Edible Home Gardens Resorts

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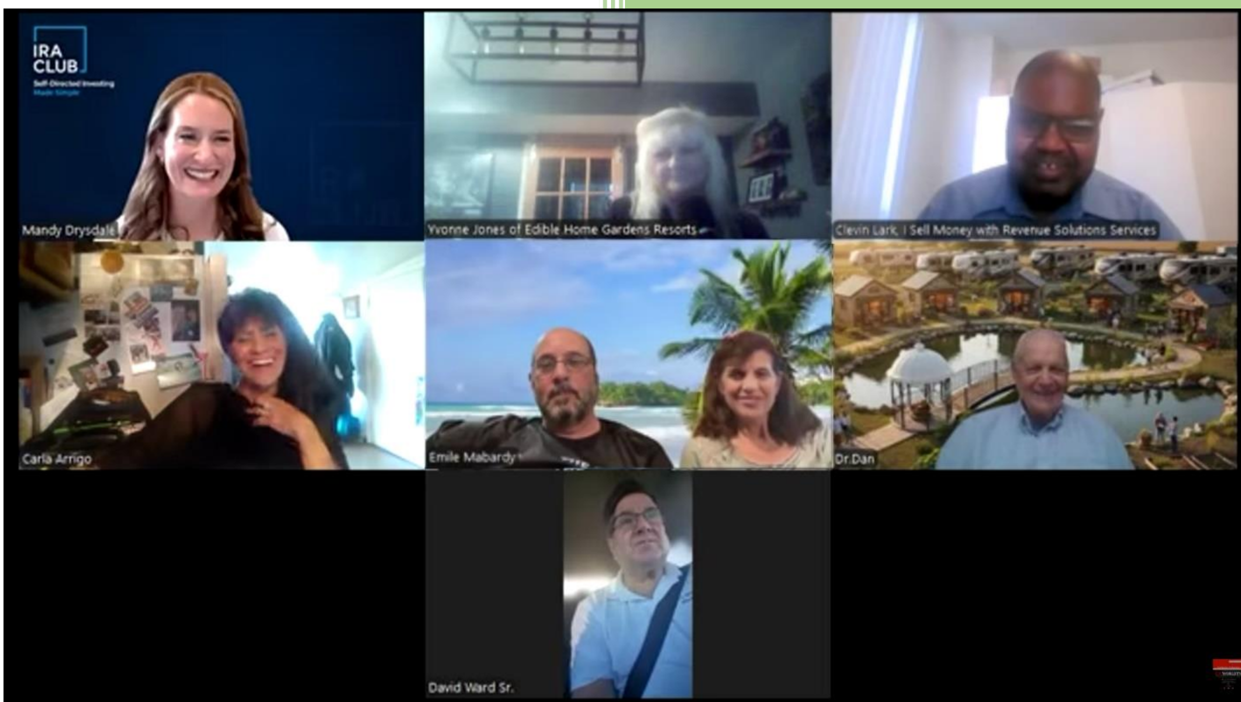

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Finance, Resorts and Agriculture

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Promote your business via c2cWorldTV podcasts, including **"Be the Bank"** series on financial leveraging and ROI strategies with **Edible Home Gardens Resorts**. Opportunities include free guest shows, creating custom shows, and expanding networks. **Investment programs, featured Resorts, organic farming, self-directed IRAs, and profit-sharing, providing passive income, ROI up to 35%, and savings on bills.**

Check out Mandy Drysdale at the IRA Club: www.IRAClub.com, mandy@iraclub.com, or use our Edible Home Gardens Resorts IRA Club discount code: HERE

Conservatively, 5 properties currently under evaluation equaling 1745 acres x 30, 50-acre communities can earn up to $63,000,000.00 base amount annually without adding any other amenities or including tiny homes.

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Edible Home Gardens Resorts

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What types of investment programs does Edible Home Gardens Resorts provide?

