

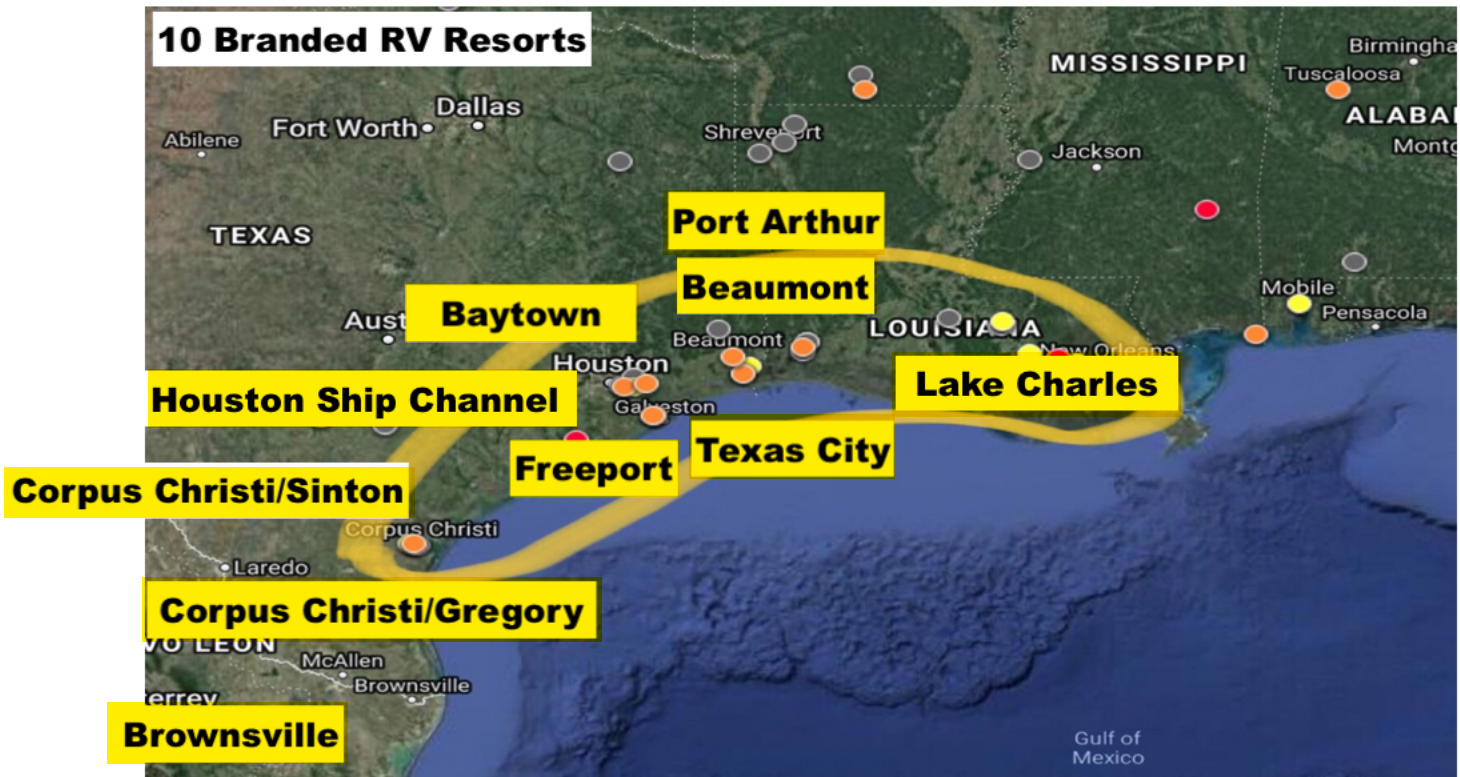


COMMUNITY RV 10 RESORT BRANDED STRATEGY

- | | | | | |
|------------------------|------------|----------------------|--------------|-----------------------|
| Corpus Christi/Gregory | Freeport | Houston Ship Channel | Lake Charles | Corpus Christi/Sinton |
| Port Arthur | Texas City | Brownsville | Baytown | Beaumont |



TEXAS-LOUISIANA GULF COAST REFINERY EXPANSION IS DRAMATIC, APPROXIMATELY \$250 BILLION OVER THE NEXT 10 YEARS, AND IMPORTING APPROXIMATELY 150,000 REFINERY CONTRACT CONSTRUCTION WORKERS FOR THE CONSTRUCTION WORK.



