

**IMPORTANT:** The Securities and Exchange Commission (SEC) has not approved or disapproved of these securities or passed upon the accuracy or adequacy of this Preliminary Offering Circular. Any representation to the contrary is a criminal offense.

### **Subject to Completion**

This Preliminary Offering Circular is subject to completion or amendment. A registration statement relating to these securities has been filed with the SEC. These securities may not be sold until the registration statement becomes effective. This Preliminary Offering Circular is not an offer to sell the securities and is not soliciting an offer to buy the securities in any state where offers or sales are not permitted.

**Atlas, Inc.**

*(September 22, 2023)*

### **Caution: These Securities Are Subject to Regulatory Review**

### **Important Notice**

An offering statement pursuant to Regulation A relating to these securities has NOT been filed with the Securities and Exchange Commission (SEC). Information contained in this Preliminary Offering Circular is subject to completion or amendment. These securities may not be sold, nor may offers to buy be accepted before the offering statement filed with the Commission is qualified. This Preliminary Offering Circular shall not constitute an offer to sell or the solicitation of an offer to buy, nor may there be any sales of these securities in any state in which such offer, solicitation, or sale would be unlawful before registration or qualification under the laws of any such state.

### **How to Obtain the Final Offering Circular**

We may elect to satisfy our obligation to deliver a Final Offering Circular by sending you a notice within two business days after the completion of our sale to you that contains the URL where the Final Offering Circular or the offering statement in which such Final Offering Circular was filed may be obtained.

### **Contents**

This Preliminary Offering Circular contains substantially the information required to be in an offering circular by Form 1-A (§ 239.90 of this chapter), except that certain information may be omitted under Rule 253(b) (§ 230.253(b)) subject to the conditions set forth in such rule.

### **Disclaimer**

**This Preliminary Offering Circular is for informational purposes only and is not an offer to sell or a solicitation of an offer to buy any securities. Any offer or solicitation to buy the securities described herein will be made only in the Final Offering Circular when it is available.**

### **Important Information for Potential Investors**

Before investing, you should read the Final Offering Circular, including the risk factors, carefully and consult with your financial advisor.

### **Filing**

This Preliminary Offering Circular is filed as a part of the offering statement with the Securities and Exchange Commission. See Jumpstart Our Business Startups Act, Pub. L. No. 112-106, 126 Stat. 306 (2012).

**Project: Calabasas Place @ Atlas Hills (Property Purchase: \$1,089,000, Valued at \$1,399,000)**

**Atlas Hills: Your New California Neighborhood**

Atlas Hills is more than just a neighborhood; it's a vibrant California lifestyle waiting for you to embrace. Our community offers a distinctive blend of urban amenities, breathtaking natural surroundings, and the warm appeal of suburban living. It's the perfect place to call home.

**Endless Convenience and Quality of Life**

At Atlas Hills, we believe in offering our homeowners the very best. You'll find an array of nearby shopping, dining, and entertainment options right at your doorstep. Plus, access to top-tier schools, lush parks, and abundant recreational opportunities ensures a fulfilling life for you and your family.

**The Future of Smart Living**

Every home at Atlas Hills is equipped with state-of-the-art smart home technology. From automated energy-efficient systems to voice-activated appliances, our homes are designed to make your life easier. Control your heating and cooling, adjust lighting levels, and even unlock doors with the simplicity of your smartphone. With Atlas Hills, California living has never been so accessible and effortless.

**Your Ideal Home Awaits**

At Atlas Hills, we understand that finding the perfect home is essential. We offer a diverse range of housing options to suit your needs. Our commitment to sustainability and fostering a strong sense of community makes Atlas Hills the ideal place for you to put down roots and call home.

**Minimum and Maximum Purchase**

The minimum purchase for this offering is one share, which represents ownership of one owner-occupied residence and is priced at \$50,000 per share. Each investor may only purchase one share per owner-occupied residence. There are a total of 200 shares/homes available in this offering. Upon purchase of a share, it is important to note that the remaining balance of the property purchase price must be paid at the time of the share exchange, which is facilitated through a tender offer. This payment is a prerequisite for obtaining title to the property. Please be aware that the terms and conditions of this share exchange are not fully outlined in this Circular.