

Villagio, Westlake — Start Here



Welcome. This package holds everything you need to weigh the Villagio opportunity: the house, the numbers, and a tool to run the return yourself. Five pieces, arranged so you can move from the whole story to the fine detail at your own pace.

Open the investor pack first. It carries the complete argument — the house and the economics as one book, cover to ask. The other four pieces let you go deeper wherever you want to.

What's in the package

1. The investor pack — open this first

[villagio-investor-pack.pdf](#)

The whole case in one book: the home, the site and the market it sits in, and the full financial argument built up page by page — cost basis, financing, the equity you put in, the four sale scenarios, and how the proceeds are split. If you read only one thing, read this.

2. The walk-through film

[villagio-walk.mp4](#)

A little over thirty seconds walking the house the way a buyer would — up the drive, across the threshold, through the double-island kitchen and the primary suite, and out to the terrace at dusk. This is the piece that lets you feel the place rather than read about it.

3. The pro forma workbook

[Villagio-Pro-Forma.xlsx](#)

The full working model behind every number in the pack: both build-cost cases, the financing, the equity going in, all four sale scenarios, and the waterfall that splits the profit. This is the model of record — every figure in the book traces back to a cell here.

4. The return simulator

[return-simulator.html](#)

A private tool you open in your own browser. Move build cost and sale price with two sliders and watch your return move live — no spreadsheet, no setup. It's yours to play with as hard as you like.

What you type stays in your browser. This tool runs entirely on your device — no data is sent anywhere, nothing reaches the studio, and there is no analytics or network call of any kind. Close the tab and nothing is kept.

5. The house gallery

The six rendered frames (arrival, threshold, great room, kitchen, primary suite, dusk exterior)

The finished mountain-modern home, arrival to dusk, if you'd like the stills on their own to sit with, share, or print.

One thing to understand about the return

The return is shown on **both** build costs, not one — and that is the honest part of this deal, not a hedge.

- On the lower build-cost basis, the return runs roughly **33% to 68%**, depending on where the house sells.
- At the most conservative corner — the higher build cost paired with the lowest sale price — it holds a floor of about **11%**.

Both are true, and both are laid out plainly in the pack. A deal that only shows you its best day is asking you to trust it. This one shows you the whole range and still works at the bottom of it. The range is the point.

Questions on any piece are welcome. The investor pack is the place to begin.