



# GARDEN OF EDEN INVESTMENT GROUP INC

*Vertically Integrated Supply Chain For Green-Built Sustainable Homes*

8 The Green, Suite R Dover Delaware, 19901 USA

[www.GoInvestmentGroup.com](http://www.GoInvestmentGroup.com) (818) 309-8725

## 22nd Century GeoShip Bioceramic Domes

Dome Manufacturing Factory Production

Create the Future you Imagine



**Geoship revolutionizes natural building with breakthrough material science using dielectric ceramics, fractal geometry & new manufacturing technology**

### Vertically-Integrated Construction

Geoship bypasses scores of building products and whole supply chains, achieving significant cost reductions by using new materials & geometry with sustainable Regenerative Design. Geoship technology dramatically reduces the cost of housing while offering new levels of wellness and resilience.

### Geoship Prototype Village

Geoship owns over 100 acres of land in Nevada County, CA. The land is zoned for mixed use and this is where Geoship built the first dome prototype. Over the next 2 years, more domes will be installed for customers and investors to experience bioceramic domes.

**Geoship is a courageous and visionary brand that has been working full-time on Geoship for over 6 years. They have been hiring a diverse team of thinkers, makers, and operators with cross-industry expertise from plastic injection molding, ceramics mass production, aerospace composites, EV manufacturing, crypto, and game development.**



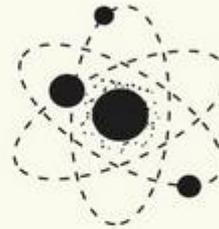
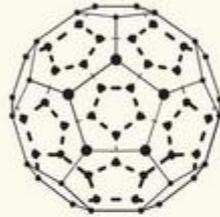
## **GeoShip Bioceramic Domes** **Dome Manufacturing Factory Production**

GOE Investment Group has been in discussions with Morgan Bierschenk Co-founder & CEO of Geoship and Bas Kools Co-founder & Design Engineer about their business plan and funding campaign to raise funds to build a factory to mass produce bioceramic Geoship domes. There has been considerable media coverage including 07/2022 Forbes Magazine article featuring Geoship's bold new technology using bioceramic cement to build green, sustainable affordable dome homes.

<https://www.forbes.com/sites/johnkoetsier/2022/07/16/heres-the-50square-foot-carbon-neutral-bioceramic-geodesic-dome-home-with-a-500-year-lifespan/?sh=772222c81678>

GOE Investment Group has expressed interest in funding Geoship expansion of Factories and creating partnerships in developing Affordable Dome Homes in Dome Eco Villages. Mogan Bierschenk's background as a former engineer with Intel has given him new ideas and visionary concepts in green engineering to build sustainable green homes with a new green building material that is a carbon-neutral non-polluting building material. Geoship bioceramic technology integrates material science, a product design, and the manufacturing technology.

# The **Ultimate Climate Tech** housing solution.



## **Geodesic** **Geometry**

The lightest, strongest, and most efficient structures known to man, Geodesic Domes minimize material usage while maximizing structural integrity. Geodesic geometry is found throughout the natural world.

## **Bioceramic** **Material**

Bioceramic composites can rival the flexural strength of steel. They cure in minutes at room temperature and bond to natural fibers. Bioceramics mimic the chemical bonding that nature uses to form bone and seashells.

# Ceramic Homebuilding



## **Sustainable**

90-99% reduced carbon footprint.



## **Affordable**

Half the price of conventional housing.



## **Healthy**

Natural homes for whole person healing.



## **Accessible**

Manufactured in under 3 minutes.



## **Connected**

It takes a village.

## **Bioceramic Domes Look like the future. Because it is**

Geoship designs, engineers & manufactures natural ceramic sustainable home building systems.

Our precision-molded ceramic parts go together like LEGOs into healthy, sus-tainable, and resilient residential dwellings.

