

An aerial photograph of a large agricultural complex. In the foreground, there's a long, low-profile building with a red-tiled roof and white walls, featuring several arched windows. To its right is a larger, more traditional-looking building with a red-tiled roof and white walls, with multiple gabled sections and a chimney. Between these buildings are several cylindrical grey silos. A small white van is parked near the larger building. The land around the buildings is divided into various agricultural plots, some with crops and others appearing to be fallow or under construction. In the background, a dense cluster of houses and trees is visible, suggesting a rural or semi-rural setting.

# Developing a 21st century village at the intersection of **Nature x Technology**

**Traditional Dream Factory** is a co-living, a  
regenerative farm and a co-housing village.

# Real estate assets

## Property 1

- 6000sqm land
- 1400 sqm warehouses with approved architecture plans to build 14 suites, 4 studios, 1 house, co-working, restaurant, makerspace, natural pool

## Property 2

- lease with option to buy
- 25ha land
- ~200 sqm farm house
- 150 sqm agricultural house
- 1 mill ruin
- 4000 sqm buildable land
- 0.5 ha existing food forest
- 1 ha native forest reforestation (cork, madrohno...)
- 0.4 ha productive market garden
- plans for 7ha Orchard
- plans for 15ha rewilding zone with biodiversity & carbon monitoring

Digital workers and young families are looking for sustainable & connected ways of living, but there isn't enough supply of high quality houses in Portugal.

**1M+**

Expats with high income moved to Portugal, since 2020.





*Traditional Dream Factory offers an innovative and holistic approach, integrating living spaces, regenerative agriculture, and community development.*

**2000** Visitors since 2021.

**€608K** Raised from members.

**3000** Trees planted.

**30+** Events hosted.



🏙️ **Lisbon** 1.5h

🏖️ **Beaches** 35min

🏥 **Hospital** 20min

🚢 **Port** 30min

🚄 **Train** 10min

☀️ **Algarve** 1.5h

# WHO WE ARE BUILDING FOR



## INNOVATIVE ENTREPRENEURS

Focused on forward-thinking individuals seeking collaborative and growth-oriented environments.

