

# GroundShare Co-ops!



**We're building Awesome Co-Owned Villages that Balance Affordability, Freedom and Community!**

**These co-op villages are Owned and Governed by you, for you, & with vetted like-minded neighbors! This is a new foundation for us to build a life upon, for us to thrive, together!**



**Co-Ownership Starting at \$5,000.00!**

**Now With 2 Locations!**

**<3 Scan the QR Codes to Visit Our Website & Our Full Brochure <3**



## How it Works!

**\*Cost:** (Your Personal Nook & Access to All Community Spaces % # of Nooks) +10%, that will include gardening spaces, a kitchen, bathroom, living room, shower, water, workout and yoga spaces:

We're asking only **\$2/sqft, \$1 for your Nook and \$1 for the Community Space!** @ 3 different sizes: **2,500 sqft Nook for \$5000, 5,000sqft Nook for \$10,000 and 7,500 sqft Nook for \$15,000!** Zero interest loans are available with a down payment!

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If you're a **Van Lifer**, like me, and want to buy into **both our Current Winter and Summer locations** at once, that form our **Annual Loop**, that's **\$4/sqft for Pioneers and then \$5/sqft+ for the following Villagers!**

After your Nook is paid off, there will be a small monthly due for upkeep and a rainy day fund!

*\*we aim for this formula, costs per sqft may vary depending on investment costs*

**Benefits:** Build/Park what you like at your spot! A membership of a GroundShare Co-op is a share of an asset that can make members income! From Hipcamps/Airbnbs to growing crops, putting on retreats, the possibilities are endless!

**Q: Will I own my space legally?** Are you subdividing into small lots?

**A: Yes** you will own it legally, but no it won't be subdivided. The entire property is owned by a Cooperative Limited Liability Company. You'll become a shareholder of that LLC, and in the legal paperwork your spot will be shown in a map of the property.

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**Vetting:** To have a safe, thriving community we have to be discerning with who our neighbors and co-owners are! This is our current formula to get to know you:

**Visit!** Come by and say hello! Let's chat and get to know each other —> **1/week trial @\$100/week** —> **3/month trial @\$333/month**

After 3 months successfully living at the Village, you'll be able to invest!



Masterplan

\*example only, not ours

**Governance:** Each investor gets 1 vote, after their nook is paid in full, no matter the size of the nook, each individual can only own 1 nook. Everyone is welcome to do with their personal nook



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as they wish, as long as they are considerate to their neighbors, the community, and don't put others in danger. Those who can't play nice with others will be in violation of our terms of service and will be given warnings, asked to leave and ejected if necessary. If nooks are paid off in full and members are in good standing, shares can be resold to others, as long as those new buyers pass the vetting process as well.

**Q: What if a co-owner acts violently, abusively or becomes a danger to the community?**

**A:** Our bylaws have clauses that protect the community from violence, toxic behaviors. We will not tolerate those behaviors or any other behavior that violates the respect & safety of our members, neighbors, the land or personal property. Violence will be met with immediate removal from the community, members may or may not be refunded for their membership share. Everything else we will do our best to work with people going through hard times and bring them back into peaceful alignment with the community.

**GroundShare currently has 2 locations!**

**Where?**

**Redding, CA**

**Selma, OR**

<b>What's there now?</b>	Community bathroom & Shower Community washer Kitchen/Living Room Tent	Off-Grid Well water Washing Machine Community Kitchen Storage Tent
<b>What's the property like?</b>	Oak woodland, seasonal creeks, bordering the beautiful Sacramento River Trail, 10 minutes to town  Located 1 hour from Mt Shasta, CA 3 hour 20 min to SF	Lots of trees, seasonal creek, 10 minutes to Cave Junction  Located 30 min to Grants Pass, OR and 1 hr 20 to Crescent City, CA

### Redding, CA

Weather averages

[Overview](#) [Graphs](#)