To answer your question about programs and return on investments for Edible Home Gardens Resorts, AI reviewed and summarized the key details below, along with detailed explanations and examples for clarity.

Analysis and Approach:

- The document specifically outlines the types of returns and incentives available to those investors considering Edible Home Gardens Resorts for either short-term or long-term investments, including both fixed and profit-sharing programs.
- The audience for these opportunities appears to be investors seeking passive income, residual income, and creative financial leveraging strategies.
- The information is supported by explicit figures and examples from the document.

Investment Returns Provided by Edible Home Gardens Resorts

1. Fixed ROI (Return on Investment):

- Investors can "Be the Bank" and receive a **fixed ROI of 7% to 12% per annum**, paid every month.
    - *Example*: If you were to invest $10,000, at 10% fixed ROI, you would receive $1,000 per year, paid out monthly (about $83.33 per month).

2. Resort RV Investment Returns:

- For investments specifically in the Resort's RVs, the document states a **35% ROI paid monthly per invested Resort's RVs**, plus a **10% year-end profit share for products sold via their private distribution center**.

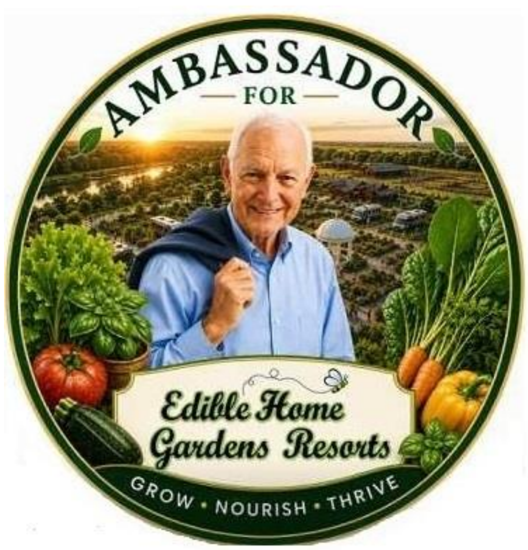
3. Additional Incentives:

- **10% Bonus for Investor Referrals:** If you refer another investor, you receive a 10% bonus.
- **Other Benefits:** Investors may also receive free organic food, passive income, residual income, and savings on utilities and services (gas, electric, phone, internet, insurance, organic healing herbs etc.).

