



**Who we are, what we do, why we do it,
and how much we make**

iNCORP USA
ENTERPRISES

Our History

INCORP USA founders have always invested in renovations and home construction through third-party management, receiving a spreadsheet with the summary of income and expenses at the end of each project, with no other backup documents, such as invoices.

INCORP USA was established in 2020 to achieve full transparency, including access to all invoices for each project while seeking continuous improvement through increased productivity and cost reduction through scalability.

With a transparent and disruptive business model, INCORP USA has an innovative growth plan.



About Us

One of INCORP USA's great differentials is our total transparency with your investment. We invest first, and then invite you to invest. INCORP USA provides what its own investors and founders have always wanted to see, including scheduling, costs, documents, suppliers, market research, detailed comparable marketing analysis, etc.

ACCESS TO MONITORING SOFTWARE AND APPLICATIONS

We utilize project management software and technology to monitor the jobs in real-time. Software and cameras are accessible via applications on investors' cell phones.





We live by the values we believe in, ensuring transparency and control, and applying all the current technology available to do so.

RESEARCH AND DEVELOPMENT



INCORP USA's R&D team is actively looking for the best locations for our investments.

WHY OKLAHOMA?



Oklahoma, as well as Texas, Tennessee and Florida, has received a large number of migrants from other states due to low bureaucracy, low taxes, and a low cost of living.

In Texas, Tennessee, and Florida, most of the ten largest builders in the United States are established and building houses. In Oklahoma, however, only one of these ten builders is established, and it is still in its learning phase, which facilitates Incorp's growth.

Incorp USA has recruited and retained the most efficient contractors and subcontractors in the state, with a curriculum boasting more than 500 houses built.

WHY OKLAHOMA?

A map of Oklahoma is shown in the background, with various cities and towns labeled. A prominent red horizontal bar is positioned below the title 'WHY OKLAHOMA?'. The map shows major cities like Oklahoma City, Tulsa, and Broken Arrow, along with numerous smaller towns and geographical features like rivers and lakes.

Oklahoma is one of the three cheapest states to live in the United States.

Also, Oklahoma holds large offices of companies such as Goodyear, Amazon, and Avis, and it also hosts six large military bases, with more than 50 thousand soldiers and contractors.

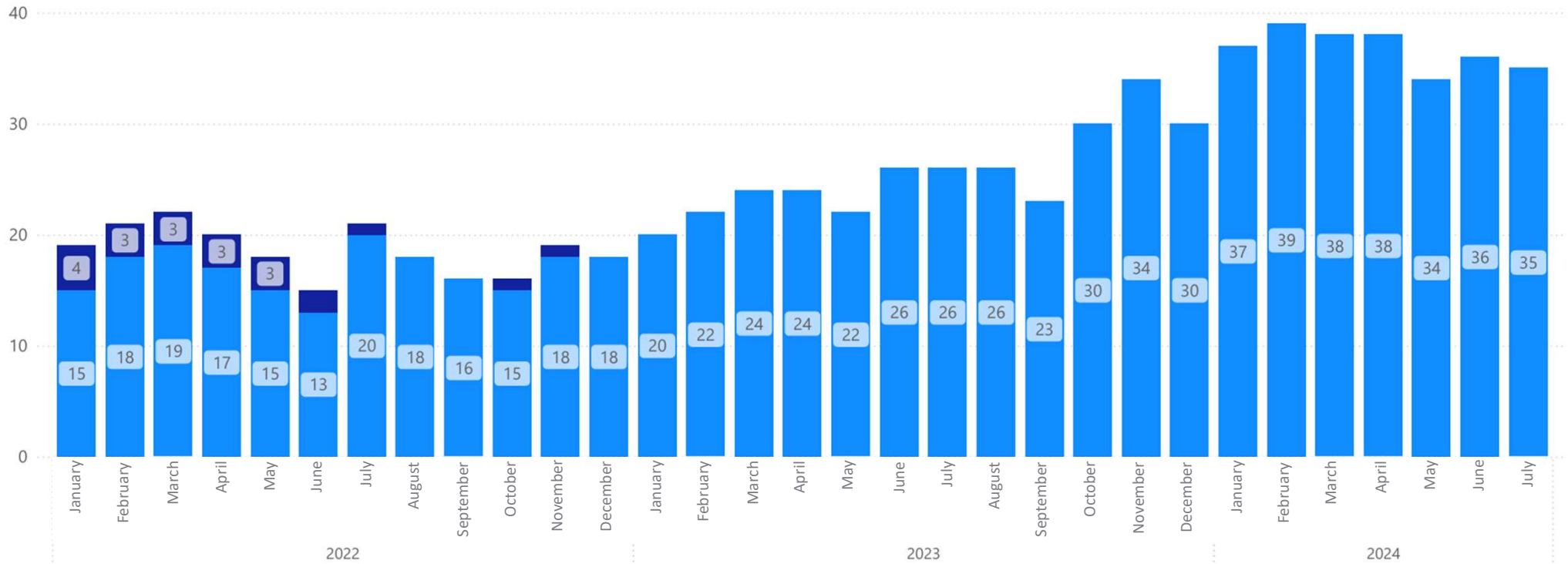
Why Lawton?