## **A new archetype of home awaits**

Geoship brings the ultimate material and the ultimate geometry together. Biocer-amic domes give us climate-wise homes to break the cycle and improve home-building in every dimension

## **Finite parts, infinite possibilities**

The domes come in multiple sizes that connect in many configurations: tiny homes, small homes, big homes, multi-family homes, creative studios, green-houses, bathhouses, and any space you might need. It's inexpensive, fast, durable, healthy, and natural.

# Bioceramic Domes

Dwell in harmony.



## Sustainable

- ✓ 10x Less CO2 footprint
- ✓ 10x More Energy efficient
- ✓ Zero Waste
- ✓ Ultra Long Life
- ✓ Utilizes Waste Streams
- ✓ Recyclable

## Resilient

- ✓ To Fires
- ✓ Floods
- ✓ Hurricanes
- ✓ Earthquakes
- ✓ Bugs
- ✓ Dystopian Futures

## Healthy

- ✓ 100% Non-Toxic
- ✓ Resists Mold Growth
- ✓ Antibacterial
- ✓ Brings Nature Inside
- ✓ Harmonizes EMF
- ✓ Emits FIR Light

## 10x Better Housing A new archetype of home awaits.

Geoship brings the ultimate material and the ultimate geometry together. Bioceramic domes give us climate-wise homes to break the cycle and improve homebuilding in every dimension.

## All-Ceramic Composites

Bioceramic Domes bypass all conventional building materials. Instead, the beams, panels, and insulation are all ceramic composites. In the factory, we combine the ceramic with natural fibers to form composite beams and panels that could rival the strength of steel. On the building site, we combine ceramic with air and fill the walls with cellular ceramic insulation.

## Sustainable 90% Reduced Carbon Footprint

Bioceramic Domes dramatically reduce the embodied, operational, and recurrent carbon of housing. With 10" insulation cavities, a tight envelope, and minimal surface area, bioceramic domes maximize energy efficiency. Ceramic material reflects over 80% of radiant heat, further improving insulation and energy efficiency.

# Community Architecture

Villages bring **permaculture** and **placemaking** together with **community participation**.



**Forbes**

"These Carbon-Neutral Bioceramic Geodesic Dome Homes Last 500 Years and Don't Rot, Burn, or Rust"

**FASTCOMPANY**

"Are these fireproof, hurricane-proof geodesic domes the post-climate change house of the future?"

**dwell**

"The domes are built from bioceramic – a sturdy, recyclable material that offsets CO2."

## Key Features

- ✔ **A Village Heart** - A gathering place, an urban center which accommodates daily life, community events, and celebrations.
  - ✔ **An Overall Form** - Which determines a sense of boundary that makes the village both defined and aesthetic.
  - ✔ **Permaculture** - The village extends the local ecosystem, with edible food forests, and community gardens that support resiliency.
  - ✔ **Common Spaces** - Common spaces for working, meditating, practicing yoga, or bathing.
  - ✔ **Gateways** - Mark openings, passages, and transitions into, out of, and within the village.
  - ✔ **Active Nodes for Communication** - Crossroads work as connection points where "lives converge".
  - ✔ **A Weave of Paths** - A network of paths connect place-nodes with several routes to each node.
  - ✔ **Cultural Features** - Memorials or artwork created by villagers, establishing a strong sense of local identity.
- ✔ \$40m sales pipeline with deposits.
  - ✔ \$2M+ in capital raised.
  - ✔ 36,000+ community.
  - ✔ 2,000+ community investors.

# We created the world's first ceramic geodesic dome.

*Building the first dome inspired our crew with a glimpse into the future!*



Computer Engineering



High Precision Moldmaking



Injection Molding Parts



All Components Ready!

Assembling the Frame

Ready for Panels!

# Cultural Creatives

Build the future you've imagined.



## Community Oriented

Committed to social issues, community collaboration, and problem solving.



## Nature Loving

Care for environmental issues and living in harmony with the Earth.



## Self Reliant

Embrace food, energy, and political sovereignty.