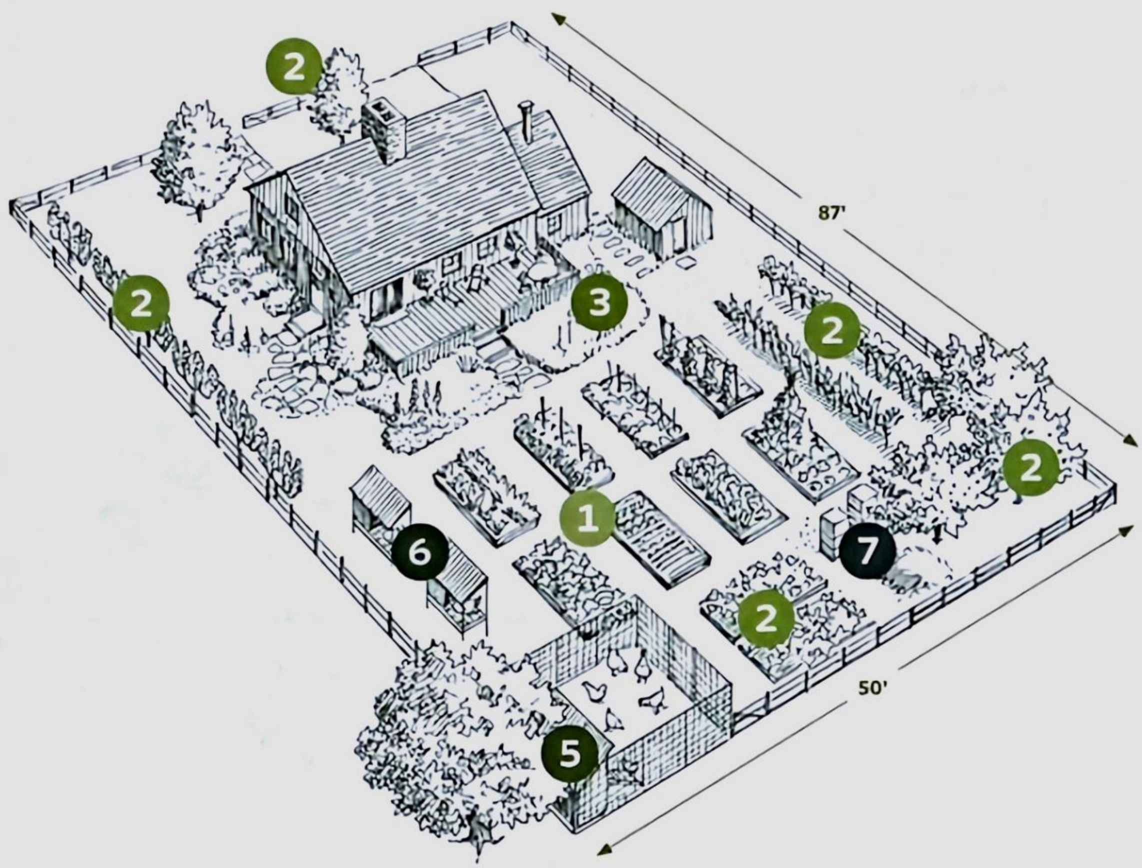
Summary Table of Returns

Investment Type	**ROI Provided**	**Payment Frequency**	**Additional Benefits**
"Be the Bank" (General)	7% - 12% fixed per annum	Monthly	Passive/residual income, food
Resort RV Investment	35% per annum	Monthly	10% year-end profit share
Investor Referral	10% bonus	Upon referral closing	

Conclusion: Edible Home Gardens Resorts provides a range of investment packages to select from, including fixed monthly ROIs 7%–12%, high-yield RV investment returns fixed 35% gross, profit share, and referral bonuses. Programs are designed to appeal to investors seeking steady income, higher-yield opportunities, lifestyle improvements, free food options, and utility savings as part of the selection. **Reach out to Dr. Dan, Ambassador, to schedule your appointment at Daniel@DanielRubin.net**



A Homestead on One-Tenth of an Acre



❶ **Vegetables**	8 beds, each 4×8 feet
❷ **Fruits and nuts**	various fruit trees, grapevines and berry canes, strawberry beds, and espaliered fruit along the fence line
❸ **Herbs**	tea herbs like bergamot, anise, lavender, and catmint
❹ **Grains**	not enough space to produce a reasonable quantity
❺ **Poultry**	6 chickens
❻ **Meat or dairy animals**	rabbits; not enough space to keep large animals
❼ **Wild foods**	2 beehives

Analyze how Edible Home Gardens Resorts' investment returns compare to typical organic resort investments.

To analyze how Edible Home Gardens Resorts' investment returns compare to typical organic resort investments, AI has used the details from the main document and general industry knowledge. Here's a structured comparison and analysis:

Reasoning and Approach:

- The document provides explicit ROI figures for Edible Home Gardens Resorts investments, including both fixed and high-yield programs.
- Typical organic resort investments generally provide lower, more conservative returns, often with less frequent payouts and fewer additional incentives.
- This analysis is intended for investors evaluating the competitiveness and attractiveness of Edible Home Gardens Resorts' programs versus standard market options.

Edible Home Gardens Resorts Investment Returns

- **Fixed ROI:** 7%–12% per annum, paid monthly ("Be the Bank" program).
- **Resort RV Investment:** 35% ROI per annum, paid monthly, plus a 10% year-end profit share.
- **Referral Bonus:** 10% bonus for referring new investors.
- **Additional Benefits:** Free organic food, savings on utilities, and other lifestyle perks.

