

Vu Haus

a more efficient way

Vu Haus Homes presents
Crested Butte South Subdivision

A 2 Townhome Duplex Spec Project Located in Crested Butte South, Colorado

Vu Haus offers to Potential Investor Partners

Crested Butte South Townhomes, Crested Butte, Colorado

Introduction

The property is conveniently located in the Crested Butte South neighborhood, just minutes south of the town of Crested Butte. Crested Butte South is a welcoming, amenity-rich community for local families as well as second home owners. The subject property is an easy 15-minute drive or bus ride to world class skiing, mountain biking, and hiking at Mt. Crested Butte.

Crested Butte South Community Amenities:

- Tennis courts for recreation and social play
- On-stream fishing access along the East River corridor
- Community clubhouse available to residents and owners
- Ice and hockey rinks for winter recreation right in the neighborhood

Crested Butte South offers incredible mountain biking, hiking, and fishing within minutes. It's truly an outdoor paradise few are fortunate enough to enjoy with ownership privileges.



To Secure an Investment, Contact Us

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

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Executive Summary



This proposed new construction 2 townhome spec project has total hard and soft costs of **\$1,560,000** with a completed value of **\$1,175,000 per townhome** (\$2,350,000 combined).

Vu Haus Homes has successfully completed 9 projects in Buckhorn Ranch and Crested Butte South using our custom prefab approach. With over 13 years of consistent experience building high-end custom prefab homes, custom prefab — or systems built, IRC modular construction — is Vu Haus' specialty. The proposed project would be a custom offsite-built home built to IRC, State, County and Local Building Codes. Banks and appraisers use site-built comparables to arrive at appraised values, primarily deriving values from size, location, architectural design and material finishes. The price of new construction in this neighborhood starts at \$700/sf; Vu Haus projects this development to come in sub \$500/sf for total construction including garages. There are a number of strong comparables, including one comp that went pending in just 3 days.

The units will be Townhome real estate, enjoying a broader range of loan products and easier qualification guidelines for the prospective buyer. Each townhome has its own yard and a heated 1-car garage. The townhomes will be finished with quartz stone countertops, double insulated windows, wood or LVP flooring, ceramic bathroom sinks, tile and glass

showers, GE Cafe or equivalent dishwasher and stainless steel appliances, paint grade trim, timber/wood accents, and solid core doors. Due to quality and over-engineering, our custom prefabs have been noted to have a very solid, high-quality feel and finish.

The completed market value of each townhome is projected at **\$1,175,000 or higher**. Sell one side, own the other for substantially less than market value.

Inventory for single family is very sparse under \$1.5M. Timeline on this investment is projected to be approximately **18–24 months**.

Important Dates

Proposed Dig:	May 2027
Commitment and Deposit Date:	8/31/2026
Estimated Permitting:	7-8 mos
Estimated Construction Timeframe:	8-12 mos

Cost and Projected Returns

A	Hard and Soft Costs	\$1,560,000
B	Land	\$230,000
C	Sales and Holding Costs	\$130,000
D	Projected Sales Value (per unit)	\$1,175,000
E	Total Project Cost (A + B + C)	\$1,920,000
F	Gross Net Profit (2 units less total cost)	\$430,000
G	Cash to Close (Investor)	\$300,000
H	Investor Share - 50% of Gross Net (71.7% ROI)	\$215,000

*Projected Returns are determined and distributed as per the JV (Joint Venture) Agreement. The analysis presented is based on estimates and evaluations made by the drafter of this document. The drafter makes no guarantees nor is providing any professional, legal, accounting, or investor advisement.

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About Vu Haus Homes

Teo Ventures LLC dba Vu Haus Homes is a limited liability company registered in the State of Colorado, 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 is building in Colorado ski towns where housing demand cannot be met due to costs of land and construction. In one of Vu Haus' primary markets, the cost to build starts at \$700/sf — building only. Vu Haus builds that same building for \$500/sf.

Discussion Points

- Plans have been developed
- Prefab factory preselected and ready for deposit
- Closing, funding and site development
- Building delivery timeline
- Building completion and ready for market / closing timelines

Sample Finishes — Materials & Finishes

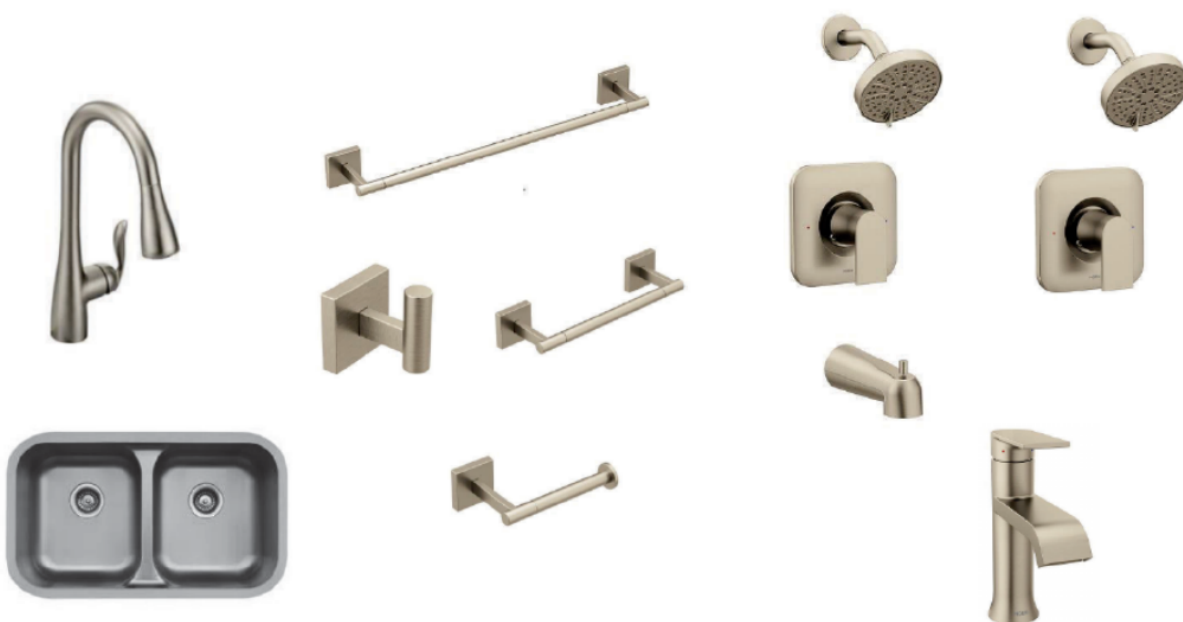
Blue Series - Package 3 - Finishes



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

Sample Finishes — Plumbing & Accessories

Blue Series - Package 3 - Plumbing & Accessories



Sample Finishes — Lighting & Miscellaneous

Blue Series - Package 3 - Lighting & Misc.

