

Vu Haus

a more efficient way

Vu Haus Homes presents
Fairview Custom Home

A Proposed Custom Home in One of Crested Butte's Finest Neighborhoods

Vu Haus Offering for Select Investor Partners

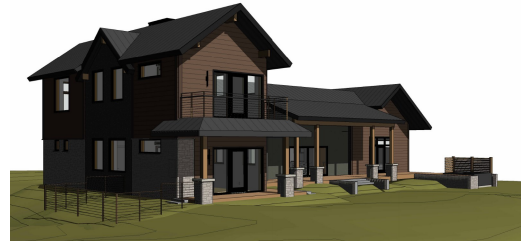
Fairview Custom Home, Crested Butte, Colorado

Introduction

This prospectus presents a proposed new custom single-family home in one of Crested Butte's finest neighborhoods — whether fly-in / fly-out or within walking distance of a ski lift. Built by Vu Haus Homes using our proven custom-prefab approach, the home delivers high-end mountain-modern finishes at a fraction of typical site-built cost.

Vu Haus Highlights:

- 13+ years and 9+ completed custom prefab homes in the Crested Butte area
- Mountain-modern design: standing-seam metal roof, timber accents, stone and wood siding
- Delivered near \$500/sf vs. \$700/sf+ for comparable site-built construction
- Turnkey: design, factory build, and general contracting under one roof



To Secure an Investment, Contact Us

Unless otherwise stated, investment properties are presented to several investors; we will review any and all interest.

Vu Haus Homes
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Executive Summary



This proposed custom single-family home carries a total project cost allowance of \$4,425,000 — hard and soft costs, land, and sales/holding — against a projected completed value of \$5,500,000.

Vu Haus Homes has completed 9+ custom prefab homes in the Crested Butte area over 13+ years. Custom prefab — systems-built, IRC modular construction — is our specialty. Banks and appraisers value these homes on site-built comparables (size, location, design, and finish). New construction in this market starts near \$700/sf; Vu Haus targets sub-\$500/sf for total construction.

The home is a custom offsite-built residence to IRC, State, County, and Local codes, finished with quartz counters, double-insulated windows, wood or LVP flooring, tile and glass showers, stainless appliances, timber accents, and solid-core doors — the same finish level shown later in this prospectus.

Projected timeline is approximately 18–24 months. All figures are budget allowances based on past builds and will be confirmed after lot selection and engineering.

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Important Dates

Proposed Timeline: 18–24 months

Lot Selection: TBD

Estimated Permitting: 7–8 mos

Estimated Construction Timeframe: 8–12 mos

Cost and Projected Returns

A	Hard and Soft Costs (Budget Allowance)	\$3,500,000
B	Land Allowance	\$550,000
C	Sales and Holding Costs	\$375,000
D	Projected Sales Value	\$5,500,000
E	Total Project Cost (A + B + C)	\$4,425,000
F	Gross Net Profit (Sales less Total Cost)	\$1,075,000
G	Cash to Close (Investor) — verify with lender	\$550,000
H	Investor Share — 50% of Gross Net (97.7% ROI)	\$537,500

*All figures are budget allowances based on past builds; final budget to be confirmed after lot selection and engineering.

Cash to Close is to be verified by the lending source. Projected returns are determined and distributed per the JV (Joint Venture) Agreement; the drafter makes no guarantees and provides no professional, legal, accounting, or investor advisement.

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About Vu Haus Homes



Vu Haus Homes (a Teo Ventures LLC dba) is a Colorado limited liability company founded by Ken Buck. Vu Haus is a General Contractor with a highly skilled team specializing in offsite building systems such as IRC modular construction.

Vu Haus builds in Colorado ski towns where housing demand outpaces supply due to land and construction costs. In its primary markets, comparable site-built construction starts at \$700/sf — building only. Vu Haus delivers that same building near \$500/sf.

Discussion Points

- Design and plans developed
- Prefab factory preselected
- Lot selection and engineering
- Closing, funding, and site development
- Build and delivery timeline
- Completion and market / closing

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Sample Finishes — Materials & Finishes

Blue Series - Package 3 - Finishes



Finishes shown are representative samples (Blue Series — Package 3). Final selections may vary. Additional finish packages available upon request.

Appliance Package

- Wolf gas or dual-fuel range
- Sub-Zero built-in refrigeration
- Wolf wall oven & convection microwave
- Cove or equivalent dishwasher
- Stainless designer vent hood
- Under-counter beverage refrigeration

Appliance package shown is a representative allowance; specific models and finishes confirmed at design selection.