
SQUATTER
UNINVITED
A PSYCHOLOGICAL HORROR FILM
Written & Directed by Larrice Dukes
Presented by Dukesup Studios

LOGLINE

A squatter takes over a mansion in Illinois with his cult-like family.

Every time the owner tries to reclaim it, chaos follows: a car burned, a child missing, a body found.

When the law fails to protect him, the owner becomes lawless.



THE STORY

SYNOPSIS

Daniel Carter, a wealthy but emotionally fractured man, inherits his late father's mansion — only to find it occupied by Marquis Blackwell and his family.

Marquis, a manipulative cult leader, refuses to leave and manipulates legal loopholes to stay.

As Daniel's family is threatened, his career destroyed, and his sanity tested, he realizes he must become something darker than the law allows.

But Marquis is hiding something ancient, something evil — and Daniel's descent into violence may be exactly what the house demands.



TONE, GENRE & THEMES

GENRE

Horror / Psychological Thriller

TONE

Tense · Shadowy · Paranoid · Spiritually Disturbing

THEMES

- Property and Power
- Injustice and Radicalization
- Spiritual Warfare vs. Legal Order
- The Cost of Silence in the Face of Evil



DREAM CAST — PART ONE

THE CROSS FAMILY & THE DEANS

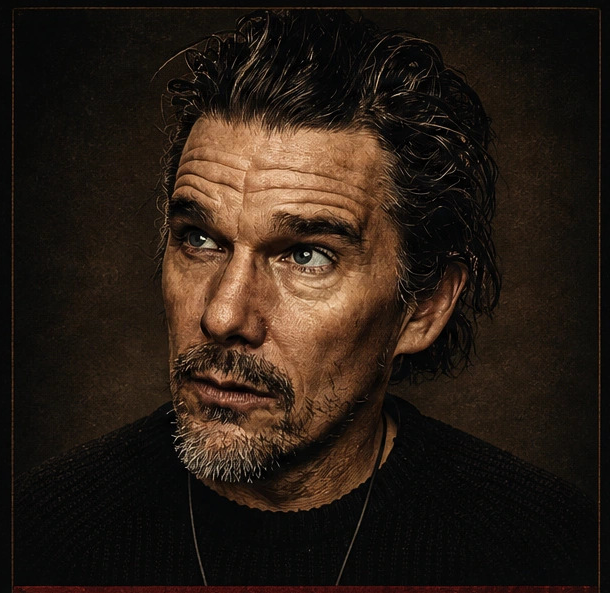


DANIEL CROSS — THE LEAD

ROYCE JOHNSON

FIRST CHOICE

Authority, vulnerability, and the physical presence for Daniel's transformation from homeowner to hunted man.



MARQUIS DEAN — THE SQUATTER

ETHAN HAWKE

FIRST CHOICE

Excellent for psychological material – a charismatic, unsettling squatter rather than a conventional villain.

Also considered: Yahya Abdul-Mateen II · Aldis Hodge · Colman Domingo



JENNA CROSS — DANIEL'S WIFE

TEYONAH PARRIS

FIRST CHOICE

Strong dramatic presence and a believable emotional counterweight to Daniel.

Also considered: Gugu Mbatha-Raw



KENDRA DEAN — MARQUIS'S WIFE

JURNEE SMOLLETT

FIRST CHOICE

Charming, maternal, seductive, and deeply threatening at the same time.