Comparison of houses priced above or below \$250k in Lawton, OK

● Above \$250k

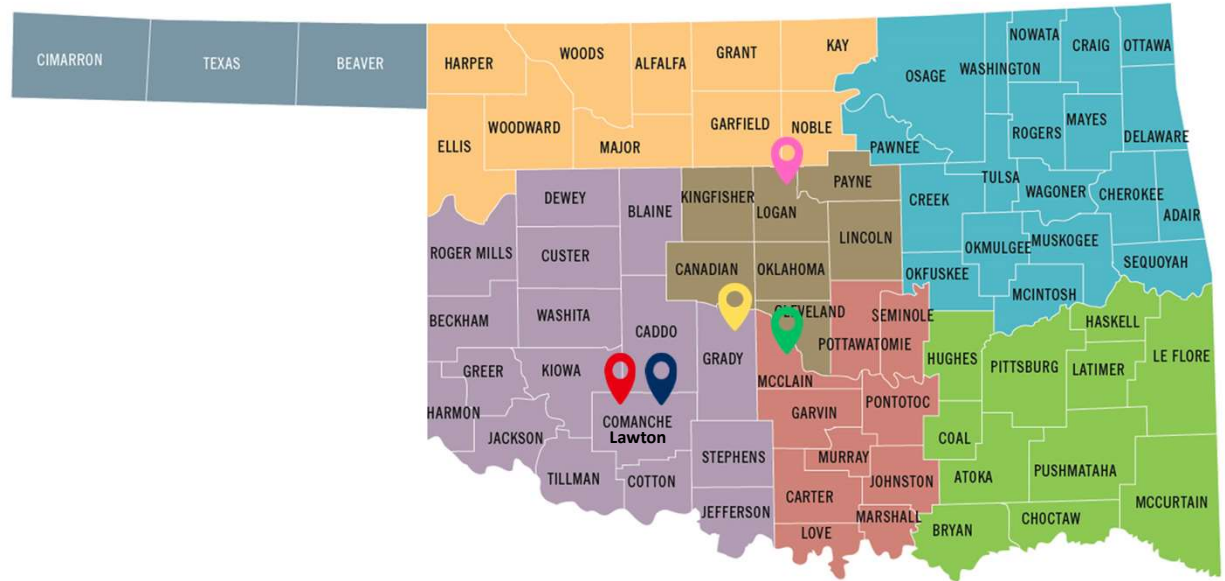
● Below \$250k

Graphic 1



Our Projects

Graphic 2



Houses in Guthrie
(OKC metropolitan area)



Houses in Purcell
(National City of Quarter Horse)



Houses in Tuttle
(20 minutes from Amazon)



Houses in Elgin
(Close to Fort Sill and to the new national school for drone pilots)



