



**Fernando Argiro**

Owner - Ecodwelling

305-394-3020

[Fernando@ecodwelling.us](mailto:Fernando@ecodwelling.us)

**John Kuersten**

Owners Representative

Land Use Consultant

970-618-9518

[john@kuerstenconstruction.com](mailto:john@kuerstenconstruction.com)



Area	Average Sales Price (July 22)	Days on Market	Inventory of homes for sale	Months of supply
Glenwood	\$991,451	55	43	1.6
New Castle	\$777,250	48	11	1.5
Silt	\$524,000	12	16	1.8
Rifle	\$607,818	27	27	1.6
Average Glenwood to Rifle	\$725,129	35	24	1.6

July 2022  
Housing Statistics



Garfield County has a 2020 population of approximately 60,000 and an average household income of about \$73,000.

Most mortgage companies recommend a home purchase price of \$280,000 - \$380,000 based on that income.

Garfield County is growing around 1% per year. Need 300-600 units annually.

Housing costs have increased 14% year to year.

Affordability index is around 48 currently. 100 or higher means a family can afford the home.

Healthy housing market has 6 months of inventory we have 2.7.

## Local Housing Statistics

July 2022



# Eco Dwelling – Rifle, CO

Manufacturing Facility located at 5 Powerline Road

Owners: Fernando Argiro & Santiago Matheu

Own and Operate EcoTainer USA in Miami

Connection to the area and learned of the need for employee housing at Aspen Ski Co.

Learned of this steel frame process being used in New Zealand and brought the technology here.

Attainable Housing



Eco Dwelling LLC is a company that is focused on providing a definitive, modern and ecological solution to a growing demand for housing for the working population in Rifle.

The demand for housing has become problematic nationwide and has left an important sector of Colorado unattended. As a result of this, the schools, hospitals, fire stations, and 'blue-collar' industries in and around Rifle, have been affected by a lack of personnel, due to the inability to access affordable home prices.

Attainable Housing

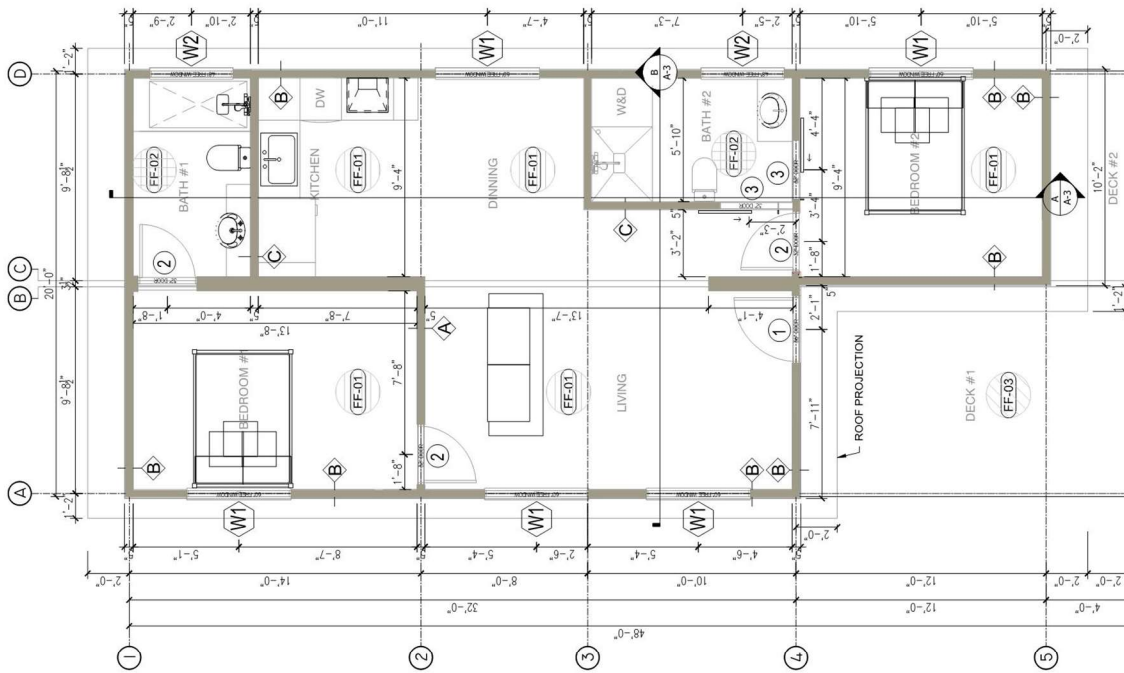


Eco Dwelling identified this serious housing shortage and has developed a solution. As a local company, with a staff and crew of local workers and sub-contractors, we have invested heavily in state-of-the-art technology and training for our employees and have obtained state approval and certification as a "Modular Home" factory.

