

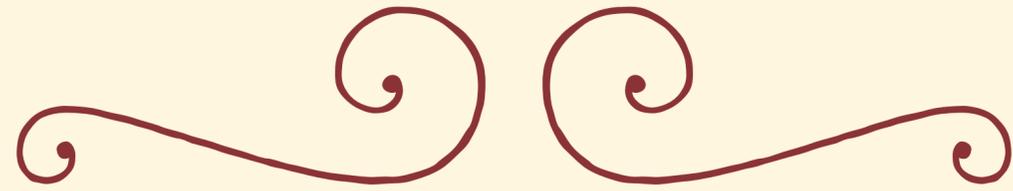
LA MAISON

AN INVITATION TO DREAM WITH US ...

Joseph & Monika Avakian

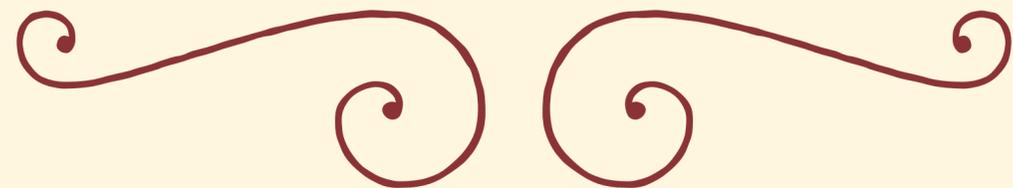
LE VISION





TO OWN A HOME. A HOUSE WE CAN LIVE IN
& SHARE WITH LOVED ONES.

A PLACE OF REST, RESTORATION, & DREAMING.



BACK IN 2015.

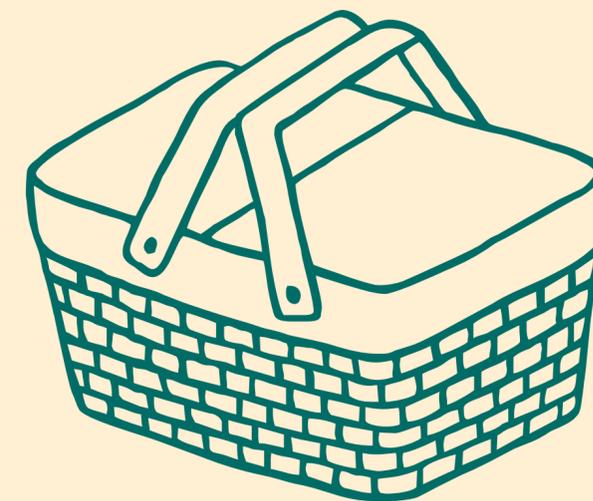
WHILE IN FRANCE, THE DREAM OF A HOME ...

... WAS PLANTED IN OUR HEARTS. DESPITE CHALLENGES, A RETHINK AND DELAYS BECAUSE OF COVID, THIS VISION HAS STAYED, AND NOW GROWN. THANKS TO THE ENCOURAGEMENT OF MANY, WE WANT TO BEGIN TO TAKE STEPS FORWARD.

WE INVITE YOU TO JOIN US ON THIS JOURNEY—**BY DREAMING,**
BELIEVING, AND PARTNERING WITH US, AND MAKING THIS
SPACE, HOME, SANCTUARY, A REALITY.



LE PITCH



LE WHAT

PURCHASE A HOUSE WITH ENOUGH ROOMS, SO WE CAN HOST.
ENOUGH PROPERTY AROUND TO LATER BUILD SOME TINY
HOMES AS A SECOND PHASE.

WE WOULD LOOK FOR A HOUSE, WITH A LARGE KITCHEN,
LIVING, 4-5 BEDROOMS, KITCHEN, AND 2-3 BATHROOMS. IDEAL
SIZE OF 1-2 ACRES (4-8K M2) OF LAND, AND HOPING FOR A
BARN THAT WE CAN USE AS A CREATIVE / HANGOUT SPACE.