19 Houses in Lawton
(FISTA Innovation Park and Fort Sill)

2,5 HRS from Dallas Airport





2023 Home Buyers Trends Report

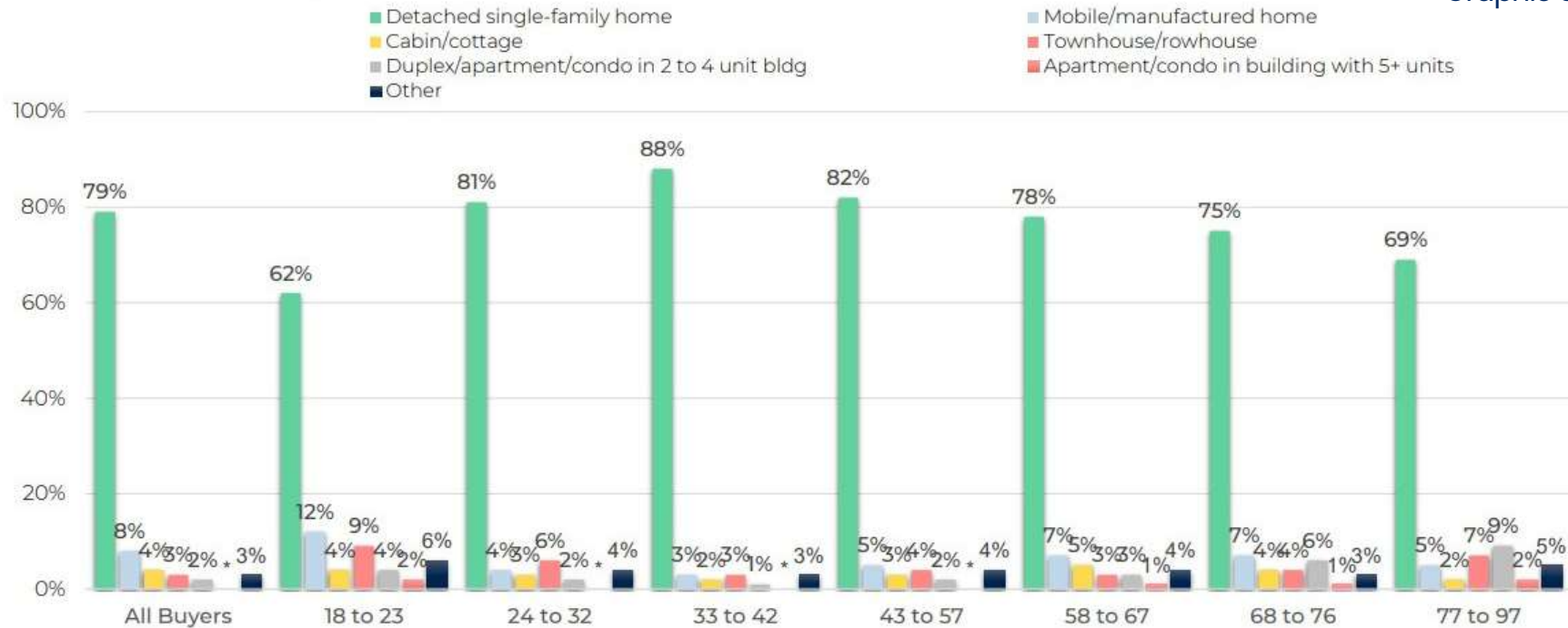
from National Association of Realtors Research Group



Type Of Home Purchased

(Percentage Distribution)

