

We believe that we are able to create and develop the best collection of modern vacation homes in the USA, based on design, prices and quality. Here are the examples of the best investments that we offer and suggest:















PERGOLA



POOL



SPA

FLATDE

SAUNA




CARPORT



FLATDE

We work in Ulster and Dutchess counties. This location is extremely popular for vacations and exploring. The ratio between initial investment for the cost of a land and completed project works very well.

Please see examples

A modern, dark-colored house with a large glass facade and a deck, situated in a wooded area. A swimming pool is visible in the foreground. The house features a prominent gable window with a dark frame, and a wooden deck with a railing extends from the front. The surrounding landscape is filled with tall, thin trees, and the overall scene is dimly lit, suggesting dusk or dawn. The text "HOUSES SOLD IN THIS AREA" is overlaid in white, bold, sans-serif font in the center of the image.

HOUSES SOLD IN THIS AREA

55 Victoria Ln, Accord, NY 12446

Sold \$1,105,000
Zestimate \$1,247,665



Sold \$1,200,000
Zestimate \$1,411,723





Price for sale \$1,985,000

Sold \$1,641,857



Sold \$1,973,230




Sold \$2,170,494



Sold \$1,875,000



A modern, dark-colored house with a large glass facade and a pool at night. The house has a dark metal roof and a chimney. The interior is lit up, showing a living area with a sofa and a dining table. A pool is in the foreground, and there are lounge chairs and a table on the deck. The background is dark with trees.

AIRBNB HOUSES IN THIS AREA



Rent \$450/by day

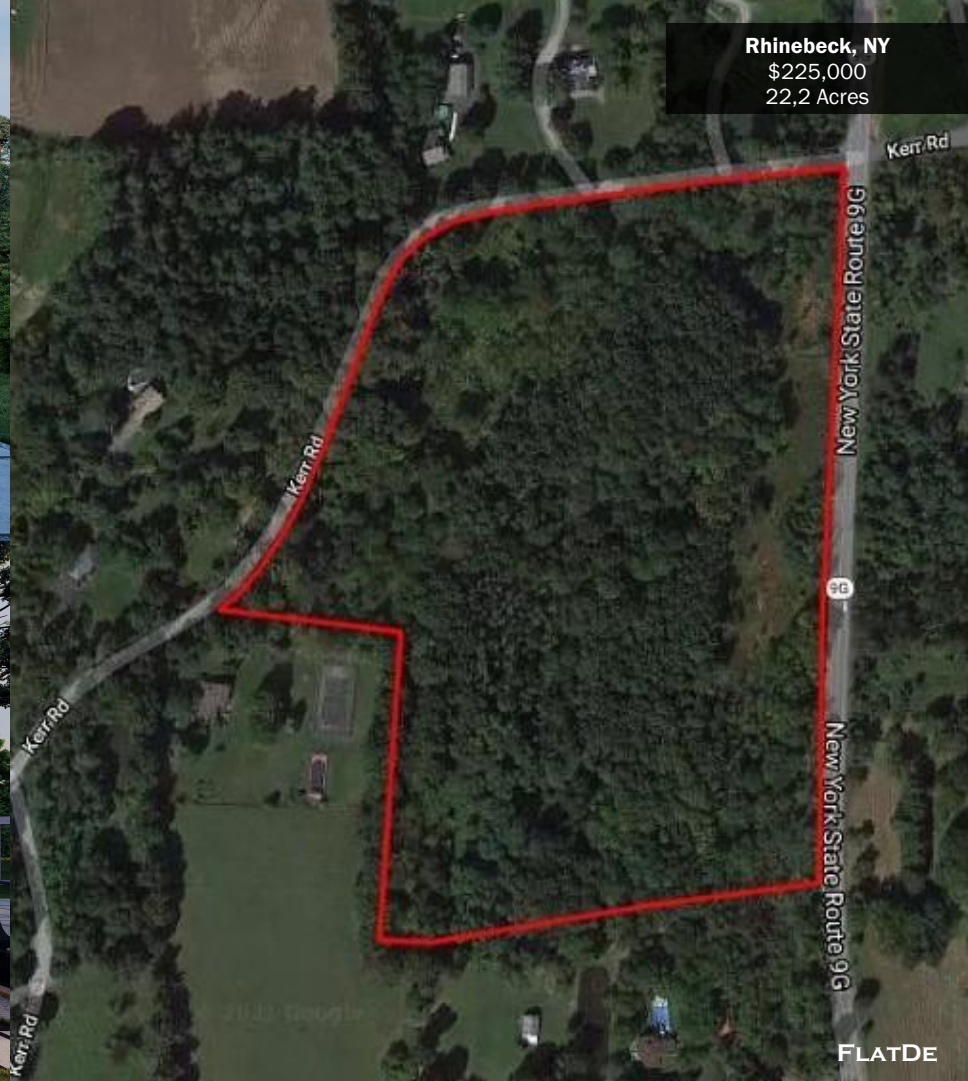


Rent \$700/by day



Rent \$850/by day

We have prepared the most interesting real estate projects that are the most profitable with less initial amount of being invested located in the best vacation areas



