaction in nature and each other. Contains 430 acres near Santa Teresa with beachfront property and a waterfall flowing into the ocean.

Our Role

- Development Plan
- Financial Model
- Business Revenue Analysis
- Market Analysis
- Operations Budgets
- Investment Strategies
- Feasibility Studies
- Construction Costs
- Sustainable Materials
- Land Site Visit & Analysis
- Regenerative System Partners
- Construction Partners





PROJECT PORTFOLIO

About Casas Las Tinas

An eco-friendly retreat center focused around holding transformational retreats, educational workshops, and events supporting personal growth while experiencing joy, prosperity, and freedom. On a 15-acre private beachfront property located on the warm, crystal-clear waters of the Sea of Cortez in Baja, CA.

Our Role

- Vision & Mission Clarity
- Project Management
- Team Management
- Operational Analysis
- Feasibility Studies
- Construction Costs
- Financial Analysis
- Ordering of Eco Products & Materials
- Website Content Creation
- Regenerative System Partners
- Initial Site Master Plan

A person in a yellow shirt is seen from behind, carrying two children on their back. They are in a field with tall grass and a large tree in the background. The scene is dimly lit, suggesting dusk or dawn. The text '7 Generations Of Impact' is overlaid on the image in a white serif font.

7 Generations Of Impact

Among indigenous tribes there is a saying that no long-term decision should be made without considering its impact on 7 generations into the future. When you commit to implementing sustainable and regenerative building and living practices, you become the inspiring example for your grandchildren's grandchildren to remember the way to live in harmony with our beautiful planet while experiencing an abundance of joy.

SUSTAINABLE DEVELOPMENT INCENTIVES & OPPORTUNITIES



1

Special Incentives & Funding

Regardless of where your project lives in the world, financial incentives exist that you can leverage such as green investment funding sources and government incentives.

2

Operational Cost Savings

Exact savings for your project will vary based on your location, but as prices for fuel, electricity and water increase with population demand, you will be grateful that your energy and water is supplied by nature.

3

Project Marketability

The movement towards more green, sustainable and regenerative living is creating incredible demand for homes and experiences that align with the values of newly environmentally-conscious buyers.

4

Project Resiliency

The sustainable building materials and designs we help our clients implement require significantly less maintenance, and pose virtually no risk of damage from earthquakes, fire, or hurricane.



OUR PROMISE

We're committed to being your trusted partners in sustainable development to ensure that your project becomes a beautiful, inspiring and financially viable testament to your creativity and vision.

CONTACT INFO

Kelly@NewEarthDevelopment.org

www.NewEarthDevelopment.org

Schedule a Meeting [Here](#)