## Entrepreneurial

Dedicated to service, creativity, innovation, and growth.



## Health Conscious

Devoted to health, fitness and well being.

## “This is how I want to live” Housing as climate activism

Geoship customers are the change makers.

Our early adopters are already on board with sustainability and domes. Preorders roll in from single parents and couples who yearn to raise their children in community.

We hear from people who dream of exotic retreat centers and tech workers leaving the city to grow mushrooms with other digital nomads.

With a few customer domes installed, we partner with celebrity designers and influencers to expand mass appeal.

Climate activism grows stronger every year and with each generation. Buying the most sustainable, resilient, and healthy home is climate activism. It's becoming mainstream.

# Partners & Projects



BUCKMINSTER  
FULLER INSTITUTE



MTVO



PACIFIC DOMES™



The City Repair Project



REGEN  
VILLAGES



organic architect™

RIPPLE PROJECT



BIOGEOMETRY®



communitecture  
ARCHITECTURE | PLANNING | DESIGN

gather round.

S P H E R I C A L

unitism

PRÓSPERA

# Affordable Natural Housing

A new generation is ready to live outside the box



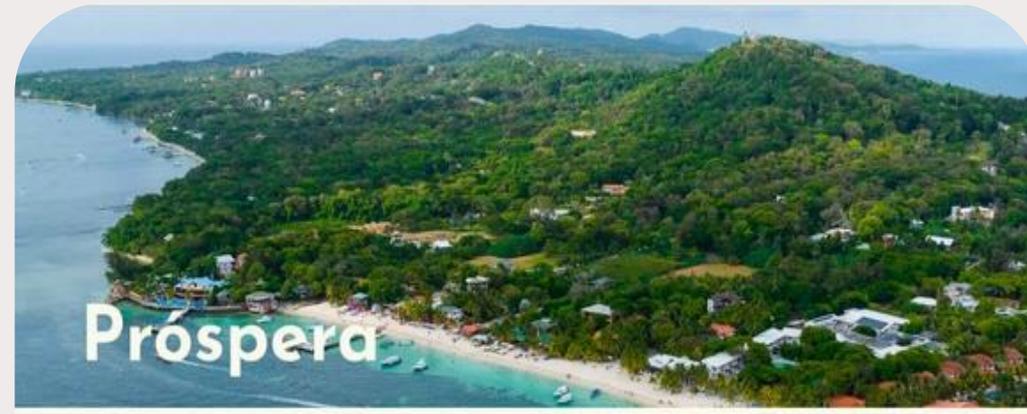
## Ripple Project

Geoship Domes become one of the first permanent dwellings for the Burning Man community at Fly Ranch, through the Ripple Project.



## Homes For The Domeless

Geoship partners on a ground breaking cooperative program to serve homeless communities across the USA.



## Próspera

Próspera is the first charter city in the western hemisphere. Elevate human potential through radically human-centered governance.



**Climate activism and the global wellness movement are transforming what homebuyers value. Geoship domes represent a whole new choice — healthy and sustainable homes that align with the values of a new generation.**

# \$6.5T Global Housing Market



## Go-To-Market Plan

- 1 Exotic Hotels and Retreats
- 2 Backyard Creative Studios
- 3 Regenerative Villages

Housing's been underbuilt for decades. Estimates of the shortage range from 1.5m to 20m homes in the US alone. Insurance companies are pulling out of disaster prone areas. Affordable natural geodesic homes price millions of families back into the housing market with homes they can rely on.

Geoship starts with Accessory Dwellings Units and grows into Villages.

