

Oculis - The hybrid of Glamping, Vacation Rentals, and Hotels



Highlights

- 1  Disrupting the \$1.1 Trillion traditional hotels and alternative accommodation industries
- 2  Proven business model. Co-Founder successfully exited a similar business in Costa Rica
- 3  70% less staff than a traditional hotel of the same capacity
- 4  67% less construction costs compared to a vacation rental home in the same area
- 5  A+ rating on AIRDNA for location at Mt. Baker, WA
- 6  Strategically located at a convenient distance from both Seattle and Vancouver
- 7  All investments over \$800 get Free 1 night's stay at Oculis Mountain Side, WA*
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Our Team



Yuri Benoiston

After the success of Igloo Beach Lodge in Costa Rica, he saw the more exciting possibilities of extending the concept internationally.

It seems obvious to us that if you're the sort of person who enjoys the outdoors, you want to do everything you can to preserve them. By creating a luxurious, design driven experience, we're making sustainability accessible to the masses, just by giving them a great place to stay the weekend while they hit the slopes.



Mark Buehrer

Mark is the founder and director of 2020 ENGINEERING and is a recognized authority on green buildings. He is a registered professional civil engineer, author, and inventor.



Eduardo Castelazo

Eduardo is an architect based in Guadalajara Mexico, specialized in architectural and urban 3D visualization



Chris Minchella

Chris Minchella is a commercial real estate broker and business advisor working with companies in the hospitality and CPG sectors.

Pitch

TOP 3 REASONS TO INVEST

 <p>1</p>	 <p>2</p>	 <p>3</p>
<p>Proven business model with up to 67% less operating costs than a comparable hotel in the same location.</p>	<p>A+ rating on AIRDNA. Strategically located close to both Washington and Vancouver.</p>	<p>Over 35% operating margins and possible exit with a large hotel chain.</p>

Disclaimer: This slide contains forward-looking projections that cannot be guaranteed

The \$1.1 Trillion hotel, glamping, and vacation rentals industry is plagued with problems.

PROBLEM

 <p>Hotel</p> <ul style="list-style-type: none"> • Parking lot views • Noisy Corridors • Too Many Light Switches • Slamming Hotel Room Doors • "Suites" That Aren't Suites • Exorbitant Room Service Menus 	 <p>Glamping</p> <ul style="list-style-type: none"> • Accommodations inadequate for weather • old or shabby furnishings among top complaints 	 <p>Vacation Rentals</p> <ul style="list-style-type: none"> • 37.6%—Photos misrepresented unit's location or interior • 26%—Dirty unit • 23%—Scammers stealing payment • 5%—No housekeeping or in-unit amenities • 5%—Difficult check-in • 3.5%—No on-site management
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Following the COVID-19 pandemic, the accommodation industry has seen a significant shift towards lodging options that afford guests as much privacy as possible. This includes vacation rentals (popularized by platforms such as Airbnb and VRBO) and glamping.



Oculus Mountain Side combines the best of hotels, vacation rentals, and glamping by offering amenities more commonly found at traditional resorts and hotels, such as food & beverage service, wi-fi, and full, in-unit kitchens.

SOLUTION



1. Luxurious 1 Bedroom or 2 Bedrooms private domes specifically designed for short term rentals
2. Includes amenities like: WIFI, skylight, loft, hot tub and the latest of smart home technology
3. Close to nature and mountain activities
4. Designed to LEED standards



We are The Hybrid of Glamping, Hotels, and Vacation Rentals

Click on the image below for a VR tour of Oculis Mountain Side



Click here for a VR tour of the Oculis Mountain Side

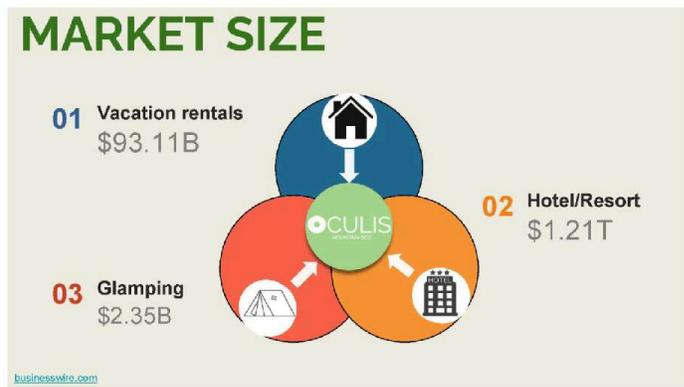
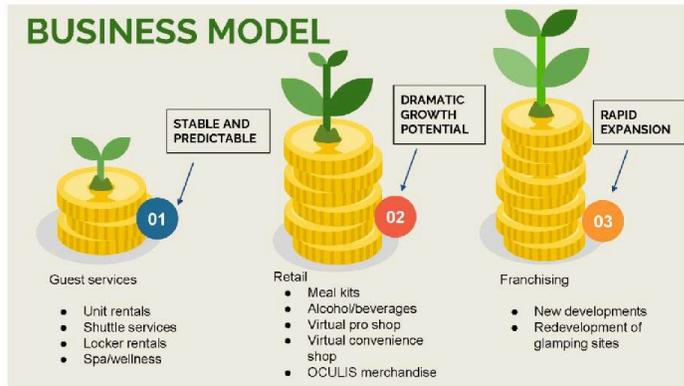


Our domes also impress on a sustainability level, with a rock-solid Airform construction resulting in a space that will take 50% less energy to heat and cool than a conventionally-built structure.

Our innovative service model requires 70% less staff than a traditional hotel of the same capacity, and therefore we can generate better profit margins than a hotel at a similar capacity.

All Oculis domes are constructed to LEED standards and cost up to 67% less in construction compared to a vacation rental home in the same area.

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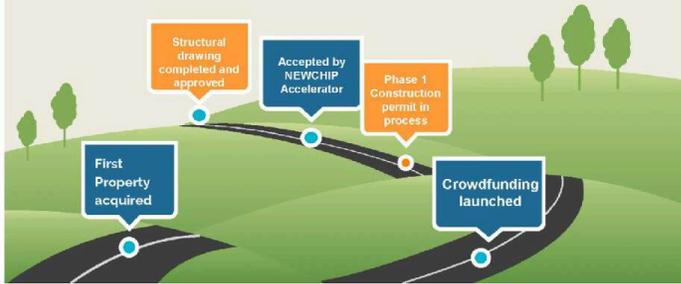
years or less.

chain.

ecosystems

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ROAD MAP



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We are Replicating **The Winning Formula**

Our first resort - Igloo Beach Lodge in Costa Rica, was a huge success, even during the pandemic.

Note: Investment is in Oculis Mountain Side only.

Meet the **Team**



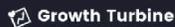
Yuri Benoiston
 Founder/CEO
 Hospitality Industry Veteran
 Successfully exited similar project in Costa Rica



Chris Minchella
 Co Founder/CSO
 Commercial Real Estate Veteran
 Experience advising multiple start-ups

www.oculislodge.com

Campaign Strategy, Design and Marketing by:



Experts in Reg CF, Reg A and Reg D Equity Crowdfunding

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