

HOW IT WORKS



Investors open a bank account for their company (Serene Country Homes does not have access to this account)

Choose from any of our existing communities!

Serene Country Homes will monitor & manage the construction

Serene Country Homes will market the homes through our agency network

Sales Revenues are deposited to investor's bank account

SERENE COUNTRY HOMES WILL MANAGE THESE STEPS FOR THE INVESTOR



PROPERTY DEVELOPER'S PROGRAM

1. Projected duration of investment – 5 years.
2. Initial minimum investment – USD\$1,150,000* (USD\$1,000,000 Working Capital)
3. Expected Closing balance – USD\$2,196,881*
4. Projected overall total ROI – 115-120%**
5. Management Fees: 15% of working capital (USD\$150K)
6. Sales Construction Cycle: 6 months
7. Year 1 home building capacity: 6-12 homes*
8. Year 5 home building capacity: 14-20 homes*
9. Total home building capacity (Over 5 years): 52-74 homes*
10. In depth economic information, market studies and company background-available from Serene Country Homes

*This expected closing balance and home building capacity is based on a recommended set of model homes chosen for optimal returns

**All Projections and targets shown are dependant on a variety of factors and assumptions which may change over the course of the project. These numbers should not be taken as a guarantee of the actual results and performance of the project



SERENE COUNTRY HOMES

A NEW & WONDERFUL OPPORTUNITY FOR YOU

PROPERTY DEVELOPER'S PROGRAM

DALLAS - FORT WORTH
TEXAS, U.S.A

- A TURNKEY BUSINESS OPPORTUNITY IN PROPERTY DEVELOPMENT
- ALLOWS INVESTORS TO CAPITALIZE ON SERENE COUNTRY HOMES EXPERTISE & EXISTING OPERATIONS
- INVESTORS BUILD THEIR OWN DEVELOPMENT COMPANY & THEY ENJOY ALL THE PROFITS IT MAKES
- READY SUPPLY & AVAILABILITY OF HOUSING INVENTORY: USD \$1 BILLION OF INVENTORY UNDER MANAGEMENT
- NO CONSTRUCTION LOANS, LOWERING THE RISK OF TRADITIONAL HIGH LEVERAGE DEVELOPMENTS
- L1 IMMIGRATION OPPORTUNITY AVAILABLE



BUILD YOUR OWN PROFIT GENERATING DEVELOPMENT COMPANY IN ONE OF AMERICA'S FASTEST GROWING MARKETS

6.81 MILLION

POPULATION

145,000

ANNUAL POPULATION GROWTH IN THE NEXT 30 YEARS*

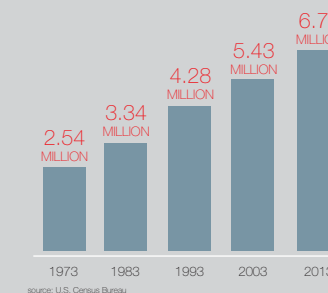
\$460 BILLION

GROSS METROPOLITAN PRODUCT (2014)

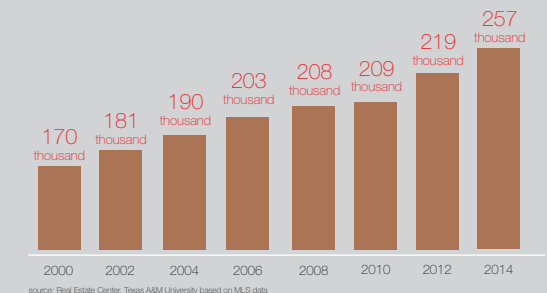
3.8%

UNEMPLOYMENT RATE (SEPTEMBER 2016)

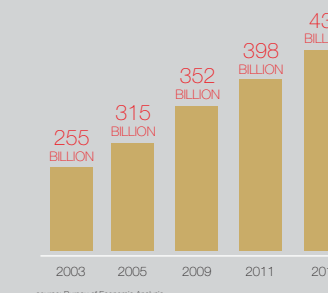
Population Growth



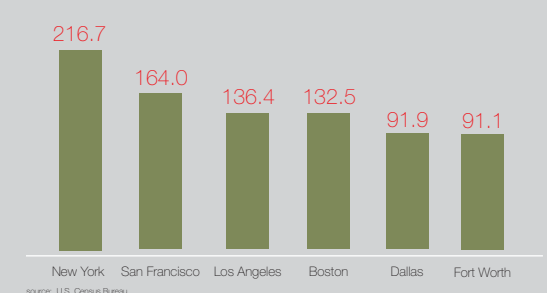
Average Home Sale Price



Economic Growth (GMP)