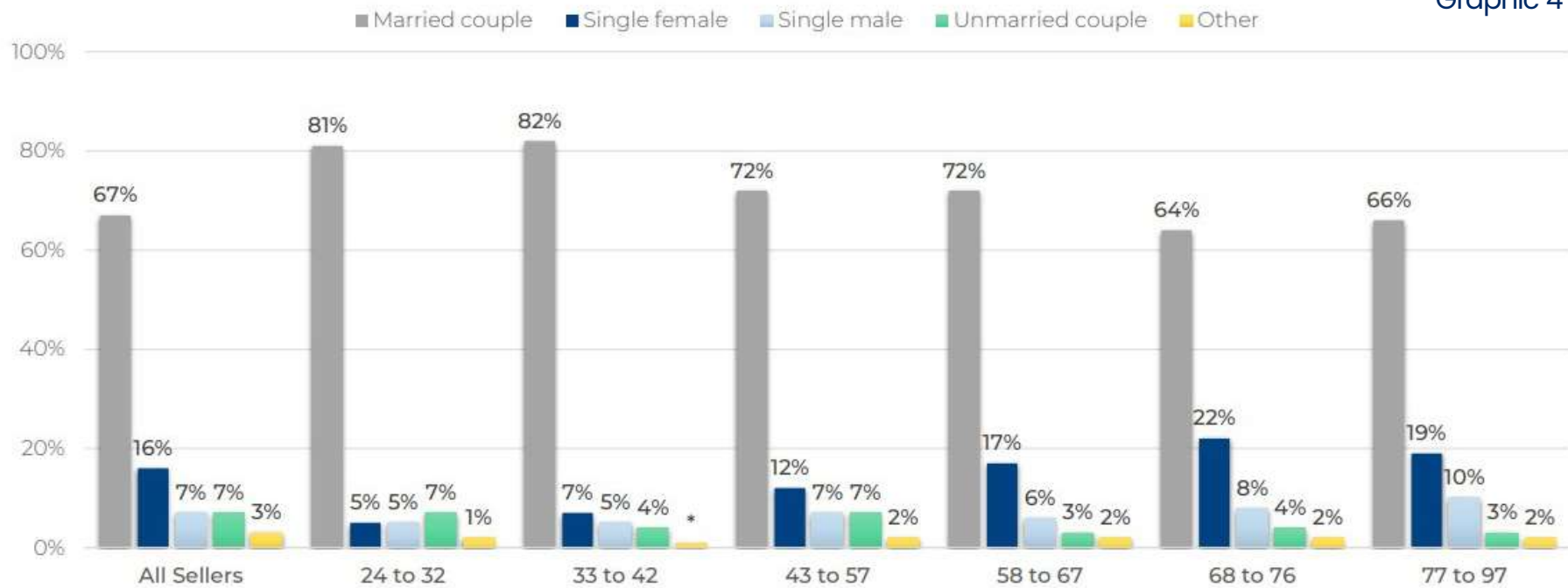
Graphic 3



*Less than 1 percent

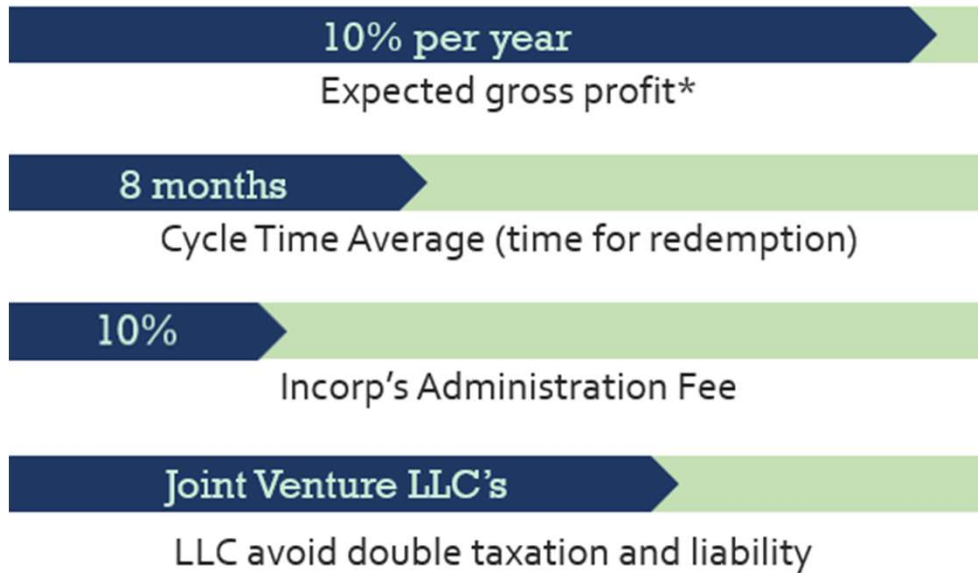
Number Of Weeks Recently Sold home was on the market