LE WHERE

A HOUSE IN THE SOUTHERN REGION OF FRANCE,
NORTH AND NORTH EAST OF TOULOUSE. IN THE
REGIONS CALLED TARN, AND TARN ET GARONNE.

(WHICH ARE THE NAMES OF RIVERS)

WE WOULD BE LOOKING FOR A HOUSE AROUND THESE
TWO CITIES ... GO TO NEXT PAGE PLEASE ...

LE WHERE

1. GAILLAC (TARN)

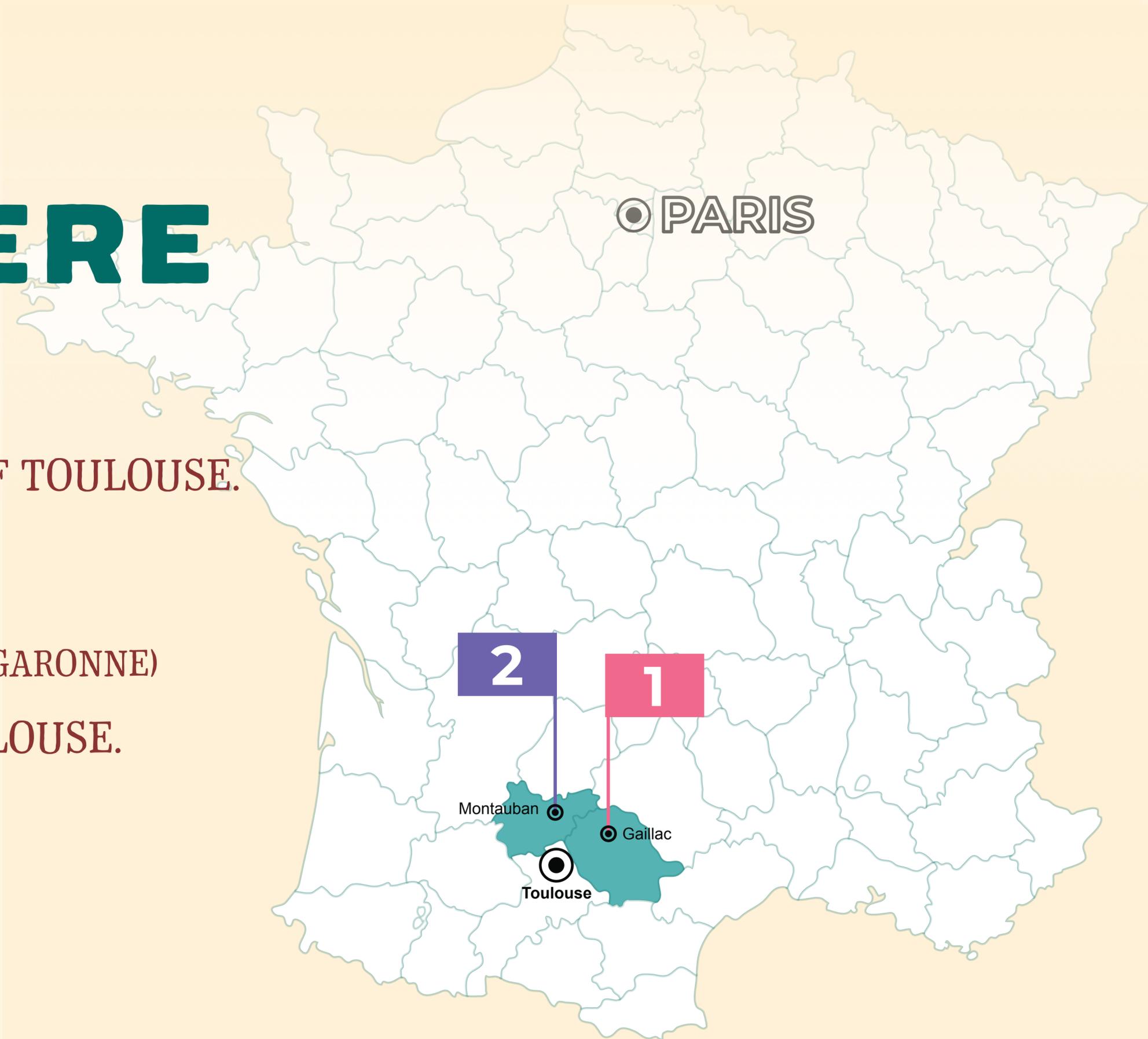
A TOWN NORTH-EAST OF TOULOUSE.