Typical "average" Organic Resort Investment Returns (based on general knowledge)

- **Annual ROI:** Usually ranges from 4% to 10% per annum, depending on location, occupancy rates, and management efficiency.
- **Payout Frequency:** Often paid quarterly or annually, not monthly.
- **Profit Sharing:** Some resorts provide profit sharing, but rates are typically lower (5%–10% of net profits).
- **Referral Bonuses:** Rarely provided or much smaller in scale.
- **Additional Benefits:** May include limited free stays or discounts, but not extensive utility or lifestyle savings.

Comparison Table

Feature	Edible Home Gardens Resorts	Typical Organic Resort Investment
Fixed ROI	**7%–12% per annum (monthly)**	4%–10% per annum (quarterly/annual)
High-Yield Option	**35% per annum (monthly)**	Rare, usually not above 10%
Profit Share	**10% year-end**	5%–10% of net profits (if any)
Referral Bonus	**10%**	Rare or minimal
Additional Perks	**Food, utility savings**	Limited (e.g., free stays)

Key Insights

- **Higher Returns:** Edible Home Gardens Resorts provides significantly higher ROI programs (especially the 35% RV investment) over other typical organic resort investments.
- **More Frequent Payouts:** Monthly payments provide better cash flow for investors compared to the quarterly or annual payouts common in the industry.
- **Enhanced Incentives:** The referral bonus and lifestyle perks (free food, utility savings) add further value not typically found in standard resort investments.

Conclusion: Edible Home Gardens Resorts' investment returns are notably more generous and frequent than those usually available in the organic resort sector. This makes their programs attractive for investors seeking higher yields, regular income, and additional lifestyle benefits.

Compare Edible Home Gardens Resorts' ROI structure with other sustainable agriculture investments.

Reasoning and Approach:

- The document outlines Edible Home Gardens Resorts' specific ROI programs, including both fixed and high-yield program choices, as well as additional incentives.
- Typical sustainable agriculture investments (such as farmland REITs, organic farm co-ops, or agri-business funds) generally provide more conservative returns and fewer lifestyle perks.
- This comparison is designed for investors evaluating the competitiveness and structure of Edible Home Gardens Resorts' ROI versus standard sustainable agriculture investment models.

Edible Home Gardens Resorts ROI Structure

- **Fixed ROI:** 7%–12% fixed, per annum, paid monthly ("Be the Bank" real estate programs).
- **Resort RV Section Investment:** 35% fixed, gross ROI, paid monthly.
- **Manufacturing and Sales:** bonus, 10% year-end profit share.
- **Referral Bonus:** 10% bonus for investor referral, disbursed at funded closing.
- **Additional Benefits:** Free organic food, savings on utilities (gas, electric, phone, internet, insurance), trades, and lifestyle perks.

Typical or "average" Sustainable Agriculture Investment ROI Structure (based on general knowledge)

- **Annual ROI:** Usually ranges from 3% to 8% per annum, depending on crop yields, land appreciation, and operational efficiency.
- **Payout Frequency:** Typically paid annually or semi-annually, not monthly.
- **Profit Sharing:** Some models provide profit sharing, but rates are generally modest (5%–10% of net profits).
- **Referral Bonuses:** Rarely provided.
- **Additional Benefits:** May include limited produce shares or discounts, but not extensive utility or lifestyle savings.

Comparison Table

Feature	Edible Home Gardens Resorts	Typical Sustainable Agriculture Investment
Fixed ROI	**7%–12% per annum (monthly)**	3%–8% per annum (annual/semi-annual)
High-Yield Option	**35% per annum (monthly)**	Rare, usually not above 8%
Profit Share	**10% year-end**	5%–10% of net profits (if any)
Referral Bonus	**10%**	Rare or minimal
Additional Perks	**Food, utility savings**	Limited (e.g., produce shares)

Key Insights

- **Higher and More Frequent Returns:** Edible Home Gardens Resorts provides higher ROI programs and monthly payouts, which are uncommon in the sustainable agriculture sector.
- **Enhanced Incentives:** The referral bonus and lifestyle perks (free food, utility savings) provide added value not typically found in standard sustainable agriculture investments.
- **Risk Consideration:** While higher returns are attractive, they may also indicate higher risk or less conventional investment structures. Investors should perform due diligence and assess the sustainability of such returns.