Our homes, internally labeled as ED 1, are an ecological friendly and competitively priced product built with the latest technologies.

Attainable Housing





# ED 1

- 2 Bedrooms – 2 Bathrooms
- Spacious 900 SF
- Green construction
- Mini Split System in each room
- Stainless steel appliances
- Metal Roof
- 14' high vaulted ceilings





## Siding Options





Siding Options



The ED-1 uses cold-formed steel for its structure.

If this house were made of wood, 25 to 30 trees would be used, which is approximately 1 acre of woodland.

However, in this steel frame structure, the equivalent of *3 scrapped CARS* are used in recycled steel.

The potential environmental benefit is significant





Machine to fabricate or “print” components used for house structure.

Design is uploaded and machine prints, marks and pre-drills each piece.





Printed  
components  
waiting to be  
assembled.



Assembled  
structure





# Structure



# Structure



- The entire ED 1 structure is 40% lighter and more resistant to rot, mold, termites, shrinkage and warping than a conventional wood framed house.
- With the ability to withstand temperatures up to 1000 degrees Celsius, steel framing is non-combustible.
- The closed cell polyurethane spray foam insulation system we use is eco-friendly and approved by the state of Colorado as non-polluting .
- As a building material, steel meets the sustainability requirements in standards such as the International Green Construction Code, (and in green building rating systems, like U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), where steel products can help earn points toward LEED v4 certification.)
- These factors all make light gauge steel an extremely safe and viable choice for building.





Model Home





Model Home





Model Home





Model Home





Model Home





Model Home



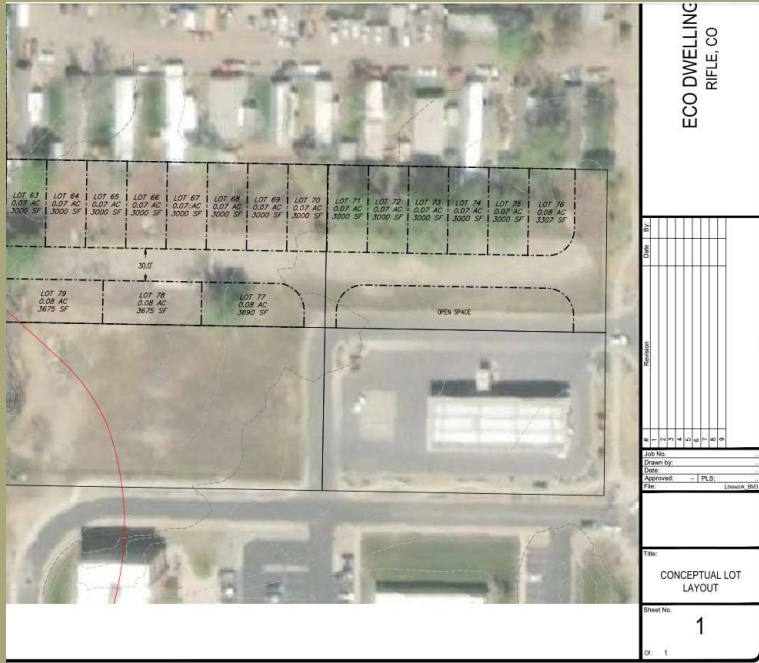
The ED1 was designed for workers, and young families who are just starting out, providing the possibility of acquiring their first home, with land, at an affordable price. The large internal spaces provided by our design makes the feeling of living in the ED1 a more pleasant and comfortable experience.

Combining technology and warmth, the materials and equipment used in this the ED-1 model turn real estate developments into *Green Communities*, helping Rifle become an innovative city, offering its people the opportunity to obtain a "green" eco-friendly product at an affordable price and, most importantly, they are built by people *in* Rifle for the people of Rifle.