64KM TO AIRPORT, 45 MIN

1. MONTAUBAN (TARN ET GARONNE)

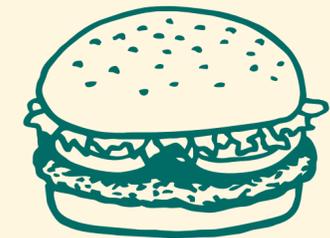
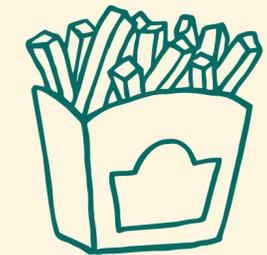
A TOWN NORTH OF TOULOUSE.

57KM TO AIRPORT, 45 MIN

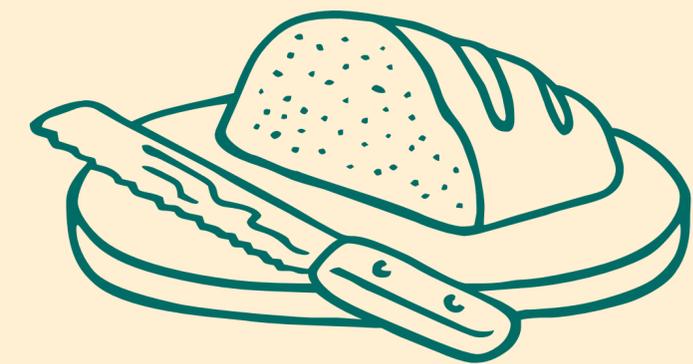


LE HOW

CROWDFUND ENOUGH, SO WE CAN MAKE A SOLID DOWN PAYMENT, GET SOME PRIVATE, INTEREST-FREE LOANS, AND A SMALL BANK LOAN FOR TAX PURPOSES. PURCHASE AND THEN KEEP GOING FOR A FULL OWNERSHIP ASAP.



LE AMOUNT

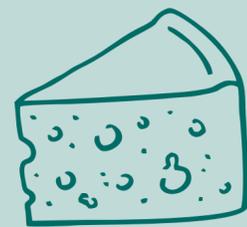


WE WILL LOOK FOR HOUSES ON THE RANGE OF
300+K EUROS.

THIS AMOUNT IS FOR A HOUSE, PROPERTY EXCL. THE
NOTARY COSTS OF 8% OF THE PURCHASE.

AN IDEAL SCENARIO AND WISH IS TO HAVE THAT
AMOUNT COME VIA THREE GROUPINGS.

LES GROUPS



GROUP 1 - LE 1K CLUB!

120-150 PEOPLE GIVE 1K EUROS! THIS CAN BE DONE AS:

1. ONE TIME GIFT
2. MONTHLY GIVING OF 85-100 FOR A YEAR OR 45-50 OVER TWO YEARS ;)
3. FUNDRAISE WITH US BY YOU CONNECTING US TO POTENTIAL DONORS

GROUP 2 - LES IFL CLUB!

12-24 PEOPLE WHO OFFER US ...

... A 5-10K INTEREST FREE LOAN, SO WE HAVE ANOTHER 120K FREE LOAN FOR A 3-5 YEAR PERIOD.