Conclusion: Edible Home Gardens Resorts' ROI structure is significantly more generous and incentive-rich than most sustainable agriculture investments. It stands out for its high-yield programs, frequent payouts, and additional lifestyle benefits, making it appealing for investors seeking both financial and personal value. However, as with any investment promising above-market returns, careful risk assessment is recommended.

Make the comparison more concise and focused on financial metrics.

Here is a concise, financial-metrics-focused comparison between Edible Home Gardens Resorts and typical sustainable agriculture investments:

Edible Home Gardens Ranch and RV Resorts gives you MORE Bang for your Buck!

- **Fixed ROI:** 7%–12% fixed, per annum, paid monthly ("Be the Bank" program)
- **High-Yield Option:** 35% fixed, gross, per annum, paid monthly (per Resort RV investment)
- **Profit Share:** Additional 10% year-end profit share bonus based on Resort food and merchandise sold **through their private distribution center**
- **Referral Bonus:** 10% for new investor referrals that funded

Typical "average" Sustainable Agriculture Investments (general knowledge)

- **Fixed ROI:** 3%–8% per annum, usually paid annually or semi-annually
- **High-Yield Option:** Rare, typically not above 8% per annum
- **Profit Share:** 5%–10% of net profits (if provided)
- **Referral Bonus:** Rare or minimal

Summary Table

Metric	**Edible Home Gardens Resorts**	**Typical Sustainable Ag Investment**
Fixed ROI	7%–12% (monthly)	3%–8% (annual/semi-annual)
High-Yield Option	35% (monthly)	Rare, <8%
Profit Share	10% (year-end)	5%–10% (if any)
Referral Bonus	10%	Rare/minimal

Conclusion: Edible Home Gardens Resorts provides substantially higher and more frequent returns compared to typical sustainable agriculture investments, **with more land space per each RV**, additional profit sharing, and referral incentives.

Compare Edible Home Gardens Resorts, Ranches, RV Parks, and Tiny Home Communities with 35% GROSS ROI. **This financial sample analysis below is based on a single ranch resort serving only RVs, charging $350 a month for each RV on a 1/10-acre lot within a 50-acre community.**

The property is divided into four unique community groups of 50 acres each within a total of 1200 acres—up to eight groups of 50 acres within the 1200 acres.

Using figures from the document, each RV spot on **1/10-acre** leases for **$350/month**. A **50-acre** community therefore supports **500 RV spots** (50 ÷ 0.1). Applying the stated **35% gross ROI** as a benchmark on annual revenue provides comparative totals across community groupings.

Per-RV and Per-Community Metrics

- Per RV:
  - Monthly revenue = $350
  - Annual revenue = $350 × 12 = **$4,200**
  - 35% of annual revenue = 0.35 × 4,200 = **$1,470**
- Per 50-acre community (500 RVs):
  - Monthly revenue = 500 × $350 = **$175,000**
  - Annual revenue = 175,000 × 12 = **$2,100,000**
  - 35% of annual revenue = 0.35 × 2,100,000 = **$735,000**

Grouped Community Scenarios

Scenario	Acres	Communities (50 acres each)	RV Spots	Monthly Revenue	Annual Revenue	35% of Annual Revenue
Baseline (per community)	50	1	500	$175,000	$2,100,000	$735,000
4-group buildout	200	4	2,000	$700,000	$8,400,000	$2,940,000
8-group buildout	400	8	4,000	$1,400,000	$16,800,000	
Full 1,200-acre capacity (for reference)	1,200	24	12,000	$4,200,000	$50,400,000	$17,640,000

Notes:

- The table assumes full occupancy at the document's published rate of **$350/month per 1/10 acre**.
- The "35% of annual revenue" column uses the stated 35% gross ROI as a comparative benchmark against gross revenue. Actual ROI to investors depends on the size of invested capital and operating costs, which are not specified in the document.