Also considered: Danielle Deadwyler

DREAM CAST — PART TWO

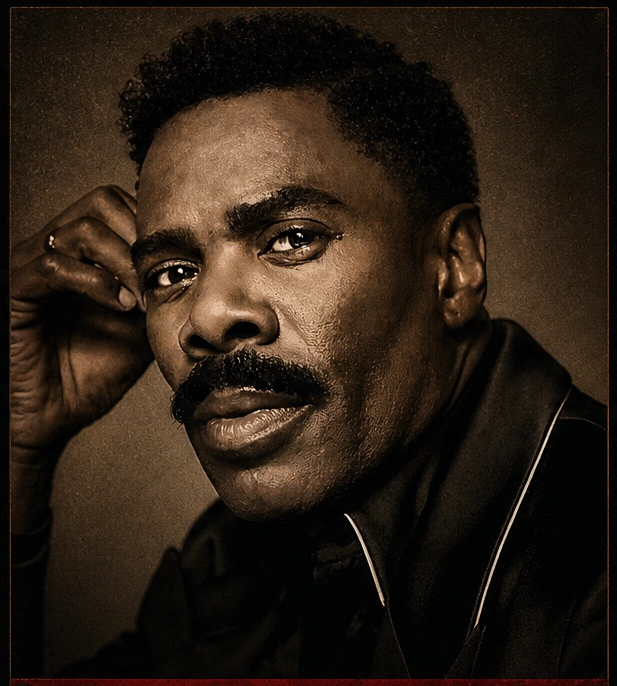
THE ALTERNATES



MARQUIS DEAN — ALTERNATIVE

ALDIS HODGE

Sophisticated and controlled; makes Marquis initially appear completely credible and respectable.



MARQUIS DEAN — ALTERNATIVE

COLMAN DOMINGO

An older, more commanding Marquis — almost a philosophical cult patriarch.



JENNA CROSS — ALTERNATIVE

GUGU MBATHA-RAW

Prestige-thriller credibility and emotional sophistication.



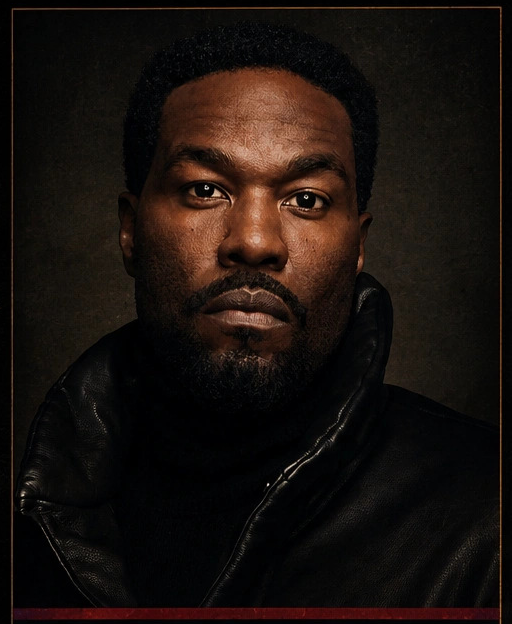
KENDRA DEAN — ALTERNATIVE

DANIELLE DEADWYLER

Ideal if Kendra should become one of the film's most psychologically disturbing characters.

DREAM CAST — PART THREE

THE LAW & THE FLAME



SHERIFF MAYFIELD — AUTHORITY FIGURE

YAHYA ABDUL-MATEEN II

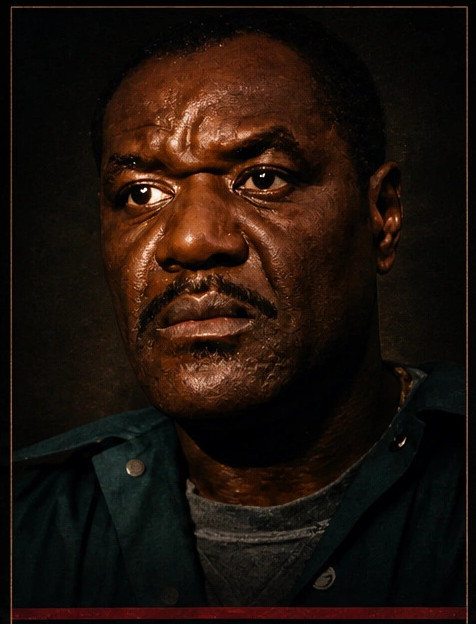
Intelligent and physically imposing — a pivotal authority figure rather than a conventional secondary role.



DETECTIVE VARGAS — INVESTIGATOR

ROSARIO DAWSON

Credible as an investigator, with the dramatic weight to carry the later conspiracy reveal.