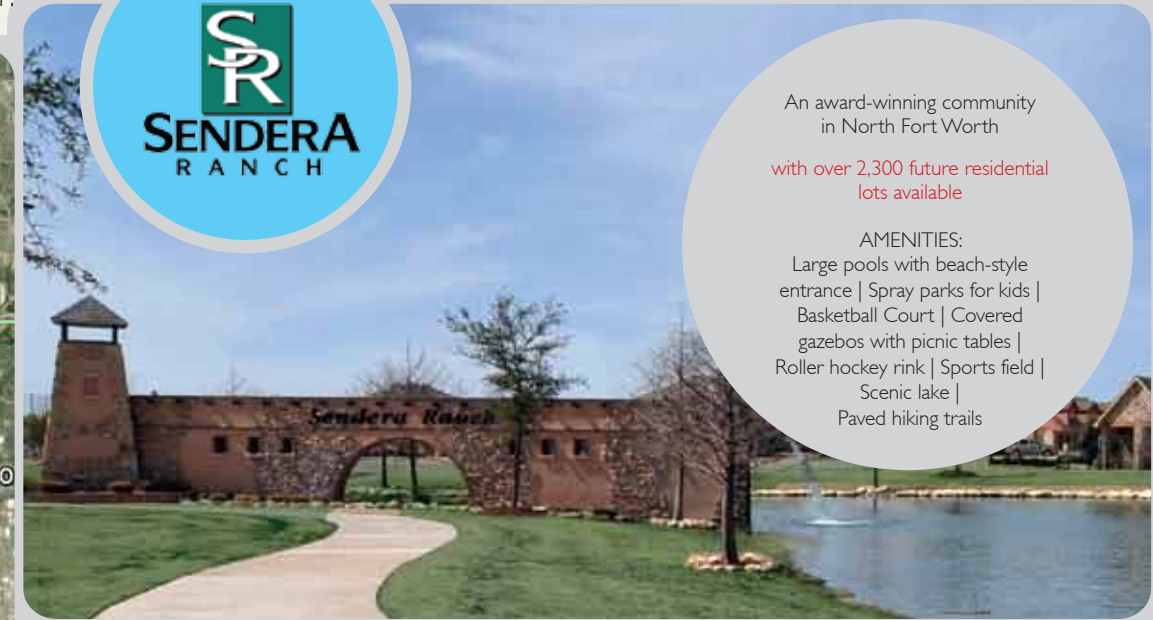