Here is a concise financial comparison using the **nightly rate** of **$35 per night** for each RV spot, applying the same 50-acre community metrics and scaling up to 4 community groups:

Assumptions and Calculations

- **Each 50-acre community:** 500 RV spots (50 acres ÷ 0.1 acre per spot)
- **Nightly rate per RV:** $35
- **Full occupancy, 365 nights/year**
- **4 community groups:** 4 × 50 acres = 200 acres, 2,000 RV spots

Per RV Spot

- Annual revenue: $35 × 365 = **$12,775**
- 35% of annual revenue: 0.35 × $12,775 = **$4,471.25**

Per 50-Acre Community (500 RVs)

- Annual revenue: 500 × $12,775 = **$6,387,500**
- 35% of annual revenue: 0.35 × $6,387,500 = **$2,235,625**

4 Community Groups (2,000 RVs)

- Annual revenue: 2,000 × $12,775 = **$25,550,000**
- 35% of annual revenue: 0.35 × $25,550,000 = **$8,942,500**

Summary Table

Scenario	RV Spots	Annual Revenue	35% of Annual Revenue
Per RV	1	$12,775	$4,471.25
Per 50-acre community	500	$6,387,500	$2,235,625
4 community groups	2,000	$25,550,000	$8,942,500

Conclusion: At a nightly rate of $35, the potential gross revenue and 35% ROI figures are substantially higher than with monthly leasing. This model assumes full occupancy year-round, which may not always be realistic, but it demonstrates the upper revenue potential for Edible Home Gardens Resorts using the nightly rental approach.

Nightly (1/12 acre): $35 × 365 = $12,775 Monthly (1/10 acre): $350 × 10 Monthly (1/8 acre): $400 × 8 Monthly (1/4 acre): $500 × 4

Using those figures, here are the per-acre, per-50-acre community, and 35% gross ROI benchmark calculations, assuming full occupancy for all tiers (and 365 nights for the nightly tier).

Per-acre revenue (full occupancy)

- Nightly (**1/12 acre**): 12 pads/acre × $35 × 365 = **$153,300 per acre per year**
- Monthly (**1/10 acre**): 10 pads/acre × $350 = **$3,500 per acre per month → $42,000 per year**
- Monthly (**1/8 acre**): 8 pads/acre × $400 = **$3,200 per acre per month → $38,400 per year**
- Monthly (**1/4 acre**): 4 pads/acre × $500 = **$2,000 per acre per month → $24,000 per year**

If an entire 50-acre community is allocated to a single tier

Allocation (50 acres)	Pads	Monthly Revenue	Annual Revenue	35% of Annual Revenue
Nightly (**1/12 acre, $35/night, 100% occ.**)	600	—	**$7,665,000**	**$2,682,750**
Monthly (**1/10 acre, $350**)	500	**$175,000**	**$2,100,000**	**$735,000**
Monthly (**1/8 acre, $400**)	400	**$160,000**	**$1,920,000**	**$672,000**
Monthly (**1/4 acre, $500**)	200	**$100,000**	**$1,200,000**	**$420,000**

Notes:

- The nightly tier assumes 100% occupancy year-round; apply an occupancy factor (e.g., 70%) to the annual figure for more conservative projections.
- The 35% figure is used as a gross ROI benchmark against gross revenue. Net ROI will depend on capex, opex, financing, and actual occupancy.
- For mixed-tier concentric layouts, total revenue = Σ(acres_in_tier × per-acre annual revenue for that tier).

Use these metrics of four 4 communities within 1200 acres and so on.