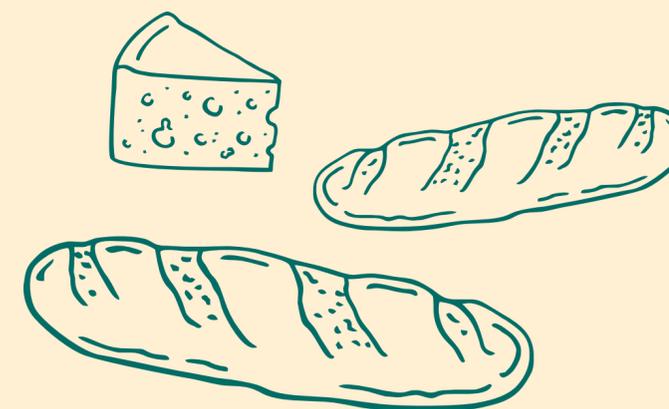
THE PLAN & GOAL WOULD BE TO PAY THOSE BACK IN ABOUT 3-5 YEARS, PRIMARILY BY CONTINUING TO FUNDRAISE THE SECOND WAVE OF 1K MEMBERS.

GROUP 3 - LE BANK LOAN!

THE LAST 40-60K + NOTARY COSTS, WE WOULD FINANCE THROUGH A BANK LOAN IN FRANCE.

THIS IS BENEFICIAL FOR TAX PURPOSES.

LE PROCESS



LE START

WITH A COMMITMENT TO GIVE*

ANNOUNCE & INVITE THOSE WHO WANT TO PARTNER TO MAKE A COMMITMENT TO DONATE 1K. WE ARE LOOKING FOR 120-150 PEOPLE WHO WOULD COMMIT TO GIVING 1K EACH TO REACH 120-150K (ABOUT 40-50%) OF OUR BUDGET!

* SPRING 2026 WE WOULD RECEIVE ALL THE COMMITTED AMOUNTS INTO A SEPARATE ACCOUNT.

LE FLOW

AND THEN INVITE THOSE WHO BELIEVE IN THE VISION WITH MORE FINANCIAL MEANS & RESOURCES, TO HELP US RAISE 100-120K IN PRIVATE, INTEREST-FREE LOANS IN THE AMOUNTS OF 5-10K (ABOUT 12-24 PEOPLE).

ONCE WE HAVE ENOUGH COMMITMENTS, WHICH WOULD BE AT LEAST ABOUT 30-50% OF THE COST OF PURCHASE ... THEN COMES THE GIVING.

LE GOAL

BEST PRACTICE WOULD BE TO PLAN A DATE AND A TIME FRAME WHERE THE GIVING HAPPENS! ONCE THE COMMITTED FUNDS HAVE COME IN, WE SHOULD HAVE A BIG ENOUGH AMOUNT TO GO AROUND AND LOOK FOR A PLACE, AND OF COURSE THEN MAKE A DOWN PAYMENT ONCE WE FIND A SUITABLE PROPERTY.

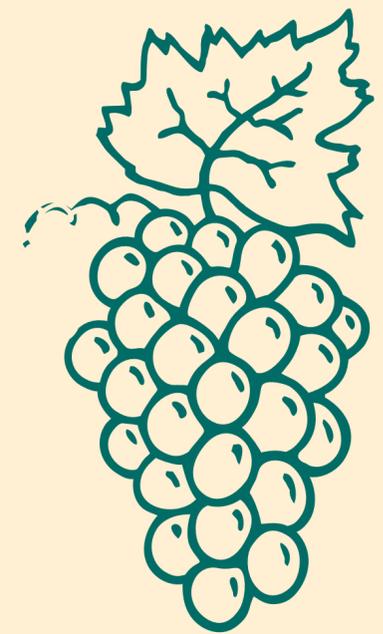
LE GOAL

MINIMALLY WE WILL NEED THE SEED MONEY OF 40% AND IDEALLY 60-75% OF THE AMOUNT UPON PURCHASE.