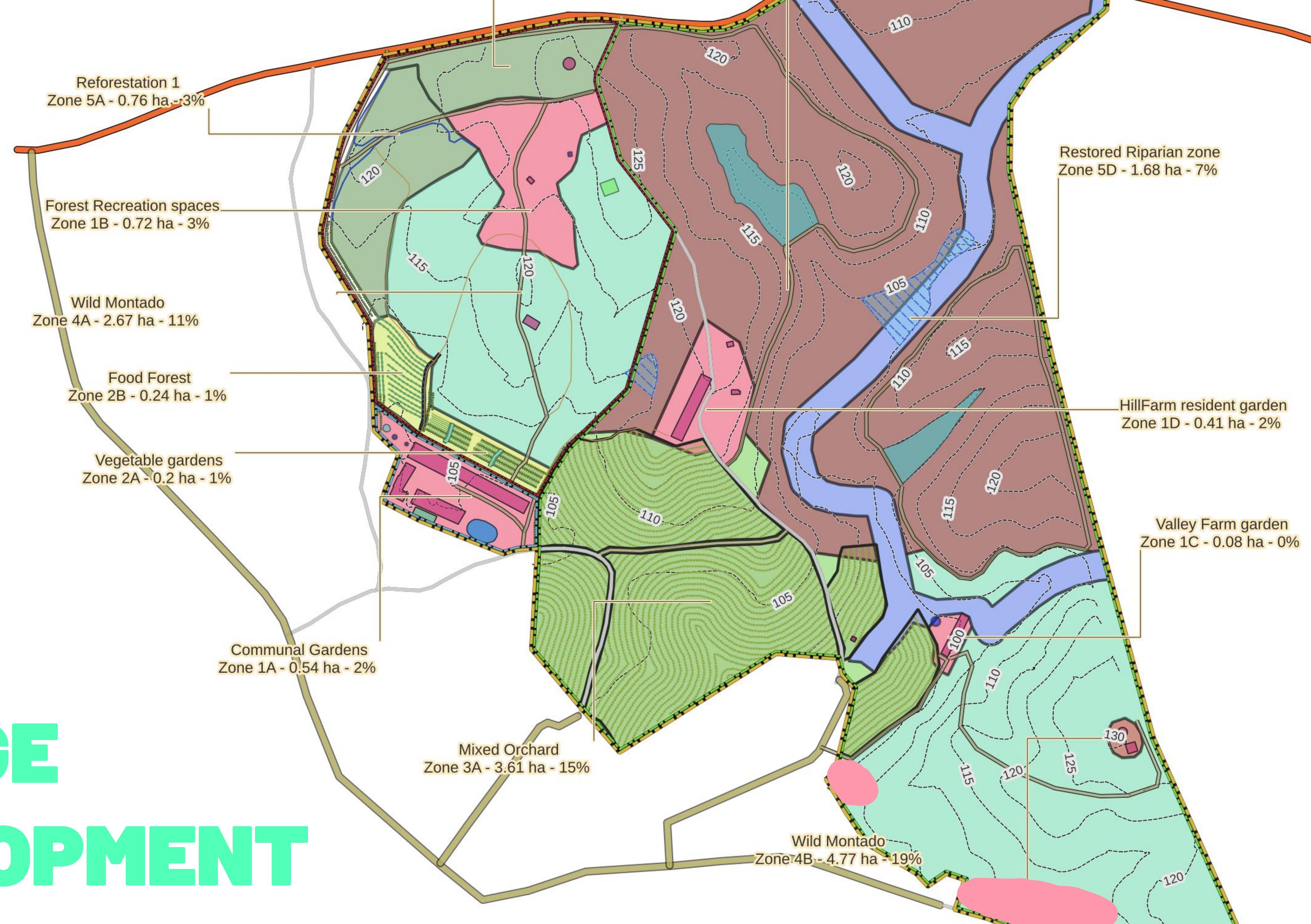
## DIGITAL NOMADS

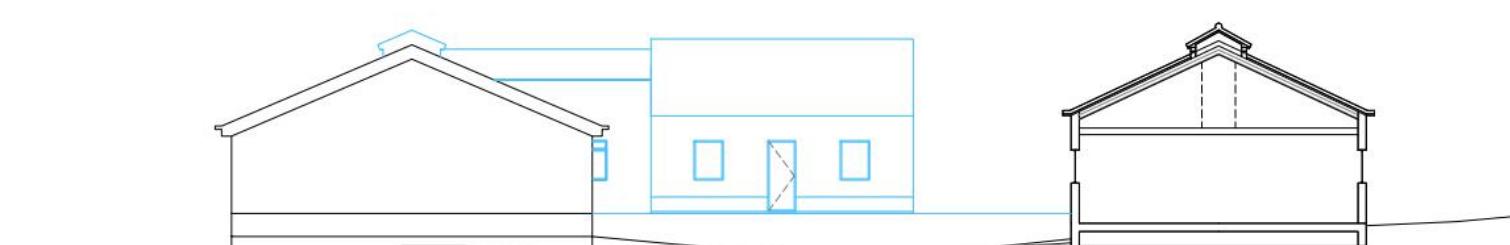
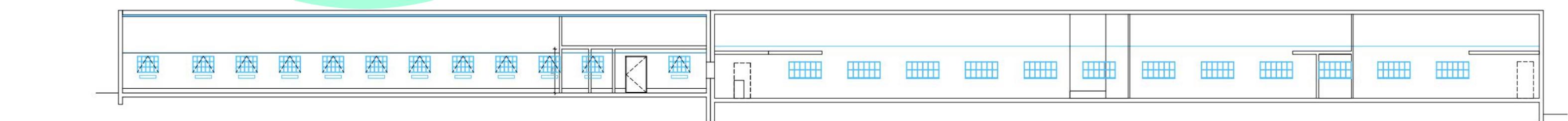
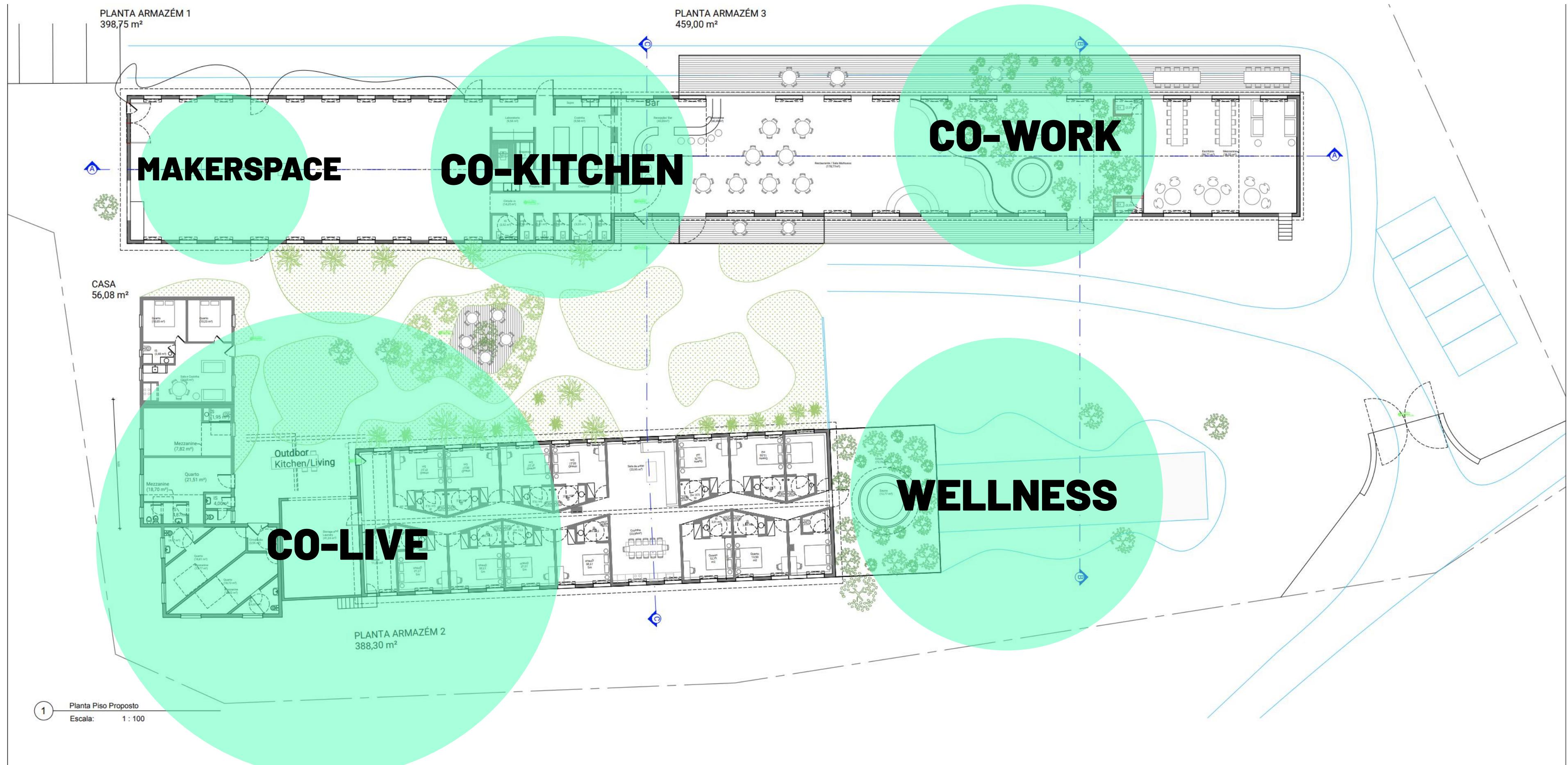
Catering to individuals who embrace flexibility and digital connectivity in their work and lifestyle.

## FAMILY-FOCUSED RESIDENTS

Tailored to families valuing safety, education, and community living.