Here is a detailed analysis using your specified metrics for four communities within a 1,200-acre property, applying the pad densities and rates for each RV tier:

Assumptions and Metrics

- Each community: 50 acres
- Number of communities: 4 (**total 200 acres used**)
- Pad densities and rates per acre:
  - Nightly (**1/12 acre**): 12 pads/acre at $35/night
  - Monthly (**1/10 acre**): 10 pads/acre at $350/month
  - Monthly (**1/8 acre**): 8 pads/acre at $400/month
  - Monthly (**1/4 acre**): 4 pads/acre at $500/month
- Full occupancy assumed for all tiers (365 nights for nightly tier)

Per-Acre Annual Revenue

Tier	Pads/Acre	Rate	Annual Revenue per Acre
Nightly (**1/12 acre**)	12	$35/night	$153,300
Monthly (**1/10 acre**)	10	$350/month	$42,000
Monthly (**1/8 acre**)	8	$400/month	$38,400
Monthly (**1/4 acre**)	4	$500/month	$24,000

If a 50-Acre Community Is Allocated to a Single Tier

Tier	Pads/Community	Annual Revenue/Community
Nightly (**1/12 acre**)	600	$7,665,000
Monthly (**1/10 acre**)	500	$2,100,000
Monthly (**1/8 acre**)	400	$1,920,000
Monthly (**1/4 acre**)	200	$1,200,000

Four Communities (200 Acres) - All in One Tier Example

Tier	Total Pads	Total Annual Revenue
Nightly (1/12 acre)	2,400	$30,660,000
Monthly (1/10 acre)	2,000	$8,400,000
Monthly (1/8 acre)	1,600	$7,680,000
Monthly (1/4 acre)	800	$4,800,000

35% Gross ROI Benchmark (for Four Communities)

Tier	35% of Total Annual Revenue
Nightly (1/12 acre)	$10,731,000
Monthly (1/10 acre)	$2,940,000
Monthly (1/8 acre)	$2,688,000
Monthly (1/4 acre)	$1,680,000

Scalability

- The same calculations can be extended for more communities (e.g., 8 communities = 400 acres, double the above figures).
- The remaining acreage (1,000 acres if only 200 are used for 4 communities) allows for significant future expansion.

Conclusion: Using your specified pad densities and rates, **each 50-acre community can generate substantial annual revenue,** especially with the high-density nightly rental model. Scaling from 4 to more communities multiplies both pad capacity and revenue proportionally. The 35% gross ROI benchmark provides a comparative metric for potential investor returns, but actual net ROI will depend on occupancy, costs, and operational efficiency.

> Change out two of the 50 communities to have an outer 1/12-acre ring per each RV for only $250 a month and the other two 50-acre communities keep 1/12-acre for $35 a night. (total example, 4 communities)

Here is a comparative analysis for four 50-acre communities within a 1,200-acre property, based on your updated scenario:

- **Two communities**: Outer ring of 1/12 acre per RV at **$250/month**
- **Two communities**: Outer ring of 1/12 acre per RV at **$35/night**

Assuming each 50-acre community is fully allocated to the outer ring (for maximum capacity illustration):

Pad Capacity per Community

- 1/12 acre per RV: 50 acres × 12 pads/acre = **600 pads per community**

Revenue Calculations

1/12-acre Monthly Rate ($250/month)

- Per pad annual revenue: $250 × 12 = **$3,000**
- Per community annual revenue: 600 × $3,000 = **$1,800,000**
- Two communities: 2 × $1,800,000 = **$3,600,000**
- 35% gross ROI benchmark: 0.35 × $3,600,000 = **$1,260,000**

1/12-cre Nightly Rate ($35/night, 100% occupancy)

- Per pad annual revenue: $35 × 365 = **$12,775**
- Per community annual revenue: 600 × $12,775 = **$7,665,000**
- Two communities: 2 × $7,665,000 = **$15,330,000**
- 35% gross ROI benchmark: 0.35 × $15,330,000 = **$5,365,500**

Summary Table (All Four Communities)