## Exotic Hotels and Retreats



## Rewrite the rules. Price people back in. Our blue ocean strategy

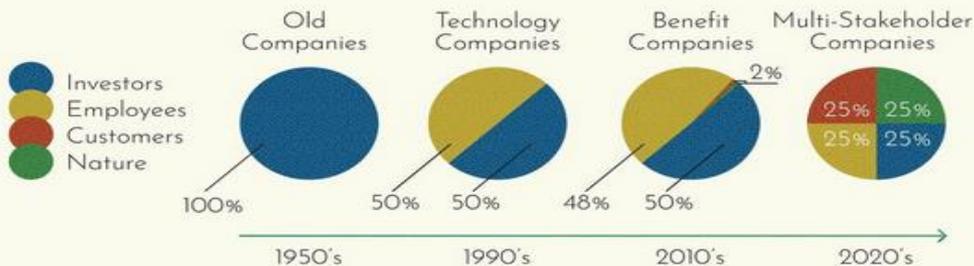
Geoship creates a new market through differentiation & low cost. Homebuilding companies compete on distinctiveness, luxury, resilience, sustainability, and price. Our product raises the bar in every area while raising factors relevant to a new market.

# Competitive Matrix

	Geoship	Boxabl	Mighty Buildings	Icon 3D
Distinctiveness	✓		✓	✓
Luxury	✓	✓	✓	✓
Resilience	✓	✓	✓	✓
Sustainability	✓		✓	✓
Affordability	✓	✓		
Open Floor Plans	✓			✓
Natural Light	✓		✓	✓
Natural Materials	✓			
Natural Geometry	✓			
Holistic Wellness	✓			
Ultra Efficiency	✓			
Ultra Long Life	✓			
Village Building	✓			

## Multi-Stakeholder Cooperative

How company ownership models have evolved over time.



## Crater the Cost of Housing

Geoship starts in California, where the median price of a house was \$786,750 in 2021, or 10x the annual household income. As manufacturing scales, we aim to reduce the cost of housing to 2.5x annual household income everywhere.

## Make Cooperation the Ultimate Advantage

Geoship progressively decentralizes into a multi stakeholder cooperative, distributing ownership benefits to customer and nature stakeholders. The cooperative model has some significant advantages.

### Cooperative Advantages

- Addresses the externalities of resource extraction
- Creates a moat for competitors
- Serves as a strategic advantage in sales

## Manufacture 1 Million Domes per Year

Our goals will create village housing solutions to reconnect human communities with the natural world. Our earth-shot is to make the best home on Earth at affordable and scale manufacturing to 1M bioceramic domes per year by 2037.

Chemically Bonded Ceramics are equivalent to what Lithium Ion batteries were to Electric Vehicles. This will allow us to advance the art and create a brand new industry: Bio Ceramic Green Sustainable Home building.

# The Birth of an Industry

Material science breakthrough in Lithium-Ion batteries launches the Electric Vehicle industry, like Chemically Bonded Ceramics launch the Ceramic Home industry.

Material Science	Chemically Bonded Ceramics	Lithium Ion Batteries
MS Invented	1996	1976
MS Commercialized	2005	1991
Company	Geoship	Tesla
Founded	2016	2003
New Industry	Ceramic Homes	Electric Vehicles
Advantages	Better + Faster + Cheaper	Better + Faster
Mission	Facilitate Cultural Renaissance	Accelerate Sustainable Energy

MATERIAL SCIENCE BREAKTHROUGH  
TRANSFORMS HOMEBUILDING

# Geoship Environmental Goals

- 1 Reduce the carbon footprint of housing by 95%. Offset the rest to meet zero carbon goals.
- 2 Design for a 500 year life and disaster resilience.
- 3 Ensure each Geoship home/village creates a ripple effect that regenerates local ecosystems.
- 4 Dedicate 25% of Geoship equity to ecosystem regeneration projects.

# Geoship Social Goals

- 1 Build homes that support whole person healing (use 100% non-toxic materials and mimic nature).
- 2 Reduce the cost of housing to 2.5x annual household income by 2030.
- 3 Generate a worldwide housing surplus by 2065.
- 4 Dedicate 25% of Geoship equity to social regeneration projects.