# VILLAGE DEVELOPMENT





LICENCIAMENTO | Abelha, Santiago do Cacém  
Residência  
Samuel Deloquij C. Tm | enoll  
PROJETO: CRU arquitetura e investigação  
Tânia Teixeira, GAIRES n.º 19513 | Rua Cabral, Olaria - 1100-110 Pedro Soeiro, GAIRES n.º 266/79  
João Pedro Soeiro, GAIRES n.º 19513 | Rua Cabral, Olaria - 1100-110 Pedro Soeiro, GAIRES n.º 266/79  
Ribeira das Laranjeiras, 2 - 7000-212 Montijo - Portugal | 1 213 467 | 915 462 208 | [cruarquitetura.pt](http://cruarquitetura.pt)  
projeto  
2021.05.25

CRU  
arquitetura e investigação

# CO-LIVING

✓ plans approved.



**DOING GOOD,  
WHILE LIVING WELL**



## REGEN LIVING

Contribute to a greener planet and reduce your ecological footprint through sustainable practices.

## COMMUNITY BUILDING

Forge lifelong relationships, collaborating with like-minded individuals passionate about creating a better future.

## SELF-SUFFICIENCY

Develop essential skills and embrace self-sufficiency, empowering yourself in the face of uncertainty.



## MARKET POTENTIAL

There is a growing demand for sustainable and community-based solutions worldwide, with a market hungry for change.

## LONG-TERM VIABILITY

Traditional Dream Factory has the potential to become a long-lasting and self-sustaining model of regenerative living.

## SOCIAL IMPACT

By supporting this project, you contribute to a positive social impact, positively influencing the fabric of society.



Regenerative agriculture



Water retention landscape



Steward ownership



Carbon capture monitoring



# Traditional Dream Factory

## EBF Pledge



Starting with six words — Air, Water, Soil, Biodiversity, Equity, and Carbon — we commit to integrating a holistic view of the health and regeneration of our planet. United behind the Ecological Benefits Framework (EBF), we aim to pioneer a future where finance and technology breathe life into ecosystems, enhance biodiversity, promote equity, and restore balance to our world.

[www.canyouchangethefuture.org](http://www.canyouchangethefuture.org)



# REVENUE MODEL: DIVERSIFIED INCOME STREAMS

**Food production** €200k

*Orchard becoming productive around 7 years after investment - from our farming consultant.*

**Guest rentals** €287k

*At 55% Guest occupancy using weekly prices.*

**Restaurant** €212k

**Ecosystem credits** €26k

*We are on track to issue Carbon Credits through Open Forest Protocol. Biodiversity credits to come next.*