Community Type	Pads	Rate	Annual Revenue/Community	Total for 2 Communities	35% Gross ROI (Total)
$250/month (1/12 ac)	600	$250/month	$1,800,000	$3,600,000	$1,260,000
$35/night (1/12 ac)	600	$35/night	$7,665,000	$15,330,000	$5,365,500

Conclusion:

- The two communities with nightly rates generate much higher potential revenue and gross ROI than the two with monthly rates, assuming full occupancy.
- This mixed model allows for both affordable long-term stays and high-yield short-term rentals, providing flexibility and diversified revenue streams for Edible Home Gardens Resorts.
- Actual results will depend on occupancy rates, operational costs, and market demand for each rental type.

Refine the tiered community layout to optimize revenue and occupancy balance.

To refine the tiered community layout for optimal revenue and occupancy balance, I have used the specific pad sizes and rates from the document, as well as best practices for mixed-use RV and tiny home communities. The goal is to maximize revenue while ensuring diverse programs that appeals to both short-term and long-term residents, thus supporting high occupancy rates.

Key Metrics from the Document

- Nightly: $35/night for 1/12 acre
- Monthly: $250/month for 1/12 acre, $350/month for 1/10 acre, $400/month for 1/8 acre, $500/month for 1/4 acre

Refined Tiered Layout Recommendation (per 50-acre community)

1. Outer Ring (High Turnover, High Revenue Potential):

- **1/12-acre pads**
- **Mix:** 40% of total acreage (20 acres)
- **Rental:** $35/night (short-term stays)
- **Pads:** 20 acres × 12 pads/acre = 240 pads
- **Annual Revenue (100% occupancy):** 240 × $12,775 = $3,066,000

2. Middle Ring (Affordable Long-Term):

- **1/12-acre pads**
- **Mix:** 20% of total acreage (10 acres)
- **Rental:** $250/month (long-term stays)
- **Pads:** 10 acres × 12 pads/acre = 120 pads
- **Annual Revenue:** 120 × $3,000 = $360,000

3. Inner Ring (Standard Long-Term):

- **1/10-acre pads**
- **Mix:** 20% of total acreage (10 acres)
- **Rental:** $350/month
- **Pads:** 10 acres × 10 pads/acre = 100 pads
- **Annual Revenue:** 100 × $4,200 = $420,000

4. Core (Premium Long-Term):

- **1/8-acre pads:** 5 acres × 8 pads/acre = 40 pads at $400/month → 40 × $4,800 = $192,000
- **¼-acre pads:** 5 acres × 4 pads/acre = 20 pads at $500/month → 20 × $6,000 = $120,000

Total per 50-Acre Community

Tier	Pads	Annual Revenue
1/12 ac, $35/night	240	$3,066,000
1/12 ac, $250/mo	120	$360,000
1/10 ac, $350/mo	100	$420,000
1/8 ac, $400/mo	40	$192,000
1/4 ac, $500/mo	20	$120,000
Total	520	**$4,158,000**

Occupancy Balance Rationale

- **Short-term (nightly) pads** maximize revenue but are more volatile; limiting them to 40% balances risk and income.
- **Affordable long-term pads** (1/12 acre, $250/mo) attract budget-conscious residents, supporting steady occupancy.
- **Standard and premium pads** (1/10, 1/8, 1/4 acre) provide more space and stability, appealing to families and retirees.
- This mix ensures a steady base of long-term residents while capturing high-yield short-term traffic.

Scaling to Four Communities (200 Acres)

- Multiply all figures by 4 for total pads and revenue.
- **Total annual revenue (4 communities):** $4,158,000 × 4 = $16,632,000

Conclusion

This refined, mixed-tier layout optimizes both revenue and occupancy by:

- **Diversifying rental programs to appeal to a broad market**
- **Balancing high-yield short-term rentals with stable long-term leases**
- **Supporting community vibrancy and financial sustainability**

Adjust the percentage allocation per tier based on local demand and seasonal trends to further optimize results.

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