IDEAL SCENARIO WOULD BE TO HAVE 240K PAID OFF, AND THE REST WE WOULD APPROACH A BANK FOR THE REST AMOUNT, NEEDED WHICH WE HOPE WOULD BE ABOUT 25-30% (ABOUT 60-70K)

*WE WILL PROACTIVELY CONTINUE TO FUNDRAISE TO SEE THE LOANS PAID BACK IN FULL AND THE HOUSE PAID OFF ASAP.

LE SEARCH



LE SEARCH

ONCE WE HAVE ENOUGH TO MAKE A DOWN PAYMENT OF AT LEAST 40-75%, WE THEN WILL BEGIN THE SEARCH FOR A HOME IN FRANCE. WE WILL HAVE TO SPEND SOME WEEKS DOWN THERE DRIVING AROUND, AND LOOKING AT POTENTIAL PROPERTIES.

LE SEARCH

WHEN WE HAVE FOUND A GOOD PROPERTY, WE WILL SHARE WITH ALL DONORS, GET FEEDBACK, SEEK SOME HEAVENLY AND EARTHLY WISDOM, AND IF ALL HAS BEEN GIVEN GREEN LIGHT, AND PRAYER AND SOME TIME TO SLEEP OVER IT. WE THEN PROCESS TO SEE THE NEXT BIG STEP WHICH IS ...

LE PURCHASE



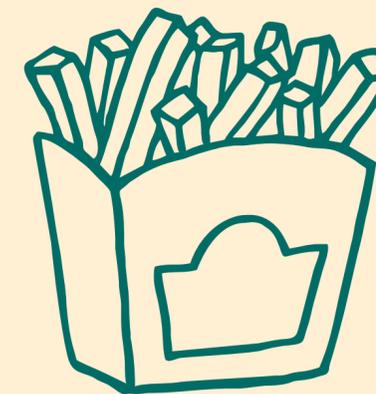
LE SEARCH

IT WILL REQUIRE A FEW WEEKS, TO FINALIZE PAPERS, PAYMENTS, NOTARY AND KEY HANDOVER.

DEPENDING ON THE SELLER, THE NOTARY, THE BANK, AND THE AMOUNT, THIS WILL TAKE SOME WORK, AND ATTENTION TO DETAIL.

ONCE THIS IS THROUGH THEN WE BEGIN LOOKING AT ...

LE MOVE



LE ENTRÉE

ONCE THE HOUSE IS BOUGHT, WE BEGIN TO PLAN OUR MOVE TO THE HOUSE, TRANSITION SEASON WILL BE THERE AS OUR HOME CURRENTLY IS BERLIN GERMANY. THERE MIGHT BE NEED FOR RENOVATIONS AND SOME TOUCH UPS BEFORE WE SETTLE IN. AS SOON AS THAT IS DONE WE THEN MOVE ON TO ...

LE HOME

WE WILL NEED A GOOD FEW MONTHS TO MAKE IT OUR NEW HOME, AND SOON AFTER, WE WOULD BEGIN TO RECEIVE FAMILY AND FRIENDS.

WE WILL HAVE A DONATION BASED GIVING, AS OVERHEADS AND FOOD, WOULD BE PART OF OUR HOSPITALITY MINISTRY.

L' INVITATION



LE HOME

YOU ARE CORDIALLY INVITED TO CONSIDER BEING PART OF THIS JOURNEY; BECAUSE WE ARE COMMITTED TO CREATING A PLACE, A SANCTUARY AND A HOME TO SHARE.

A HOME FOR US, AND A PLACE OF OPEN HEARTS, DOORS AND TABLE TO GATHER AROUND.