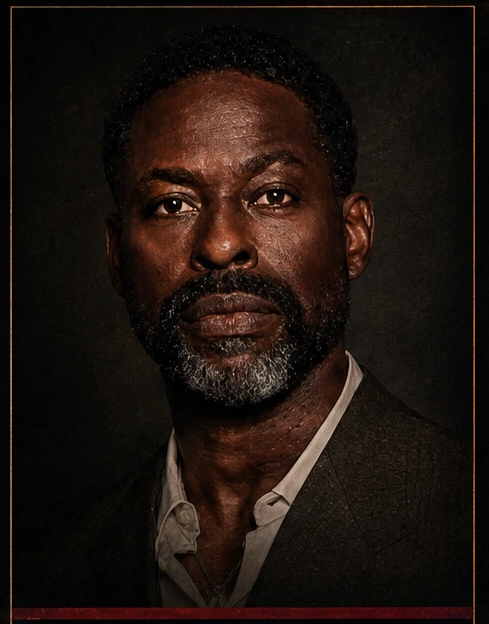


LUTHER RAYE — PRIVATE INVESTIGATOR

DELROY LINDO

The seasoned investigator who realizes Daniel has stumbled into something much larger.

Also considered: Jeffrey Wright



ATTORNEY MILLS — LEGAL COUNSEL

STERLING K. BROWN

A smaller but memorable prestige casting opportunity.



FAMILY FLAME LEADER — SEQUEL REVEAL

GIANCARLO ESPOSITO

FRANCHISE REVEAL

Calm, intelligent — instantly suggests Marquis is only one layer of a much larger organization.

DIRECTOR'S STATEMENT

"SQUATTER is about being spiritually attacked inside your own home — legally, emotionally, and supernaturally. It's rooted in a real fear: what happens when justice doesn't protect you, and you have to become something else to survive?"

The horror isn't jump scares — it's escalation. We watch a man become something darker than what entered his home."

— LARRICE DUKES, WRITER & DIRECTOR



THE LOOK OF THE FILM

VISUAL STYLE

REFERENCES

Hereditary — dark, wide interiors

Get Out — slow-burn tension

The Wailing — cultic, flame-lit ritual

The Intruder — real-world legal horror

COLOR PALETTE

Smoky browns · Candle golds · Crimson shadows

CAMERA

Wide static shots · Slow push-ins · Fire & smoke light interplay









MARKET POSITIONING

COMPARABLE FILMS

GET OUT	—	social horror with a twist
US	—	domestic dread and identity
THE INTRUDER	—	the definitive squatter thriller
HEREDITARY	—	atmospheric trauma horror
THEM	—	psychological horror with racial undertones



Target Audience & Platforms



WHO IT'S FOR

- Horror fans ages 18–45
- Viewers of *Get Out*, *Them*, and *The Haunting of Hill House*
- Black audiences drawn to smart, elevated horror

WHERE IT LIVES

NETFLIX
A24
BLUMHOUSE
AMAZON STUDIOS
LIONSGATE

Elevated horror is the genre's most reliable box-office engine.

THE INVESTMENT

$15M PRODUCTION BUDGET

Preliminary development budget model — talent fees are allowances pending offers.

PRODUCTION CAPITALIZATION



Proposed principal photography: approximately 30–35 days, built around the mansion as a controlled location.

WHY THE GENRE PERFORMS

GET OUT
$4.5M budget → $255M worldwide

US
$20M budget → $256M worldwide

THE INTRUDER
$8M budget → $41M worldwide

Elevated horror remains the industry's most reliable return on investment.