Rhinebeck, NY

\$225,000

22,2 Acres

| | |
|--|-----------|
| Lots price | 220000\$ |
| 22.2 Acres | |
| Zoning minimum 5 acres for single family house | |
| Passable to build up to 4 houses | |
| Infrastructure work | 50000\$ |
| Permits and subdivide coast | 50000\$ |
| To build sample house 2000Sq feet | 350000\$ |
| Project manager fee 10% | 40000\$ |
| Unplanned expenses 10% | 40000\$ |
| Investment needed | 750000 \$ |

PROFIT AND LOSS

| | |
|---|-----------|
| Single house 2000 plus guest homes 6000 Sq cost and swimming pool spa | |
| single lot include infrastructure and subdivide process | 80000\$ |
| Prefab material package and contraction work | 500000\$ |
| Project manager fee 10% | 35000\$ |
| Unplanned expenses 10% | 35000\$ |
| Real estate broker fee | 50000\$ |
| TOTAL | 700000\$ |
| Sale price | 1250000\$ |
| (similar houses sold in this area about 2000000\$) | |
| Profit for single house | 550000\$ |
| For all project | 2200000\$ |

PROJECT TIME

| | |
|--|--------------|
| First Stage of the project | |
| subdivide project and build sample house | 12 months |
| Second Stage of the project | |
| sale and build 3 house | 12-18 months |



Rhinebeck, NY
\$325,000
31.79 Acres

| | |
|------------------------------------|------------|
| Lots price | 325 000\$ |
| 31.79 Acres | |
| Zoning minimum acres 3 acres | |
| Passable to build up to 6-8 houses | |
| Permits and subdivide coast | 100 000\$ |
| To build sample house | 300 000\$ |
| Unplanned expenses 10% | 60 000\$ |
| Investment needed | 785 000 \$ |

PROFIT AND LOSS

| | |
|---|------------------|
| Single house 2200 sq st plus guest house plus pool | 70 000\$ |
| single lot include sabdivide process | |
| Prefab material package and contraction work | 400 000\$ |
| Project manager fee 10% | 40 000\$ |
| 10% unplanned expenses | 40 000\$ |
| TOTAL | 550 000\$ |
| Sale price | 1 200 000\$ |
| (similar houses sold in this area about 1500000\$ plus) | |
| Profit for single house | 650 000\$ |
| For all project (6 houses) | 3 900 000\$ |
| For all project (8 houses) | 5 200 000\$ |

PROJECT TIME

| | |
|--|-------------|
| First Stage of the project subdivide project and build sample house | 12 months |
| Second Stage of the project sale and build 10 house | 24-36months |



Olivebridge, NY
\$599,000
72,5 Acres

| | |
|--|------------|
| Lots price | 600000\$ |
| 72.2 Acres | |
| Zoning minimum 2 actress for single family house | |
| Passable to build up to 15-30 houses | |
| Infrastructure work | 500000\$ |
| Permits and subdivide coast | 50000\$ |
| To build sample house 2000Sq feet | 350000\$ |
| Project manager fee 10% | 550000\$ |
| Unplanned expenses 10% | 550000\$ |
| Investment needed | 1295000 \$ |

PROFIT AND LOSS

| | |
|---|----------|
| Single house 2000 plus unfinished basement | |
| single lot include infrustraction and sabdivade process | 85000\$ |
| Prefab material package and contraction work | 350000\$ |
| Project manager fee 10% | 35000\$ |
| Unplanned expenses 10% | 35000\$ |
| Real estate broker fee | 40000\$ |
| TOTAL | 545000\$ |

| | |
|--|-----------|
| Sale price | 950000\$ |
| (similar houses sold in this area about 1200000\$) | |
| Profit for single house | 405000\$ |
| For all project | 6007500\$ |

PROJECT TIME

| | |
|--|--------------|
| First Stage of the project | |
| subdivide project and build sample house | 12 months |
| Second Stage of the project | |
| sale and build 15 house | 12-48 months |

We work in the Berkshires area. There is a great inventory of vacant lots of land and locations popular for vacations. The price for completed homes gives great ratio between initial investment and final profit.