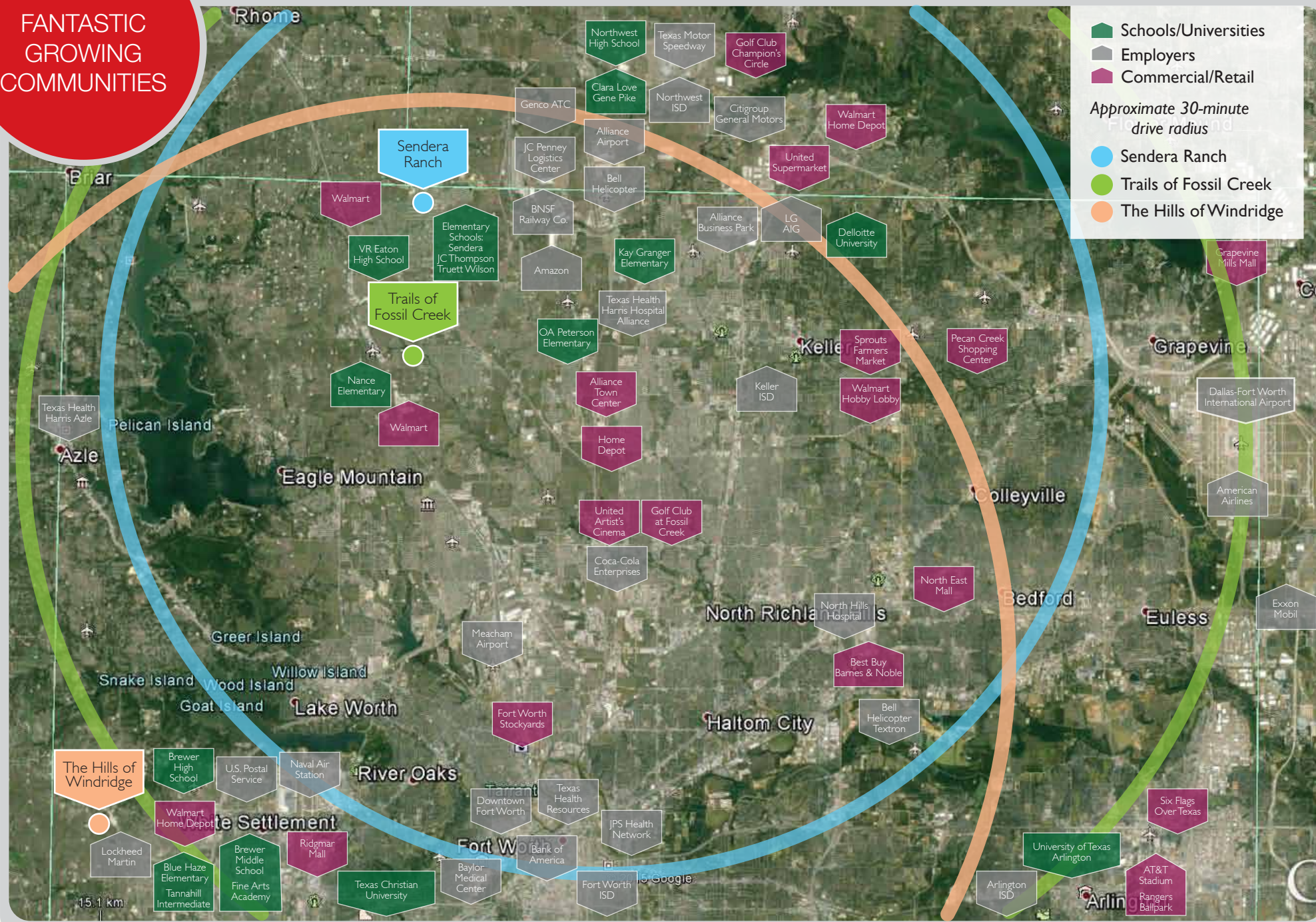
Cost of Living Index