BUDGET DETAIL — PART ONE

ABOVE THE LINE — $4.0M

Producer / Director Package	$750,000
Writer / Creator / Consultant	$300,000
Executive & Additional Producers	$300,000
Lead Actor — Daniel Cross	$650,000
Major Supporting Actor	$550,000
Marquis Dean — Principal Antagonist	$400,000
Jenna Cross	$250,000
Kendra Dean	$200,000
Sheriff Mayfield	$150,000
Luther Raye / Detective Vargas / Featured Cast	$150,000
Child Actors & Remaining Supporting Cast	$150,000
Casting Director & Casting Expenses	$100,000
ATL Travel / Per Diem / Expenses	$50,000
ATL Fringes / Allowance	$50,000
TOTAL ABOVE THE LINE	**$4,000,000**

Talent fees are development-model allowances pending offers and agreements — the package rebalances if a director or star requires materially more.

BUDGET DETAIL — PART TWO

PHYSICAL PRODUCTION — $6.3M

Line Production / UPM / Production Office	$350,000
Assistant Directors	$225,000
Camera Department	$475,000
Camera Equipment / Lenses	$350,000
Grip & Electric	$575,000
Production Design / Art Department	$600,000
Set Construction / Dressing / Props	$525,000
Locations	$450,000
Wardrobe / Costumes	$225,000
Hair & Makeup	$175,000
Sound Department	$200,000
Special Effects / Fire / Atmospheric FX	$350,000
Stunts / Stunt Coordination	$275,000
Transportation / Picture Vehicles	$350,000
Production Crew / Additional Labor	$400,000
Catering / Craft Services	$200,000
Lodging / Travel / Per Diem	$250,000
Security / Medics / Safety	$125,000
Production Supplies / Communications / Misc.	$200,000
TOTAL PHYSICAL PRODUCTION	**$6,300,000**

The mansion is effectively another character — resources concentrate on the mansion, basement, fire sequences and controlled stage interiors rather than dozens of scattered locations.

BUDGET DETAIL — PART THREE

POST, RESERVES & DELIVERABLES

POST-PRODUCTION $1.85M

Picture Editorial	$350,000
VFX	$400,000
Sound Editorial / Design	$200,000
ADR / Foley	$100,000
Final Mix	$125,000
Original Score	$175,000
Music Licensing / Soundtrack	$125,000
Color Grading / DI	$125,000
Titles / Motion Graphics	$75,000
Post Supervision / Storage / Workflow	$100,000
Mastering / QC / Final Deliverables	$75,000

Sound is the scare engine — silence, footsteps, breathing, children's voices, house noises and fire over expensive VFX.

RESERVES & DELIVERABLES $2.85M

Insurance / Legal / Administration	$750,000
Contingency (5%)	$750,000
Marketing / Deliverables Reserve	$1,350,000

Insurance/legal covers production insurance, E&O, workers' comp, legal, payroll, permits and clearances.

Contingency is protected — night shoots, children, fire FX and stunts carry scheduling risk.

Marketing reserve funds trailer, key art, EPK, festival and sales materials — not a full theatrical P&A campaign.

TOTAL PRODUCTION CAPITALIZATION — $15,000,000



WRITER & DIRECTOR

SQUATTER

UNINVITED

DUKESUP STUDIOS PRESENTS

LARRICE DUKES

larrice.dbc@gmail.com
(309) 231-3124

The house demands something.
Let's find out what — together.

THE PACKAGE

TOP-LINE CREDITS

THE FILMMAKERS

CREATED BY / WRITTEN BY
LARRICE DUKES

CO-WRITER
CHERI IVY

PRODUCER
LARRICE DUKES

PRODUCTION COMPANY
DUKESUP STUDIOS

TARGET PACKAGING

WISHLIST DIRECTOR
RYAN COOGLER

WISHLIST LINE PRODUCER
ANTHONY SHORT

WISHLIST SALES & DISTRIBUTION
KEITH L. CRAIG

WISHLIST LEAD
ROYCE JOHNSON

WISHLIST SUPPORTING LEAD
ETHAN HAWKE

WISHLIST / TARGET PACKAGING — CERTAIN INDIVIDUALS IDENTIFIED HEREIN ARE NOT ATTACHED.
PARTICIPATION IS SUBJECT TO AVAILABILITY, INTEREST, NEGOTIATION AND DEFINITIVE AGREEMENTS.

