

Dwell Well

Verde, S.A. (Verde) is a Central America based building technology and development company focused on manufacturing, selling, and developing the highest quality, housing in Central America and the Caribbean (CALA) - targeting Belize, Costa Rica and Panama given desirable real estate investment fundamentals over the long term.

Verde brings a highly disruptive housing system to the region; leveraging the proven building technology of Vantem Global. Verde brings this pioneering and location PERFECT technology and supporting services to top tier local Housing Developers in the region, and for its own select development projects. This Vantem driven hybrid—volume + panel, off-site building fabrication & assembly system has numerous projects and applications throughout South America including Uruguay, Brazil and Colombia.



Parent holding company, Verde, SA, and operating subsidiaries Verde Building Systems, SA and Verde Development Company, SA, are based in Panama City, Panama. The simple plan is to leverage this technology, and partner with a core 3-4 experienced developers in each of our target countries, positioned to sell a reliable 300 total housing units per year in the region by 2023.

Our primary product is the traditional and undersupplied single family, duplex and small multi-plex homes; in very high demand in cities, suburbs and rural areas. Where there is currently and over the next 20+ years a significant demand. When a full capacity by 2024, at over 500 total units per year across the region. Verde will develop its own 20-50 units per year / per country.

The Verde Product + Service Approach delivers a home that is truly a “Home”

- ✓ *Healthy & Green— meeting USGBC and WGBC LEED, United Nations EDGE, IWSA WELL and Net Zero standards for a 21st century response to a age old problem*
- ✓ *Smart & Safe - meeting and exceeding all the local and regional Earthquake and Hurricane standards, and the key waterproof and erosion resistant needs of the region*
- ✓ *Flexible & Adaptable - we deliver a building system that can work in multiple locations, contexts, and across a variety of housing types*
- ✓ *Affordable & Attainable—we seek to address the low to upper-middle price point with lower lifecycle cost, and ZERO monthly energy costs—and even Net Positive!*

Core Relationships

- Developers as Buyers of Verde’s bundled Products & Services
- Land Owners and Community Developers as Partners or Clients
- Real Estate Investors as Joint Venture Members at Project Level
- Select Government Agencies and Nonprofit Housing Companies as Partners

Target Housing Niche

Ideal for high demand familiar types:

- Single-Family
- Duplex / Triplex / 2x 2 or 3x 3
- Townhome / Rowhouse
- Multiplex (up to 3 story)

(Av. 1500-3000 tsf / unit, all types)

And as a component of :

- Subdivisions / Mixed Use Projects
- Master Planned Communities / PUD’s

The Verde Advantage

- Develops its Own Housing Projects - Not just product + service, with “On the Ground Knowledge”
- Brings Quality Relationships – with Deep Real Estate Industry, Modular & Building Tech Connections
- Presents a Skilled Team - with Hands-on Proven Expertise
- Leads with Development Experience - through Direct Execution Capabilities
- Delivers Proven Technology - to qualified local Housing Developers seeking something Different—and Something Better!

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The Verde housing product line will be white labeled, with a set of bundled services—from design to project management making the development from concept to permit—construction to occupancy— more efficient and lower risk than the current, building process. Verde’s development system has 3 set floor plans for its core 5 housing types. This gives our Housing Development Partners a ‘premium housing product line that responds to:

- ✓ *The challenges, limitations and growing difficulties of on-site development, and related logistics concerns (post Covid), and lack of skilled crews and tradesmen*
- ✓ *Common housing styles that typically use concrete block and other climate appropriate materials while offering a superior high performance home*
- ✓ *Traditional living preferences from multi-generational families to live-work, growing families and co-living arrangements and other desirable options*
- ✓ *A realization that things CAN and SHOULD be done differently in construction—for the benefit of all—especially consumers and developers, more ‘middle men’ are lost*
- ✓ *The need for high quality, safe and smart housing that is affordable and attainable to a broader segment of the population—and also the largest portion!*

Verde and the Developers it works with can reliability and cost effectively provide high quality, high performance ‘Net Zero’ housing that is:

- ✓ *10-15% lower cost*
- ✓ *35%+ faster.*
- ✓ *Build 75-90% off-site assembly in controlled environment*
- ✓ *Build to International Residential Code (IRC) and stronger to transport*

These benefits align with a need due to a convergence of Climate Change, and a clear imperative toward sustainability, and a global housing crisis, including Central America.

These are also markets with solid real estate investment fundamentals in the short to long term, and have a number of attractive features including top healthcare and education, and sustained political and economic stability. In a post-Covid world many seek a higher quality of life and can as they realize they can be work remotely.

In addition, the expected local population growth, and in particular the middle class, and being a top destinations for retirees, ExPats across the board, Digital Nomads and other desirable new residents. In combination, the region is very attractive to Verde, current and new, aligned investors—private and institutional.

In Verde’s target markets of Belize, Costa Rica and Panama we deliver and will continue to cultivate a country-wide licensing relationship with Vantem, a team on the ground, and the most highly regarded architects, engineers and specialists to work with local Developers.

Verde Delivers a Turn Key Housing Solution to a Country Wide Housing Problem that is Sustainable, Responsible and Profitable! Just what Developers are looking for!

Core Competencies

- Building System & Modular Technologies
- Architecture & Design Services
- Integrated Project Delivery (IPD)
- Project Management / QA QC
- Project Feasibility & Financing
- Green Building & Building Technology
- Renewables & Sustainable Practices

Our Core Team

The Verde Team brings a combined 100+ years in real estate development, architecture and design, clean and green tech, and project finance.

Principal, Christian Overbey
25+ Years Licensed Architect, Sustainability, IDP, Project Management, Construction Management, Green Technology

Principal, Dennis Fleming
25+ Real Estate Development & Investment, IB and Project Finance , Green & Clean Tech

Principal, Jason Carter
The Mod Coach, 18+ years of off-site construction expertise, Executive level operations and plant design

Principal, Steve Streetman
Real Estate Investments, Author, Business Strategy, Financial Analysis

Verde also has relations with best in class local CALA based architecture, engineering, site planning & specialty service firms to actively help develop & manage its platform.