**Digital platform** €22k

*Subscriptions, e-book, Learning Hub*

**Cell phone tower lease** €4,250

Expected revenue year 1: **€349k**

Expected revenue year 5: **€727k**

*(upon completion of construction & excluding co-housing development)*

*year 5 expected costs:*

Operational cost

**Land team** €65k

**Space team** €65k

**Restaurant team** €65k

**Digital creation team** €36k

**General expenses** €79k

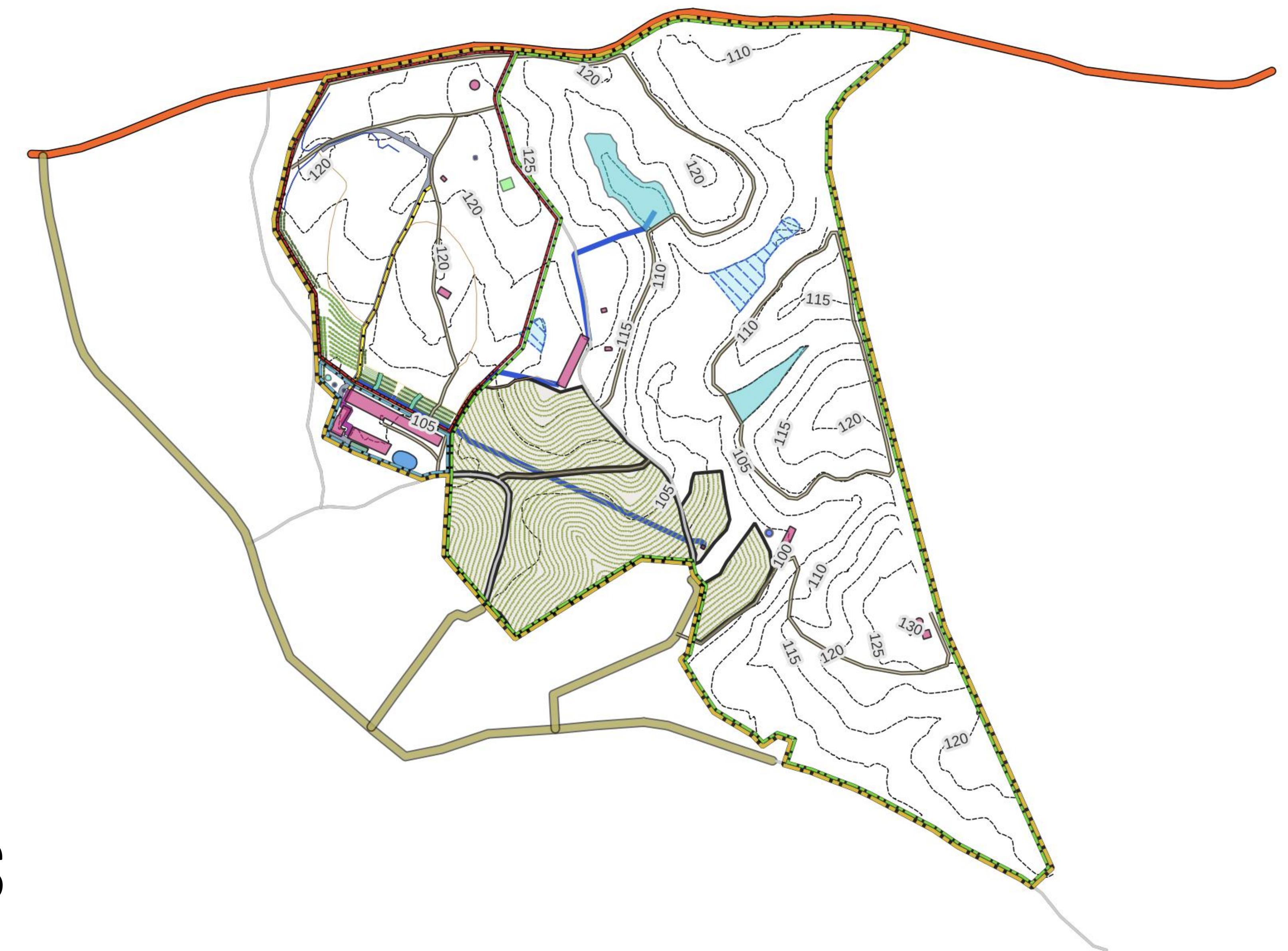
Total ~**€376k**

**Mortage payment** €81k

Total outgoings: **€457k**

Net profit year 1: **-€34k**

Net profit year 5: **€350k**



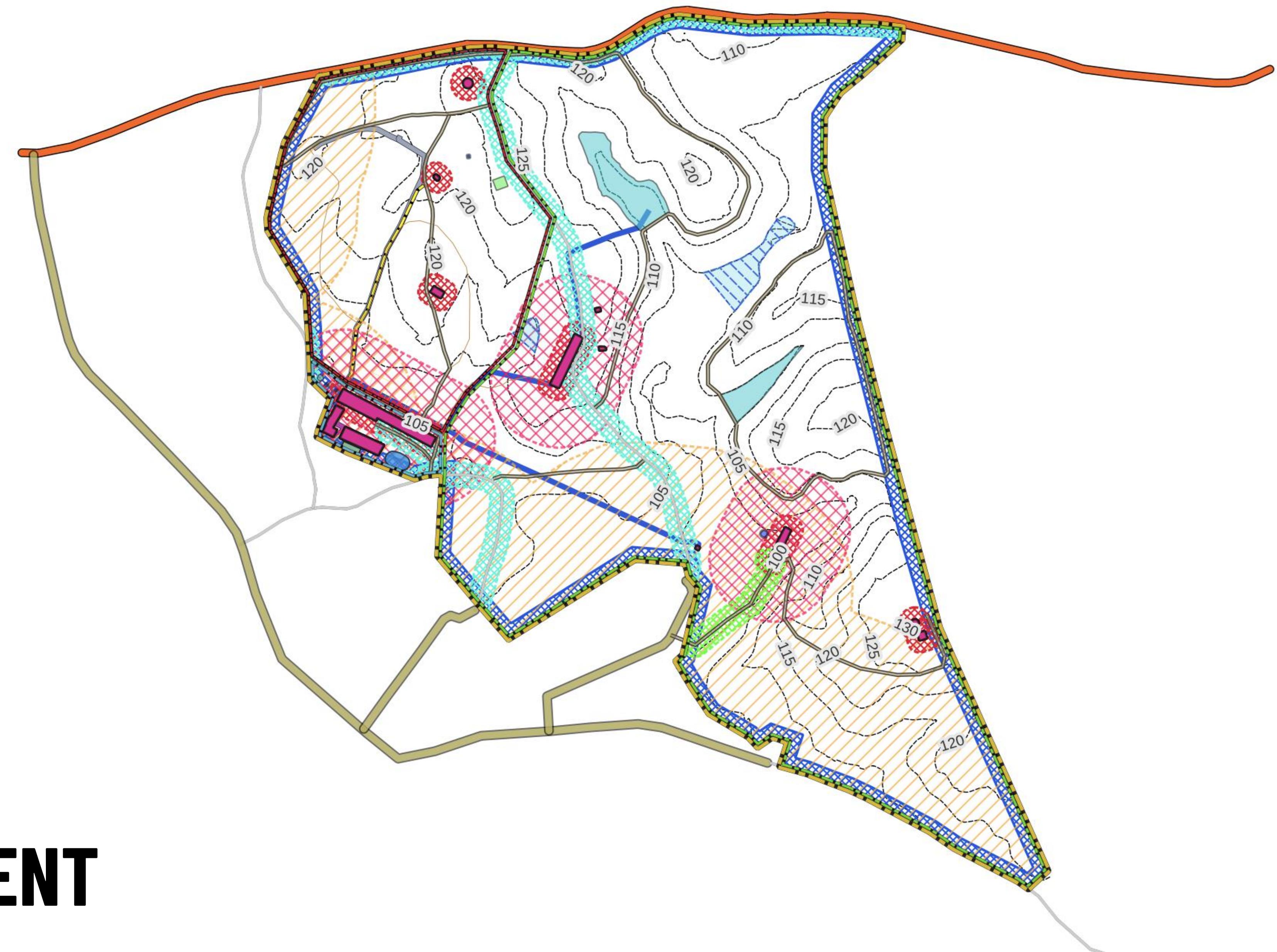
## OPERATING EXPENSES

Real estate & legal €889k  
Operations & staff €559k  
Co-living development €922k  
Food transformation + maker space €385k  
Co-working + cafe €443k  
Wellness €151k  
Infrastructure €277k  
Orchard development €100k

**Total projected cost €3.75M**

*Excluding co-housing development*

# COSTS OF DEVELOPMENT



- 
- 2021-2023 | 600k
    - 6000 sqm property purchased
    - Operational event space, kitchen, 14 glamping, reforestation, soil improvements, compost toilets, showers, irrigation systems, events
  - 2024 | €1.8M