PRODUCTION LEADERSHIP

THE TEAM — PROPOSED & WISHLIST

CORE TEAM

WRITER / PRODUCER / EXECUTIVE PRODUCER
LARRICE DUKES — PROJECT TEAM

CO-WRITER
CHERI IVY — CONFIRMING

DIRECTOR
RYAN COOGLER — WISHLIST

LINE PRODUCER
ANTHONY SHORT — WISHLIST

SALES & DISTRIBUTION
KEITH L. CRAIG — WISHLIST

CREATIVE TARGETS

DIRECTOR OF PHOTOGRAPHY
AUTUMN DURALD ARKAPAW — WISHLIST

EDITOR
MICHAEL P. SHAWVER — WISHLIST

COMPOSER
LUDWIG GÖRANSSON — WISHLIST

PRODUCER
ZINZI COOGLER — WISHLIST

KEY DEPARTMENTS — TO RECRUIT

- Casting Director — experienced feature casting
- 1st Assistant Director — DGA-level feature AD
- Unit Production Manager — $10M–$20M feature experience
- Production Designer — atmospheric interiors & practical sets
- Music Supervisor — hip-hop + cinematic soundtrack
- VFX Supervisor — fire, environment, invisible effects
- Special Effects Supervisor — practical fire, smoke, destruction
- Stunt Coordinator — feature action/thriller
- Costume Designer — contemporary prestige drama
- Sound Designer / Supervising Sound Editor — horror specialist
- Post-Production Supervisor — feature delivery
- Production Counsel — entertainment attorney
- Production Accountant — feature-film accounting
- Completion Bond Representative — later stage

Wishlist names identify artistic targets only — no individual is represented as attached without signed agreements.

RETURN PROJECTIONS

THREE SCENARIOS ON $15M

Net investor exposure: $12.0M after the projected ~$3M Illinois tax credit.

LOW CASE

Limited release / streamer sale

WORLDWIDE BOX OFFICE
$18M

NET RECEIPTS TO PRODUCTION
$10.3M

CASH-ON-CASH RETURN
0.85x

ROI ON NET BUDGET
−15%

PRIMARY TARGET

BASE CASE

Wide release — Intruder / Barbarian range

WORLDWIDE BOX OFFICE
$45M

NET RECEIPTS TO PRODUCTION
$24.9M

CASH-ON-CASH RETURN
2.07x

ROI ON NET BUDGET
+107%

HIGH CASE

Breakout — Smile-range performance

WORLDWIDE BOX OFFICE
$110M

NET RECEIPTS TO PRODUCTION
$62.9M

CASH-ON-CASH RETURN
5.24x

ROI ON NET BUDGET
+424%

BREAKEVEN: ~$12.6M WORLDWIDE BOX OFFICE — ROUGHLY ONE-THIRD OF THE INTRUDER'S GROSS

Model includes theatrical rentals, distribution fees, P&A recoupment, home entertainment, TV/SVOD, international sales and 10% talent participations. Projections are illustrative, not a guarantee of performance.

DISTRIBUTION MODEL

REVENUE WINDOWS

1. THEATRICAL
Wide release · 45–52% rentals to production

→

2. HOME ENTERTAINMENT
EST / VOD / physical · $3M–$12M

→

3. TV / SVOD LICENSE
Pay-TV & streaming · $4M–$12M

→

4. INTERNATIONAL
Territory sales · $1.5M–$8M

→

5. CATALOGUE
Long-tail library & sequel value

BASE-CASE REVENUE MIX — $27.6M GROSS RECEIPTS



STRUCTURAL ADVANTAGES

- *Illinois 30% tax credit — ~$3M projected offset*
- *Single controlled location limits cost overruns*
- *Marketing/deliverables reserve pre-funds trailer, key art & festival launch*
- *Franchise architecture — Family Flame reveal builds sequel value*

Distribution fees, P&A and window terms vary by distributor; figures reflect the deck's three-scenario model, not negotiated deals.