## Stewards of the Earth

Building green dome homes with a focus on maximizing human impact as stewards of the earth, and incorporating Environmental, Social, and Governance (ESG) standards into Geoship Dome homes, offers a plethora of incredible benefits

# Suburb Vs Geoship Village

The Cost of Making Ends Meet  
(US Median Income Family)

	Geoship Village Home	Conventional Suburban Home *
Home Mortgage **	\$1,569	\$2,693
Energy Bills	\$37	\$189
Home Maintenance	\$50	\$300
Transportation	\$105	\$556
Food (Family of 4)	\$500	\$773
Childcare	\$600	\$1,300
Goods/Services	\$350	\$700
Monthly Total	\$3,211	\$6,511
Annual Total	<b>\$38,532</b>	<b>\$78,132</b>

Estimated Annual Savings:  
**\$39,600\*\*\***

\* Estimates from the California Budget and Policy Center.

\*\* Based on the current median US home price of \$449,000. (In CA the median home costs \$834,000!)

\*\*\* Results may vary by family and location.

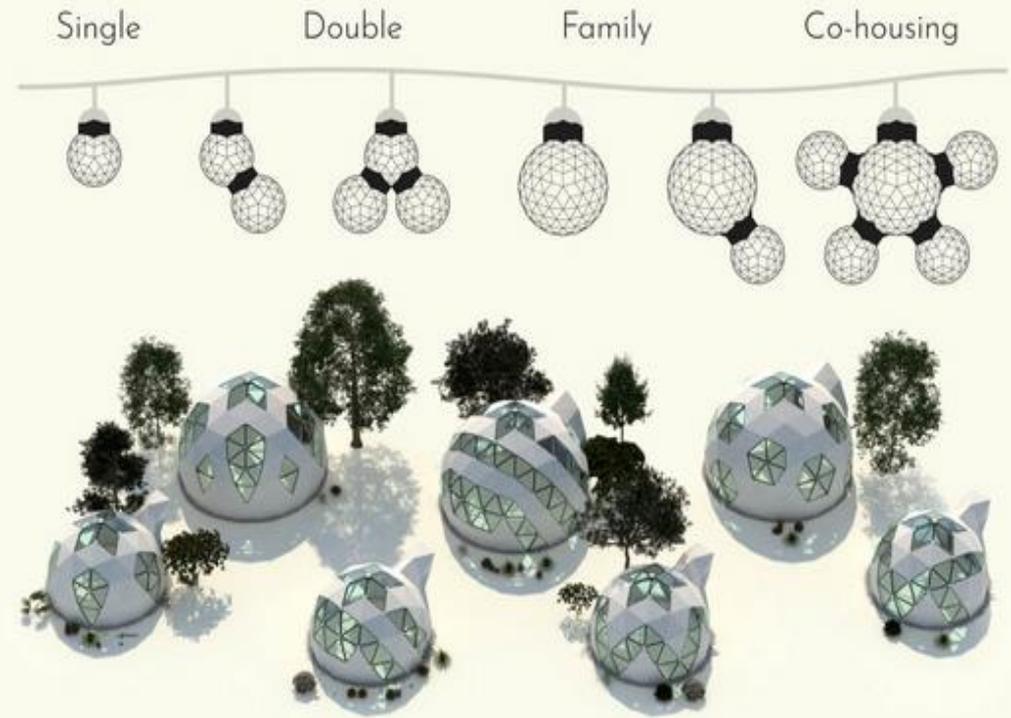
## Geoship Governance Goals

- 1 Begin progressive multi-stakeholder decentralization when annual revenue reaches \$1B.
- 2 Establish a Perpetual Purpose Trust to ensure Geoship stays true to it's purpose and mission.
- 3 Establish a liquid democracy platform, so everyone can vote or delegate their vote.