    - Secure 25ha property
    - Co-living building renovation with first 6 suites
    - Water retention landscape: Natural pool, 2 lakes, swales
    - Legal kitchen
    - Establish orchard with 10 000 fruit trees
    - Start tiny-house development
  - 2025 | €1.5M
    - +8 suites
    - Workshop building renovation
    - Makerspace
    - Cafe
    - Co-working garden
    - Full industrial kitchen
  - 2026
    - Start full co-living operations
    - Start co-housing development

**ROADMAP**



Bank loans €950k  
*Current: €127k by Sam*



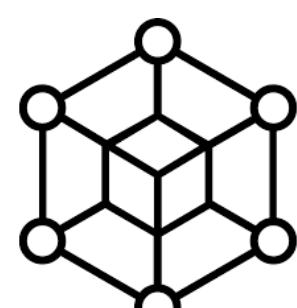
Secured notes €1,5M  
*At 7-8% interest. min €50k*



Grants €1M  
*Application underway with StartPME*



Co-housing & tiny houses €1M  
*Plan to be developed in 2024.*



Token sales €500k  
*Progressive exit to community*



# FUNDING SOURCES

# OPERATIONS TEAM



## SAMUEL DELESQUE

Tech veteran & real estate developer.  
Pioneering the regenerative village  
movement over 5 years.

ex VMware, Dailymotion



## JOHN ELLISSON

Social entrepreneur and behavior  
designer exploring how to best fight  
the climate crisis.

ex ReFi DAO, Toucan



## LUNA MANGAN

Savvy interior designer & somatic  
sexologist.