# Future Developments



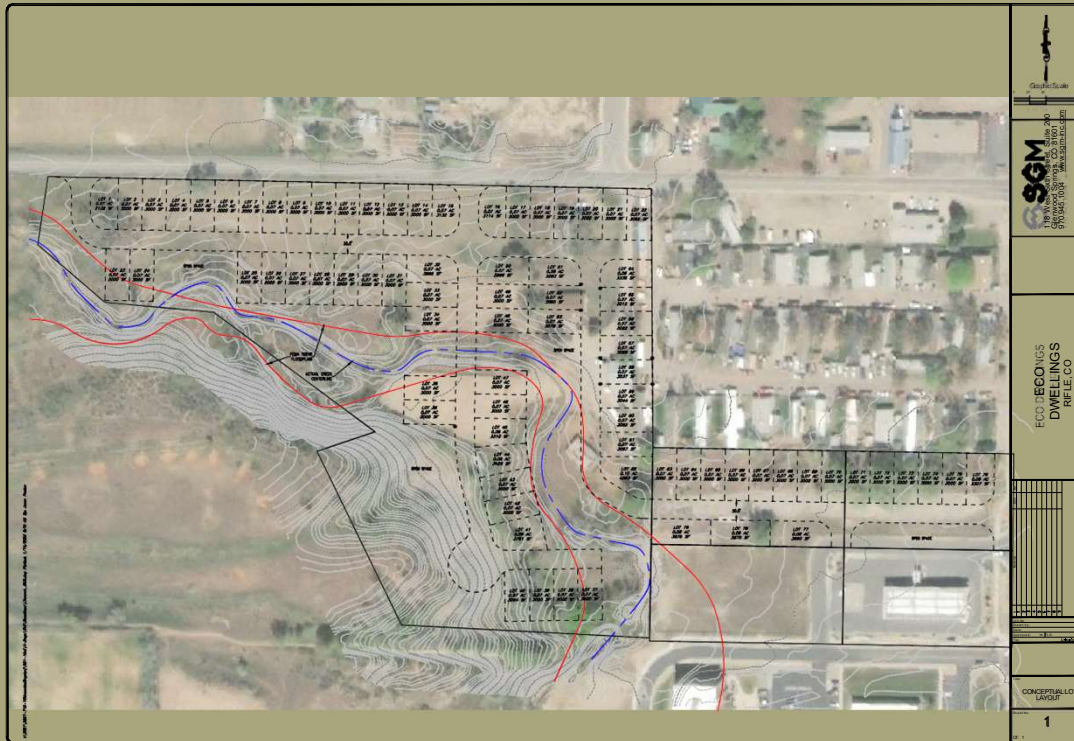


- 17 new homes
- 3000+ Sf lots
- Houses include lot ownership
- Centrally located
- Close to schools
- Coming fall 2022

## Market Place

# Future Developments



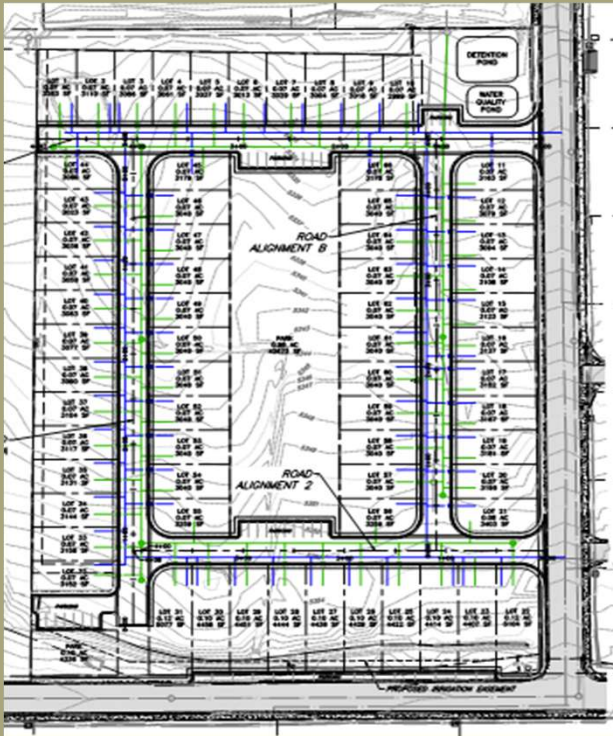


- 60 houses
- 3000+ Sf lots
- House includes lot ownership
- Centrally located
- Coming 2023/24

# Future Developments

## Creekside on 16<sup>th</sup> Street





- 66 new homes
- 3000+ Sf lots
- Park Area
- Houses include lot ownership
- Adjacent to Grand River Health
- Close to I70 just off of Airport Road
- Near Walmart
- Coming fall 2023

## Future Developments

### Fritzlan Ranch





- 58 +/- new homes
- 3000+ Sf lots
- Houses include lot ownership
- Close to schools
- Coming fall 2024

## Animal Shelter Parcel on 16<sup>th</sup> Street

# Future Developments



# Working for the future of Rifle

**Tours of Factory and Model Home available.**

Contact us for scheduling:

**Fernando Argiro 305-394-3020**

**[Fernando@ecodwelling.us](mailto:Fernando@ecodwelling.us)**

**John Kuersten 970-618-9518**

**[john@kuerstenconstruction.com](mailto:john@kuerstenconstruction.com)**

