

HOME STUDIO AI — Year 1 Proj

www.thehomestudio.ai | 1800 N. Field St, Dallas, TX 75202 | AI-Pow

DIGITAL TWIN — Per-Home Pricing (\$500/home)

Market / Client	Homes (Units)
Texas Homebuilders	100
Frisbie Homes	100
Honduras	50
Bahamas Luxury	15
Bahamas Staff	25
Bahamas Affordable	25
Total Virtual Shopping Revenue	315

STAFF HOUSING DIGITAL TWIN — Per-Home Pricing (\$100/home)

Description	Homes (Units)
Staff Housing Digital Twins	20,000

FURNITURE SALES — Revenue & Profit by Market

Market	Homes
Texas — Furniture	100
Frisbie-Furniture	100
Bahamas — Luxury	15
Bahamas-Affordable	25
Bahamas-Staff	25
Honduras — Furniture (\$50K-\$75K range)	50
Staff Housing — Furniture	1,000
Total Furniture Revenue	

FURNITURE PROFIT MARGINS

Market	Gross Margin %
Texas — Furniture	20.0%
Frisbie-Furniture	50.0%
Bahamas — Furniture	50.0%
Honduras — Furniture (COGS 50%)	50.0%
Staff Housing — Furniture	33.3%
Total Furniture Gross Profit	

OPERATING EXPENSES

Expense Category
Salaries
Technology Development (Platform, AI, 3D)

Cloud / Infrastructure (AWS, hosting)

Marketing & Sales

General & Administrative and Rent

Total Operating Expenses

ection Model 2026

ered Home Design & Furniture Marketplace

Price / Home	Revenue
\$500	\$50,000
\$500	\$50,000
\$500	\$25,000
\$500	\$7,500
\$100	\$2,500
\$500	\$12,500
\$147,500	

Price / Home	Revenue
\$100	\$2,000,000

Furniture Rev / Home	Total Furniture Revenue
\$30,000	\$3,000,000
\$65,000	\$6,500,000
\$100,000	\$1,500,000
\$35,000	\$875,000
\$5,000	\$125,000
\$50,000	\$2,500,000
\$3,500	\$3,500,000
\$18,000,000	

Profit / Home	Total Gross Profit
\$6,000	\$600,000
\$32,500	\$3,250,000
\$50,000	\$750,000
\$25,000	\$1,250,000
\$1,167	\$1,166,667
\$7,016,667	

Annual Cost
\$550,000
\$500,000

\$60,000

\$100,000

\$125,000

\$1,335,000

HOME STUDIO AI — Year 1 Profit & Loss Summary (2026)

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REVENUE — PLATFORM FEES

Line Item	Amount
Digital Twin — Homebuilders (315 homes)	\$147,500
Staff Housing Digital Twin (20,000 homes × \$100)	\$2,000,000
Total Platform Revenue	\$2,147,500

REVENUE — FURNITURE SALES

Line Item	Amount
Furniture — Texas (100 homes × \$30,000)	\$3,000,000
Furniture — Frisbie (100 homes × \$65,000)	\$6,500,000
Furniture — Bahamas Luxury (15 homes × \$100,000)	\$1,500,000
Furniture — Bahamas Affordable (25 homes × \$35,000)	\$875,000
Furniture — Bahamas Staff (25 homes × \$5,000)	\$125,000
Furniture — Honduras (50 homes × \$50,000)	\$2,500,000
Furniture — Staff Housing (1,000 homes × \$3,500)	\$3,500,000
Total Furniture Revenue	\$18,000,000

TOTAL REVENUE **\$20,147,500**

COST OF GOODS SOLD (Furniture COGS)

Line Item	Amount
Texas Furniture COGS (80% of revenue)	\$2,400,000
Frisbie Furniture COGS (50% of revenue)	\$3,250,000
Bahamas Luxury COGS (50% of revenue)	\$750,000
Bahamas Affordable COGS (50% of revenue)	\$437,500
Bahamas Staff COGS (50% of revenue)	\$62,500
Honduras Furniture COGS (50% of revenue)	\$1,250,000
Staff Housing Furniture COGS (66.7% of revenue)	\$2,333,333
Total COGS	\$10,483,333

GROSS PROFIT **\$9,664,167**

OPERATING EXPENSES

Line Item	Amount
Salaries	\$550,000
Technology Development (Platform, AI, 3D)	\$500,000
Cloud / Infrastructure (AWS, hosting)	\$60,000
Marketing & Sales	\$100,000
General & Administrative and Rent	\$125,000

Total Operating Expenses

\$1,335,000

NET INCOME (LOSS)

\$8,329,167

KEY METRICS

Gross Margin %

48.0%

Net Margin %

41.3%

Platform Revenue as % of Total

10.7%

Furniture Gross Profit

\$7,016,667

Total Homes Served (All Programs)