### Governance: *Purpose-Driven Multi-Stakeholder Cooperative*

The Perpetual Purpose Trust (PPT) is currently the gold standard for steward ownership in the United States. Geoship progressively decentralizes into a Multi-Stakeholder Cooperative governed by a PPT, ensuring that the company stays true to its mission, which we draw from Buckminster Fuller himself:

**“Make the world work for 100% of humanity in the shortest possible time, through spontaneous cooperation, without ecological offense or the disadvantage of anyone.”**



## The Most Efficient Enclosed Space Known to Man

The American Institute of Architects calls the geodesic dome “the strongest, lightest, and most efficient means of enclosing space known to man.” Domes are considered the most earthquake and hurricane-resistant structures. Ceramic composites are naturally resistant to fires and floods, and do not burn or deteriorate over time. We're designing bioceramic domes to last for over 500 years. They're easily repaired and resurfaced with the same bioceramic they're made from.

The raw materials used in Geoship domes construction can be harvested from waste streams, including seawater desalination plants, sewage treatment plants, and EV battery mining operations. Bioceramic panels can be recycled into new panels or used as fertilizer.

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# High volume manufacturing of high margin homes.



## Small Dome

Floor Area: 360 sf w/loft  
Base Price: \$33,000

Est COGs: \$9,000



## Big Dome

Floor Area: 1,040 sf w/loft  
Base Price: \$110,000

Est COGs: \$24,000



- Base Price
- Interior Finishes
- Electrial/Mechanical
- Foundation
- Permits / Fees
- Deliver / Install

Geoship rapidly manufactures precision components of uniform size that make homebuilding faster than ever. Geoship can manufacture a house at breakthrough speed by casting ceramic components that pack into shipping containers. The on-site build generates practically zero waste, is free from toxic chemicals, and requires no nailing, measuring, or cutting. Building with geodesic LEGO sets is fast, safe, and fun.



# GeoRok

## 21st Century Ceramic Materials



- ✓ Ultra High Strength
- ✓ No Heat Required
- ✓ Strong Cold Bonds
- ✓ Very Fast Cure
- ✓ Highly Crystalline
- ✓ Low Embodied CO2
- ✓ Utilizes Waste Streams
- ✓ 100% Non-Toxic
- ✓ Minimal Thermal Expansion
- ✓ Water Proof
- ✓ Fire Resistant
- ✓ >80% Heat Reflectivity
- ✓ Paramagnetic & High Dielectric
- ✓ Light & Flexible Composites

Comparison	Bioceramic	Portland Cement
<b>Compressive Strength</b>	12,000 psi	4,000 psi
<b>Flexural Strength</b>	1,700 psi	700 psi
<b>Sheer Bond Strength</b>	5,922 psi	150 psi
<b>Water Absorbson</b>	<2 %	5 - 20 %

# Homebuilding With



## Modernize the Ancient Art of Temple Building

We modernize the ancient art of temple building with high dielectric ceramics, fractal geometry, and conscious design. Cities and villages of the future are engineered at the quantum level to resonate with biology.

## Rapid Manufacture Precision Components

Geoship rapidly manufactures precision components of uniform size that make homebuilding faster than ever. Geoship can manufacture a house at breakthrough speed by casting ceramic components that pack into shipping containers. The on-site build generates practically zero waste, is free from toxic chemicals, and requires no nailing, measuring, or cutting. Building with geodesic LEGO sets is fast, safe, and fun.

## Supply Ceramic Materials for Diverse Applications

Geoship blends and bags the ceramic material for diverse applications from fireproofing to roof replacement, concrete resurfacing, steel coatings, wood coat-ings, self-leveling floors, natural swimming pools, cavity fill insulation, structural boards, ceramic composite structural beams, 3D printing, vertical farming, and other exciting applications across the built environment.