## BEATRIZ FONSECA

Pitching in to systemic change through  
the creation and operationalization of  
rural housing models that combine  
care, technology, and planet-positive  
impact.



## JOSHUA GLASS

Nature connection mentoring.  
Youth development. Land  
stewardship. Interdisciplinary  
making. 



## LUCA FRANCO

Builder with a passion for community.

...and a system of volunteering, residencies & stewards supporting smooth operations.

# ADVISORS & EXPERTS



## ALAN LAUBSCH

Risk analyst, super connector,  
nature lover.

ex JP Chase



## LIVIA TIRONE

Sustainability leader. Helped establish  
some of the most prominent sustainable  
real estate developments in Portugal.



## LARS SCHLICHTING

Crypto Lawyer - Sci-Fi novelist- FinTech  
and LegalTech Expert Leading the  
digitalization process in the Financial  
Industry.



## JOANA BEM-HAJA

Senior architect with a passion for low  
impact construction and using natural  
materials. Part of CRU atelio.



## ADAM POSTHUMA

Regenerative Agriculture Consultant.  
Experience scaling up productive farms  
in the region.



## FLORIJN DE GRAAF

Regenerative Systems Engineer -  
developing smart systems to optimise  
energy, water & waste flows.

...and a robust network of experts, professionals,  
and visionaries, believing in our mission.

# Products (for exports)

**BioChar** - Carbon storing soil enhancer, with free energy as bi-product.

**Blubucha** - Blue Lotus Kombucha, sold as kegs for bars/events. Can be scaled on demand.

**Education courses** - digital + physical, permaculture, technology, leadership

**Almond butter** - 13T expected yield (1308 trees)

**Olive oil** - 7T expected yield (500 trees)

**Mushrooms** - 16T expected yield (1 container)

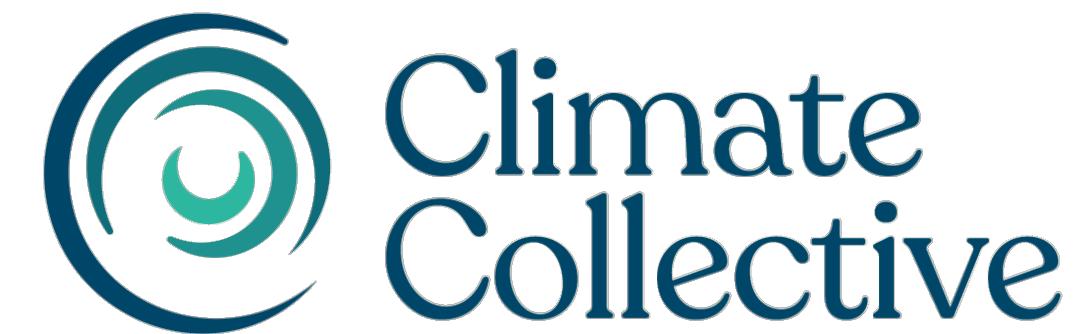
**Hotsauce** - partnership with Lava

...

*Building an incubator to bring more products to market from entrepreneurs in the network.*

*Creating a brand around the TDF ecosystem to be exported to European markets.*

# PARTNERSHIPS & SUPPORTERS



# JOIN US IN CREATING A REGENERATIVE VILLAGE FOR THE FUTURE



With the initial **€1.5M** investment, we can:

- secure the real estate
- develop the first phase of the co-living
- build 2 lakes and achieve water sovereignty
- leverage EU funding
- establish a cash flow positive hospitality and farming business
- expand our impact and issue ecosystem credits