Graphic 4



*Less than 1 percent

Historical performance



Graphic 5

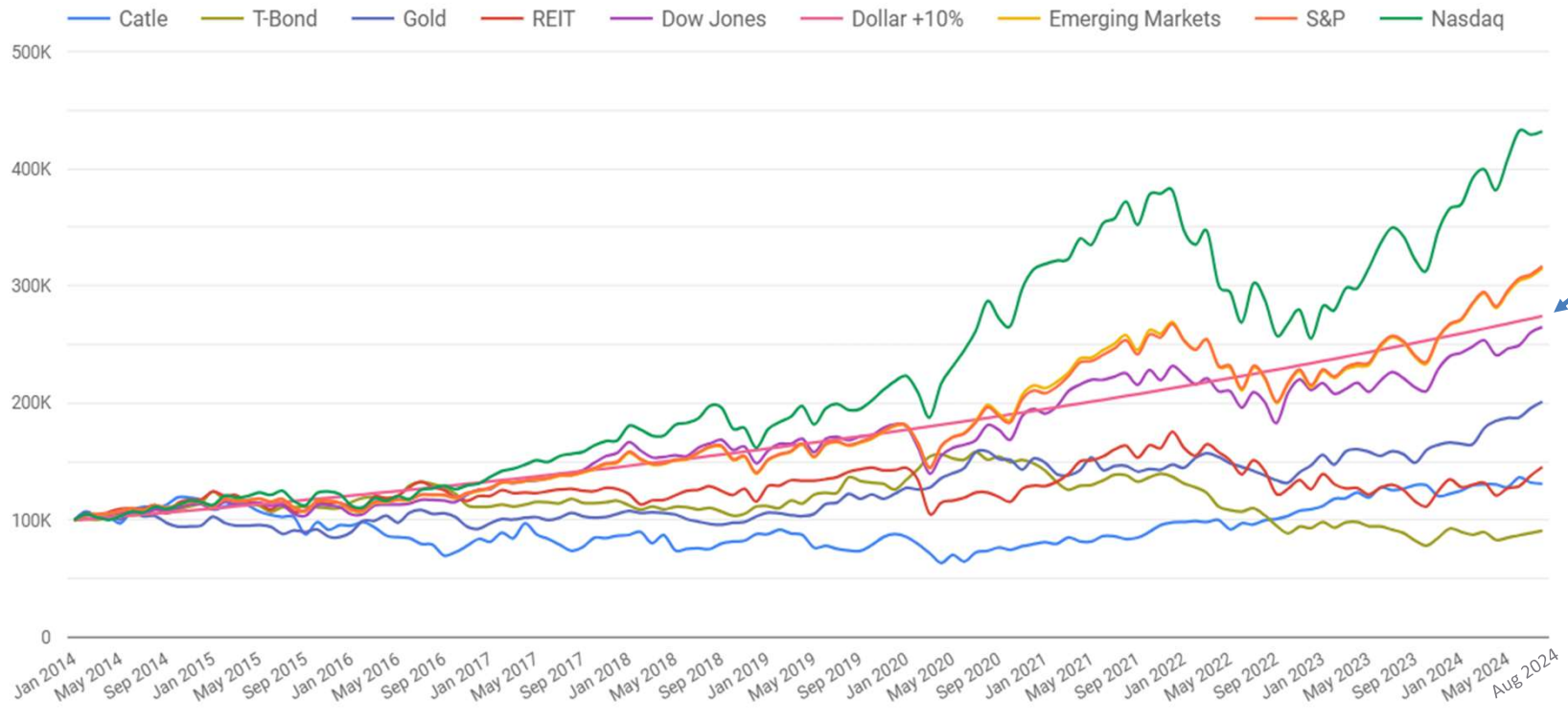
Past performance is no guarantee of future returns, like any variable-rate investment.

This material is not and should not be understood as legal, accounting, regulatory or tax advice in relation to the matters dealt with herein.

INCORP USA is not responsible for any decision taken by third-party investors based on the information contained herein.

*Expected gross profit = expected profit after deducting costs and all direct project expenses (before tax payments).

Historical performance



Graphic 6
Comparative performance
of an investment of \$100k
in the last 10 years
(simulating Incorp ROI of
10%/year)

Sources



- **Graphic 1**

MLS data

- **Graphic 2**

<https://www.okhistory.org/shpo/wpa>

- **Graphic 3 and 4**

<https://www.nar.realtor/sites/default/files/documents/2023-home-buyers-and-sellers-generational-trends-report-03-28-2023.pdf>

- **Graphic 5 and 6**

Sales Price/sf (3 Sources)

1) <https://fred.stlouisfed.org/series/MSPUS>

2) https://econdata.s3-us-west-2.amazonaws.com/Reports/Core/RDC_Inventory_Core_Metrics_Country_History.csv

3) https://www.jchs.harvard.edu/sites/default/files/interactive-item/files/Harvard_JCHS_SON_2020_Appendix_Table-Final.xlsx

Sources



● Graphic 5 and 6

Cattle

<https://br.investing.com/commodities/live-cattle-historical-data>

T-Bond

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Dow Jones

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Thank You!

Contact us for new opportunities!

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