www.serenehomes.com

SERENE COUNTRY HOMES IS BUILDING OVER 4,000 HOMES IN 3 COMMUNITIES IN THE DALLAS-FORT WORTH METROPLEX. PLEASE CHECK WITH YOUR SERENE HOMES REPRESENTATIVE FOR AVAILABLE PROJECT INVENTORY.

FANTASTIC GROWING COMMUNITIES



An award-winning community in North Fort Worth
 with over 2,300 future residential lots available

AMENITIES:
 Large pools with beach-style entrance | Spray parks for kids | Basketball Court | Covered gazebos with picnic tables | Roller hockey rink | Sports field | Scenic lake | Paved hiking trails

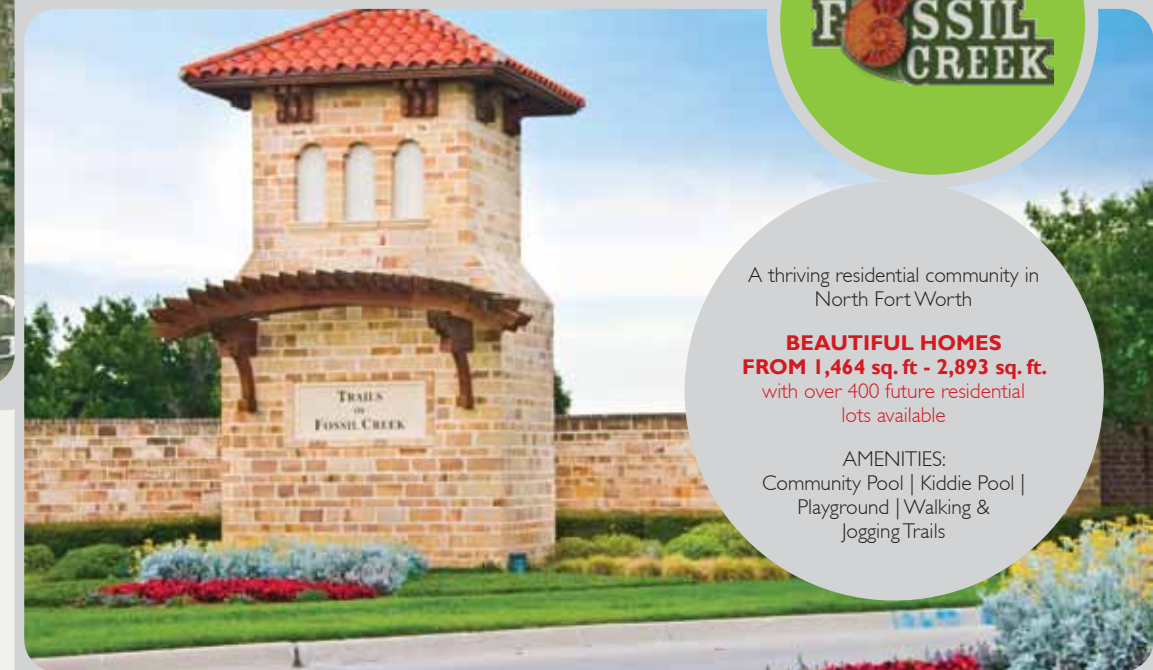
Sendera Ranch is less than 5 minutes away from Alliance Texas, home to hundreds of companies including BNSF Railway, AT&T, Bell Helicopter, Bridgestone, Exel, Texas Health Harris, General Motors, FedEx, Genco ATC, UPS, LG and JCPenney.

Driving Distance to Key Areas:

Walmart Supercenter	4 mins.
Alliance Town Center	16 mins.
Alliance Corridor	5 mins.
Downtown Fort Worth	23 mins.
Denton	30 mins.
D-FW International Airport	34 mins.
Downtown Arlington	36 mins.
Downtown Dallas	47 mins.

Driving Distance to Schools/Universities

VR Eaton High School	7 mins.
Northwest High School	11 mins.
University of North Texas	26 mins.
Texas Christian University	28 mins.
University of Texas at Arlington	34 mins.
University of Texas	44 mins.
Southwestern Medical Center	44 mins.
University of Texas at Dallas	52 mins.



A thriving residential community in North Fort Worth

BEAUTIFUL HOMES FROM 1,464 sq. ft. - 2,893 sq. ft.
 with over 400 future residential lots available

AMENITIES:
 Community Pool | Kiddie Pool | Playground | Walking & Jogging Trails

Driving Distance to Key Areas:

Downtown Fort Worth	19 mins.
Downtown Dallas	42 mins.
Arlington	31 mins.
Alliance Corridor	6 mins.
Walmart Supercenter	6 mins.
Alliance Town Center	10 mins.
D-FW International Airport	34 mins.

Driving Distance to Schools

Nance Elementary	2 mins.
VR Eaton High School	5 mins.
OA Peterson Elementary	6 mins.
Haslet Elementary	10 mins.
Truett Wilson Middle School	12 mins.
Kay Granger Elementary	14 mins.
Gene Pike Middle School	15 mins.

Trails of Fossil Creek is less than 15 minutes away from Alliance Texas, home to hundreds of companies including BNSF Railway, AT&T, Bell Helicopter, Bridgestone, Exel, Texas Health Harris, General Motors, FedEx, Genco ATC, UPS, LG and JCPenney.



Our flagship community situated in West Fort Worth

BEAUTIFUL HOMES FROM 1,988 sq. ft. - 3,486 sq. ft.
 with over 1,200 future residential lots available

AMENITIES:
 Playground | Basketball courts | Clubhouse | Community pool | Kiddie pool & splash zone

The Hills of Windridge is 5 minutes away from schools, retail shops and employers

Downtown Fort Worth	15 mins.
Blue Haze Elementary	5 mins.
Tannahill Intermediate School	5 mins.
Brewer High School	5 mins.
La Petite Academy	5 mins.
Walmart/Home Depot	5 mins.
Ridgmar Mall	8 mins.
Lockheed Martin	3 mins.
Naval Air Station	14 mins.
D-FW International Airport	34 mins.
Alliance Corridor	30 mins.
Arlington	31 mins.