Month	High / Low (°F)	Rain
January	59° / 37°	8 days
February	62° / 39°	7 days
March	68° / 42°	10 days
April	73° / 46°	5 days
May	83° / 53°	3 days
June	93° / 61°	2 days
July	101° / 66°	0 days
August	99° / 63°	0 days
September	94° / 58°	0 days
October	81° / 50°	4 days
November	66° / 41°	7 days
December	58° / 36°	8 days

### Selma, OR

Weather averages

[Overview](#) [Graphs](#)

Month	High / Low (°F)	Rain
January	48° / 33°	13 days
February	54° / 34°	12 days
March	59° / 35°	13 days
April	65° / 37°	9 days
May	74° / 42°	5 days
June	82° / 47°	2 days
July	91° / 51°	1 day
August	91° / 50°	1 day
September	84° / 45°	2 days
October	71° / 39°	6 days
November	54° / 36°	12 days
December	46° / 33°	14 days

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## GroundShare Redding California! Our Warm Winter Village!





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# GroundShare Illinois Valley Oregon! Minutes from the Scenic and Wild

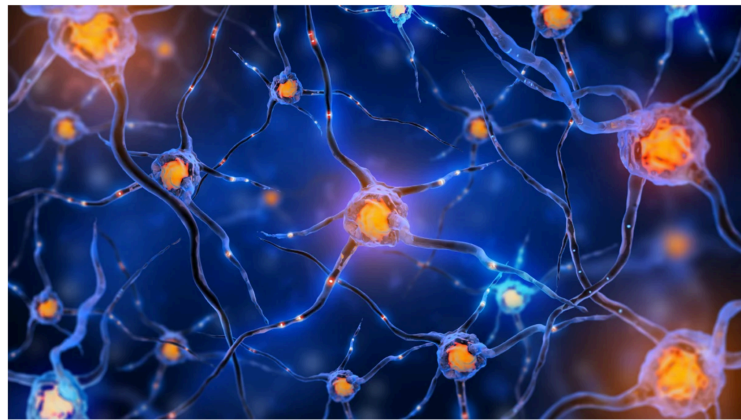
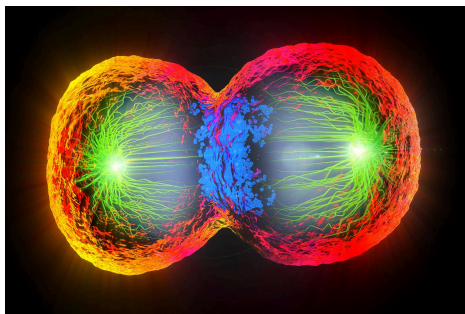
## Illinois River!





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**Our Master Plan:** As we all began as a single cell, and then grew exponentially, that is our model for GroundShare Co-ops, until the demand is met for affordable, social housing. Investors will receive a 14 day free trial visit at any GroundShare location, until those location's Nooks are fully sold. Then GroundShare splits and creates a new LLC, and is entirely governed by its residents\*. (\*If it's 100% ownership overlap for multiple locations, then multiple properties can be owned by one LLC). We hope there will be great collaboration and cross pollination between Villages, but that's their decision.



Cell Division, and a brain cells forming connections upon connections, our goal with connecting Villages

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## How to Get Involved!



It'll take all kinds of good people to make these Villages thrive! If you've been blessed with resources: a good income, inheritance etc you can **be a founder of your own GroundShare!** Via a mortgage/owner carry/ or buying land outright! GroundShare is happy to consult and offer advice! **Or donate** to GroundShare and we will put your gift to good use! **Those of us with more have the privilege to help lift others up!** And when we lift good people up, we recoup our investment and can continue to grow this movement!

**Those with skills, knowledge, abilities of all kinds! Those who will show up and work with a good attitude! We need you all!**

**We hope to see you at a GroundShare location soon!**

*If you have any Questions, or would like to Schedule a Consultation or a Visit, please email us at [GroundShare@proton.me](mailto:GroundShare@proton.me)*

**Sincerely <3 The GroundShare Co-op Team!**



**Our FB Group**



**Our Indiegogo**



**Outreach Material!**

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