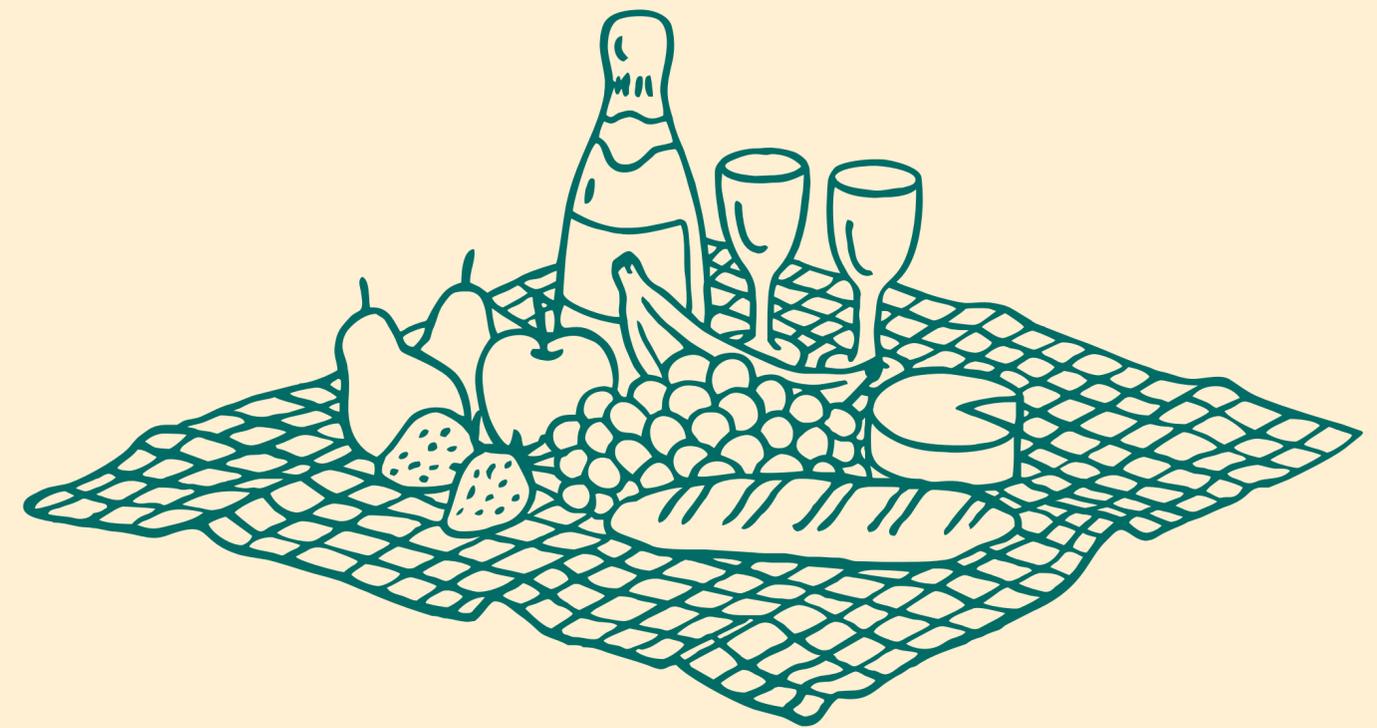
LE HOME

SO,

IMAGINE A WEEK, WHERE ONE CAN RELAX, TANK UP REST, AND ENJOY HOME COOKED MEALS, EAT FRESH PRODUCE, SLEEP WELL AND HAVE TIME TO REFLECT, TRANSITION AND OR DREAM AGAIN.

WE WILL SET UP A CALENDAR FOR PEOPLE TO SIGN UP AND CONTACT US WHEN THEY WANT TO COME!

BIENVENUE
WELCOME



LE CONTACT

SO SHOULD WE TALK, EMAIL
AND OR MESSAGE?

WANT TO PARTNER WITH US?
PLEASE USE THE QR CODE
OR THE LINK BELOW:

[HTTPS://AVAKSHOUSE.EU/I-COMMIT](https://avakshouse.eu/i-commit)