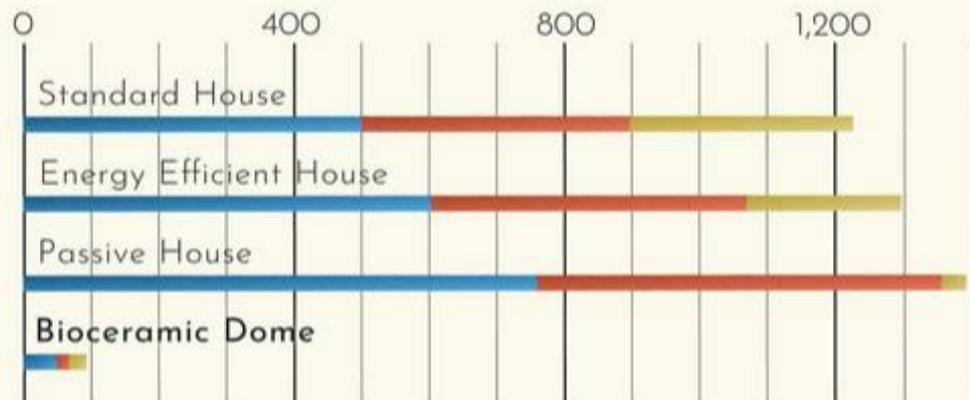
# \$6.5T Global Housing Market



## Affordable Sustainable Housing

### Lifecycle CO<sub>2</sub> Emissions

(embodied/recurrent/operational) In tons of CO<sub>2</sub>.



## Go-To-Market Plan

- 1 Exotic Hotels and Retreats
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## The Birth of an Industry

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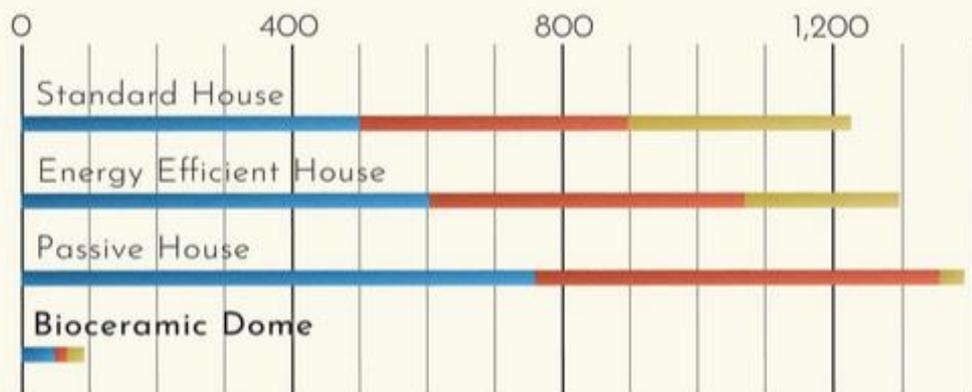
# \$6.5T Global Housing Market



## Affordable Sustainable Housing

### Lifecycle CO2 Emissions

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## Go-To-Market Plan

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## Global Wellness Movement

Climate activism and the global wellness movement are transforming what homebuyers value. Geoship domes represent a whole new choice — healthy and sustainable homes that align with the values of a new generation.

Housing's been underbuilt for decades. Estimates of the shortage range from 1.5m to 20m homes in the US alone. Insurance companies are pulling out of disaster-prone areas. Affordable natural geodesic homes price millions of families back into the housing market with homes they can rely on. Geoship starts with Accessory Dwellings Units and grows into Villages.

## **Building green dome homes with a focus on maximizing human impact as stewards of the earth, and incorporating Environmental, Social, and Governance (ESG) standards into Geoship Dome homes, offers a plethora of benefits:**

### **1. Environmental Sustainability**

Geoship Dome homes are designed to minimize environmental impact by using sustainable materials and construction techniques. The dome shape itself maximizes energy efficiency by reducing surface area and heat loss, while also providing natural ventilation and airflow.

### **2. Carbon Footprint Reduction**

Constructing green dome homes involves utilizing eco-friendly materials such as recycled steel and low-impact concrete alternatives, which significantly reduces carbon emissions compared to traditional construction methods.