20,315

HOME STUDIO AI — Year 2 Project

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DIGITAL TWIN — Per-Home Pricing (\$500/home)

Market / Client	Homes (Units)
Texas Homebuilders	200
Frisbie Homes	250
Honduras	150
Bahamas Luxury	25
Bahamas Staff	50
Bahamas Affordable	75
Total Digital Twin Revenue	750

STAFF HOUSING DIGITAL TWIN — Per-Home Pricing (\$100/home)

Description	Homes (Units)
Staff Housing Digital Twins	50,000

FURNITURE SALES — Revenue & Profit by Market

Market	Homes
Texas — Furniture	200
Frisbie-Furniture	100
Bahamas — Luxury	12
Bahamas — Affordable	75
Bahamas — Staff	50
Honduras — Furniture (\$50K-\$75K range)	150
Staff Housing — Furniture	5,000
Total Furniture Revenue	

FURNITURE PROFIT MARGINS

Market	Gross Margin %
Texas — Furniture	20.0%
Frisbie- Furniture	50.0%
Bahamas — Luxury	50.0%
Bahamas — Affordable	50.0%
Bahamas — Staff	50.0%
Honduras — Furniture (COGS 50%)	50.0%
Staff Housing — Furniture	33.3%
Total Furniture Gross Profit	

OPERATING EXPENSES

Expense Category
Salaries

Technology Development (Platform, AI, 3D)

Cloud / Infrastructure (AWS, hosting)

Marketing & Sales

General & Administrative and Rent

Total Operating Expenses

ion Model (2027)

ed Home Design & Furniture Marketplace

Price / Home	Revenue
\$500	\$100,000
\$500	\$125,000
\$500	\$75,000
\$500	\$12,500
\$100	\$5,000
\$500	\$37,500
	\$355,000

Price / Home	Revenue
\$100	\$5,000,000

Furniture Rev / Home	Total Furniture Revenue
\$30,000	\$6,000,000
\$65,000	\$6,500,000
\$100,000	\$1,200,000
\$35,000	\$2,625,000
\$5,000	\$250,000
\$50,000	\$7,500,000
\$3,500	\$17,500,000
	\$41,575,000

Profit / Home	Total Gross Profit
\$6,000	\$1,200,000
\$32,500	\$3,250,000
\$50,000	\$600,000
\$17,500	\$1,312,500
\$2,500	\$125,000
\$25,000	\$3,750,000
\$1,167	\$5,833,333
	\$16,070,833

Annual Cost
\$1,000,000

\$1,000,000

\$60,000

\$250,000

\$125,000

\$2,435,000

HOME STUDIO AI — Year 2 Profit & Loss Summary (2027)

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REVENUE — PLATFORM FEES

Line Item	Amount
Digital Twin — Homebuilders (750 homes)	\$355,000
Staff Housing Digital Twin (50,000 homes × \$100)	\$5,000,000
Total Platform Revenue	\$5,355,000

REVENUE — FURNITURE SALES

Line Item	Amount
Furniture — Texas (200 homes × \$30,000)	\$6,000,000
Furniture — Frisbie (100 homes × \$65,000)	\$6,500,000
Furniture — Bahamas Luxury (12 homes × \$100,000)	\$1,200,000
Furniture — Bahamas Affordable (75 homes × \$35,000)	\$2,625,000
Furniture — Bahamas Staff (50 homes × \$5,000)	\$250,000
Furniture — Honduras (150 homes × \$50,000)	\$7,500,000
Furniture — Staff Housing (5,000 homes × \$3,500)	\$17,500,000
Total Furniture Revenue	\$41,575,000

TOTAL REVENUE **\$46,930,000**

COST OF GOODS SOLD (Furniture COGS)

Line Item	Amount
Texas Furniture COGS (80% of revenue)	\$4,800,000
Frisbie Furniture COGS (50% of revenue)	\$3,250,000
Bahamas Luxury COGS (50% of revenue)	\$600,000
Bahamas Affordable COGS (50% of revenue)	\$1,312,500
Bahamas Staff COGS (50% of revenue)	\$125,000
Honduras Furniture COGS (50% of revenue)	\$3,750,000
Staff Housing Furniture COGS (66.7% of revenue)	\$11,666,667
Total COGS	\$25,504,167

GROSS PROFIT **\$21,425,833**

OPERATING EXPENSES

Line Item	Amount
Salaries	\$1,000,000
Technology Development (Platform, AI, 3D)	\$1,000,000
Cloud / Infrastructure (AWS, hosting)	\$60,000
Marketing & Sales	\$250,000
General & Administrative and Rent	\$125,000

Total Operating Expenses

\$2,435,000

NET INCOME (LOSS)

\$18,990,833

KEY METRICS

Gross Margin %

45.7%

Net Margin %

40.5%

Platform Revenue as % of Total

11.4%

Furniture Gross Profit

\$16,070,833

Total Homes Served (All Programs)

50,750