



# The Critical Gap in Housing

Addressing the void between shelters and permanent housing

**NextStep™ Communities**



**146,026**  
OR  
**23%**

Renter households that are extremely low income

**-110,475**

Shortage of rental homes affordable and available for extremely low income renters

**\$32,400**

Average income limit for 4-person extremely low income household

**\$68,673**

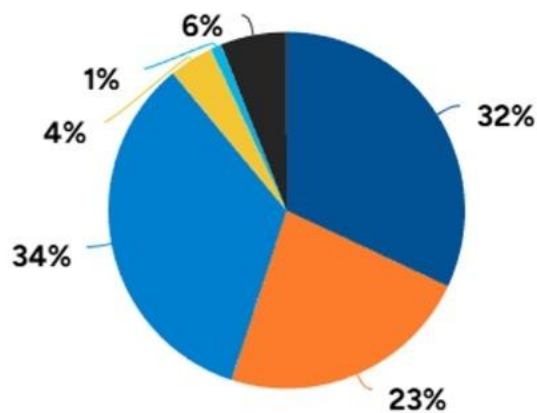
Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

**81%**

Percent of extremely low income renter households with severe cost burden

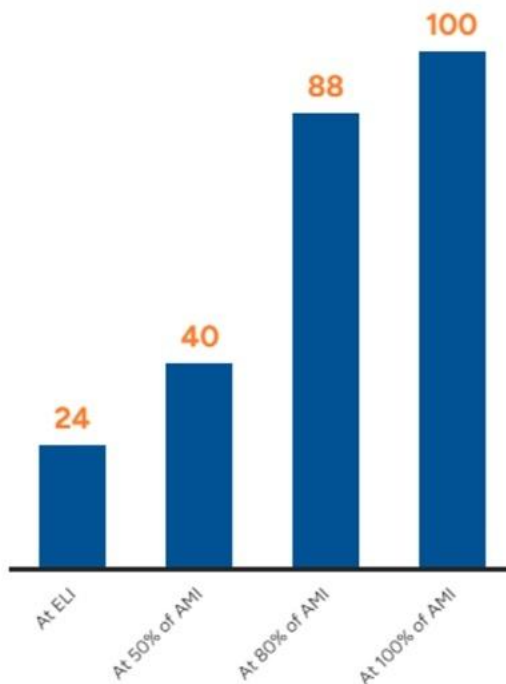
## OREGON

### EXTREMELY LOW INCOME RENTER HOUSEHOLDS



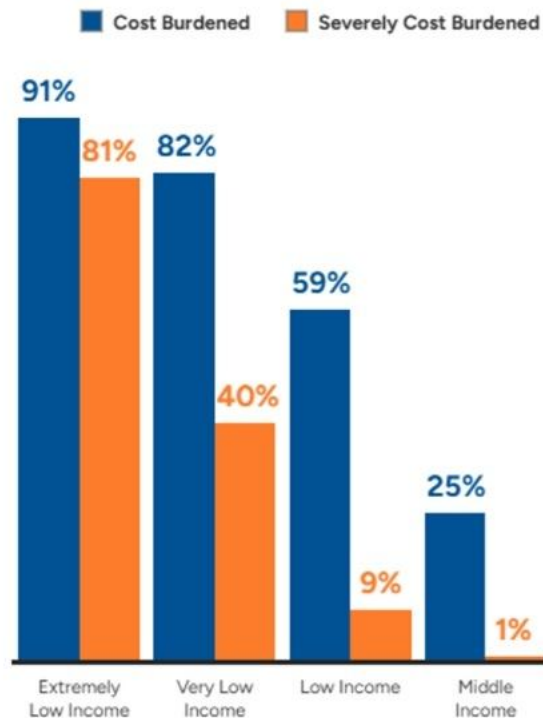
■ In Labor Force  
■ Senior  
■ Single Caregiver  
■ Disabled  
■ School  
■ Other

### AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: 2024 ACS PUMS

### HOUSING COST BURDEN BY INCOME GROUP



**Note:** Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.

Source: 2024 ACS PUMS



**LIFESPACE™**  
NextStep™ Communities



**17% of the Individuals That Live in Josephine County have Income Below the State Poverty Level (34% are Seniors)**

# In Grants Pass Oregon Low-Income Seniors Face Multi-Year Waiting Lists for Housing



# Our Solution: A NextStep™ Community

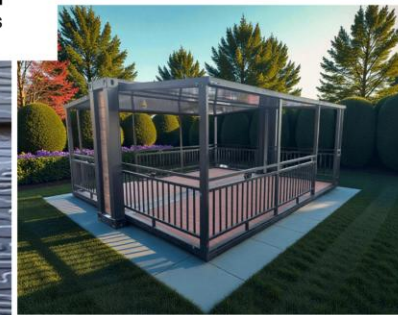
**“A Dignified Bridge to Permanent Housing”**



**COMMERCIAL  
RESIDENTIAL**



**IMMEDIATE  
DEPLOYABLE**



# Location: Grants Pass, Oregon

## An Inclusive Housing Community

Certificate of Occupancy ■ Move-In Ready ■ 156 Doors to be Provided

## NextStep™ Community Highlights

- Admin Office Space
- Pickle Ball Court
- Public Transportation
- High Speed Wi-Fi
- ADA Bathrooms
- Basketball Court
- Dog Park & Run
- Garbage Service
- ADA Laundry Facilities
- Community Center
- City Services
- Storage & Parking

Greentree delivers the complete housing infrastructure that is designed, engineered, and move-in ready as a fully turnkey NextStep™ Community in Grants Pass, OR

# Why Grants Pass? Ground Zero

**An Immediate Housing Model – Complete Infrastructure**



- Highest Critical Housing Need
- Big Social Impact Opportunity
- Inclusive Housing Community
- Local Support Services Wrapper (UCAN)
- Go Forward Blueprint for Rural Cities



Addressing the void between shelters and permanent housing



*“We look forward to introducing you to the Company that is creating a new way of providing immediate housing that is going to change the way we see the world of transitional and bridge homes for those who are truly in need”.*



**Jeffery L. Stone**

Director / Investor  
Retired Superior Court Judge

**“Judge Stone”**

## THE VISION

*“We will establish Greentree as the first proof-of-concept for a scalable RV-ADU™ investment platform that meets a crisis level housing demand while producing clear asset-backed investor returns. The goal is not just to open one community, but to demonstrate a model that can be repeated in rural markets where qualified households are urgently waiting for housing.”*

## HOW IT WORKS

*“Each investor acquires direct title to specific RV-ADU™ with a lease back to the operating LLC. Under this fixed sale-leaseback structure there are three aligned return streams: first-year depreciation, 7% monthly coupon income, a 5-year 100% buy back, and a prorated upside kicker if the Greentree NextStep™ community is sold in less than 5 years.”*

## WHAT IS NEEDED TO START

*“Phase 1 calls for placement of 78 investor-owned duplex units at \$100,000 per door. With Certificate of Occupancy already in hand, clear title for Greentree as additional security and a documented waiting-list that is well established, the remaining requirement is to complete the RV-ADU™ ownership pool and bring the NextStep community fully into operation.”*

- For specific details, please refer to the sale lease back proposal -