### **3. Resilience to Natural Disasters:**

The dome shape offers inherent structural strength, making Geoship Dome homes more resilient to natural disasters such as hurricanes, earthquakes, and wildfires. This resilience protects inhabitants and reduces the need for rebuilding, thereby minimizing environmental impact.

### **4. Health and Wellness:**

Geoship Dome homes prioritize indoor air quality and occupant health by using non-toxic and hypoallergenic materials. The design incorporates ample natural light, which has been linked to improved mood and productivity, as well as biophilic elements that connect inhabitants with nature for enhanced well-being.

### **5. Community Integration**

These dome homes can be clustered to create sustainable communities, fostering a sense of belonging and social cohesion. Common spaces and shared resources promote collaboration and mutual support among residents, contributing to a more inclusive and resilient society.

### **6. Affordability**

By utilizing innovative construction methods and materials, Geoship Dome homes can be more cost-effective to build compared to traditional housing, making sustainable living more accessible to a wider range of individuals and families.

### **7. Energy Efficiency**

Green dome homes incorporate passive solar design principles, harnessing the sun's energy for heating and lighting. Additionally, renewable energy technologies such as solar panels and wind turbines can be seamlessly integrated into the dome's structure, further reducing reliance on fossil fuels.

**8. Water Conservation**

Geoship Dome homes can incorporate rainwater harvesting systems and greywater recycling technologies, minimizing water consumption and reducing strain on local water resources.

**9. Regenerative Design**

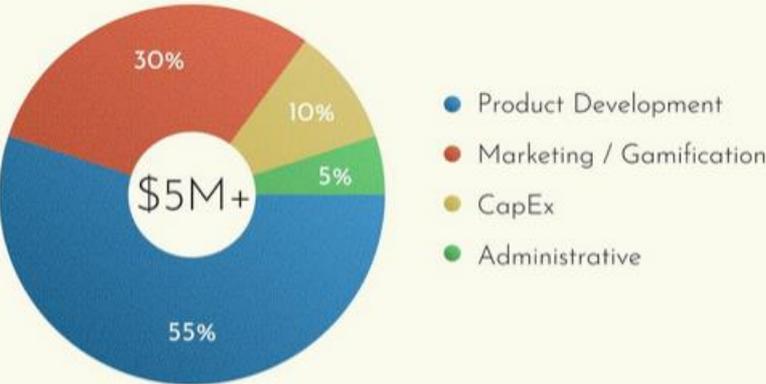
Beyond sustainability, Geoship Dome homes can be designed with regenerative principles in mind, actively contributing to ecosystem restoration and biodiversity conservation through features such as green roofs, native landscaping, and habitat creation.

**10. Educational Opportunities**

By showcasing innovative sustainable technologies and practices, Geoship Dome homes can serve as educational hubs for environmental stewardship and inspire future generations to prioritize sustainability in their own lives.

**Building green dome homes with a focus on maximizing human impact and weaving ESG standards into their foundation offers a holistic approach to sustainable living that not only benefits individuals and communities but also serves as a model for responsible development in harmony with the planet.**

### Planned Use of Funds



### Post Seed Goals (24 months)

1. Develop a production-ready prototype.
2. Over \$1b in dome preorders with deposits.
3. Land and permits ready for the first full dome factory.
4. Living building and well building certifications.

## Backed by a community of 1000's who always believed in our vision

We bootstrapped Geoship for five years before over 2,000 investors finally came on board. Equity-based crowd funding creates opportunities, supports our purpose, and sets the context for big, mission-aligned investors to join us. Additional funding could come from government grants and incentives, low-interest corporate loans, construction loans, and other sources

# Contact Information



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**Rodger Dewey, President**

**GOE Investment Group Inc.**

**(818) 309-8725**

[rodger.dewey@GoInvestmentGroup.com](mailto:rodger.dewey@GoInvestmentGroup.com)

[www.GpeInvestmentGroup.com](http://www.GpeInvestmentGroup.com)