Please, see example

HOUSES SOLD IN THIS AREA


Sold \$2,775,000
Zestimate \$2,800,915



317 Long Pond Rd, Great Barrington, MA 01230

Sold \$1,320,000
Zestimate \$1,576,737



A modern, dark-colored house with a large, illuminated swimming pool in the foreground. The house features a prominent metal roof and large glass windows that reveal the interior. The pool is surrounded by a deck with lounge chairs and a table. The scene is set at night, with the house and pool lights illuminating the dark surroundings.

HOUSES FOR RENT IN THIS AREA

Rent \$15,000/mo



Rent \$18,000/mo

We have prepared the most interesting real estate projects that are the most profitable with less initial amount of being invested located in the best vacation areas



New Marlborough, MA
\$160,000
4.41 Acres



| | |
|---|-----------------|
| LOTS PRICE | 160000\$ |
| 4 Acres | |
| Zoning single family house | |
| Project manager fee 10% | 30000\$ |
| Permits design and plans | 15000\$ |
| To build s house 2500 Sq feet | 300000\$ |
| Unexpected Expenses 10% | 30000\$ |
| Investment needed | 535000\$ |
| | |
| PROFIT AND LOSS | |
| | |
| Lot | 160000\$ |
| Single house 1600 plus unfinished basement | |
| Permits design and plans | 15000\$ |
| Prefab materials package plus custraction I | 300000\$ |
| Project manager fee 10% | 30000\$ |
| Unexpected Expenses 10% | 30000\$ |
| Real estate broker fee | 50000\$ |
| | |
| TOTAL | 585000\$ |
| | |
| Sale price | 1050000\$ |
| | |
| Profit for single house | 465000\$ |
| | |
| Project time | 12 month |



WEST STOCKBRIDGE, MA
\$249,500
4.02 acres



| | |
|--|-----------------|
| LOTS PRICE | 249500\$ |
| 4 Acres | |
| Zoning single family house | |
| Project manager fee 10% | 45000\$ |
| Permits design and plans | done |
| to build s house 2500 Sq feet | 350000\$ |
| Unexpected Expenses 10% | 35000\$ |
| Investment needed | 669000\$ |
| | |
| PRIFIT AND LOSS | |
| | |
| Lot | 2495000\$ |
| Single house 2500 plus | |
| Permits design and plans | 5000\$ |
| Prefab materials package plus custraction I | 450000\$ |
| Project manager fee 10% | 45000\$ |
| Unexpected Expenses 10% | 45000\$ |
| Real estate broker fee | 50000\$ |
| | |
| Total | 795000\$ |
| | |
| Sale price | 1500000\$ |
| (modern house 2800 sq feet sold on next lstreet on may 2021 by 2,8 million dollars smoller and without poll) | |
| | |
| Profit for single house | 705000\$ |
| | |
| Project time | 12 month |



WEST STOCKBRIDGE, MA
\$360,000
16.37 Acres

SOLD

| | |
|--|----------------|
| LOTS PRICE | 360000\$ |
| 16.37 Acres | |
| Zoning single family house | |
| Project manager fee 10% | 58000\$ |
| Permits design and plans | 25000\$ |
| To build s house 3200 Sq feet plus swimming spa pool | 580000\$ |
| Unexpected Expenses 10% | 58000\$ |
| Investment needed | 1081000\$ |
| PROFIT AND LOSS | |
| Single house 3200 plus swimming spa pool | |
| Single lot | 360000\$ |
| Permits design and plans | 25000\$ |
| Prefab materials package plus custraction I | 580000\$ |
| Project manager fee 10% | 58000\$ |
| Unexpected Expenses 10% | 58000\$ |
| Real estate broker fee | 100000\$ |
| TOTAL | 1181000\$ |
| Sale price | 2500000\$ |
| (modern house 2800 sq feet sold on next lot on may 2021 by 2,8 million dollars smaller and without poll) | |
| Profit for single house | 1319000\$ |
| Project time | 12 month |

WHY INVEST WITH US?

We created a unique collection of modern prefabricated vacation homes. There is great demand for this product now, when millions of people work from home and move to rural areas. Our houses were priced and sold 20-40% higher than traditional style homes of the same size.

Production of our products takes place in Western Europe. All the materials are certified with USA codes and standards. Everything is being shipped ready for easy installation at the building site, therefore the cost of construction labor is lowered. We have contracts and agreements directly with factories for exterior, exterior materials including bathrooms, kitchens which are shipped together with the house.

We are able to manage the full construction process from the beginning to the end.

Our investment approach is different. We offer to purchase raw lots and take care of the subdivisions. First step is building one sample home and the rest of the homes on the lot could be sold as to be built. This way there is no risk with this project, especially when we work with wholesale pricing.

Please, see examples

click to visit our website

FLATDE