Texas-Louisiana Gulf Coast Refineries

COMMUNITY RV RESORTS – 10 PROJECT BRANDED STRATEGY

Community RV Resorts (CRV) strategy is to build 10 Community RV Resorts with **branding** along the Texas/Louisiana Gulf Coast. We anticipate adding a new resort every 4 months. Each RV resort will look alike and provide the same high-quality amenities. A resident will be able to experience identical 5-star services whether they are in our Corpus Christi RV resort or Lake Charles RV resort. This “**branding**” of our product will give us a unique identity and personality.

CRV will identify the prospects/locations, place the land under contract, and complete all the feasibility work including surveying, topographical and environmental studies. CRV will also secure permits, zoning, etc., essentially rendering the property shovel ready to begin construction.

Once CRV and the equity funding source agree the land for the project is ready to be acquired and subsequent construction financing obtained, the equity funding source will provide the approximate \$5,000,000 equity and in return will receive a 50% ownership in the project.

CRV will obtain all construction loan funding and provide the personal guarantees required.



WELCOME TO
CEDAR GROVE RV RESORT
*New Customers - Press call button
next to keypad
*Must have access code to enter
*Gate closes after each vehicle.

4419

We Build Neighborhoods







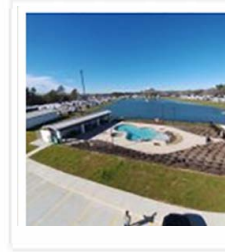
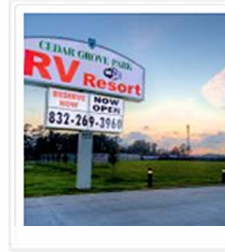
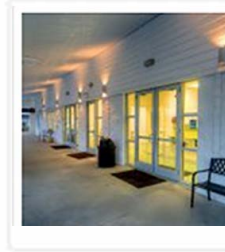
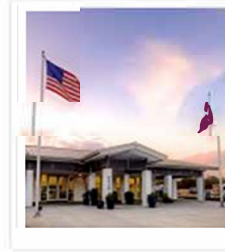
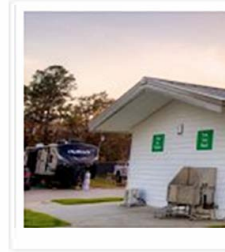
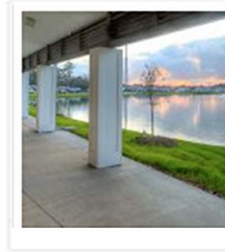
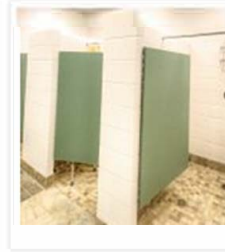
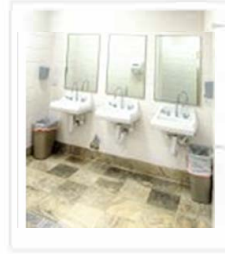
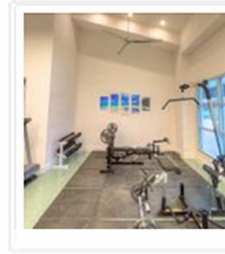
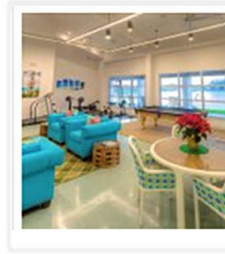
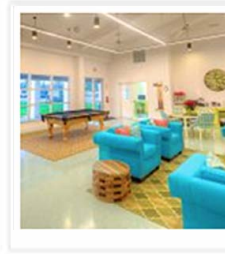
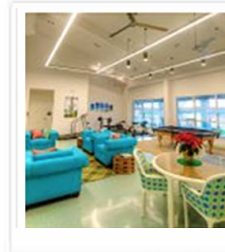
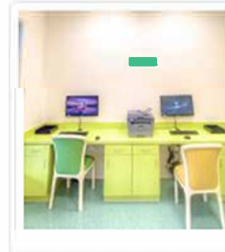
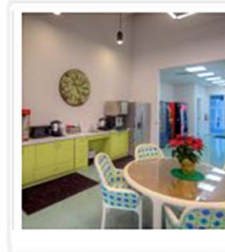
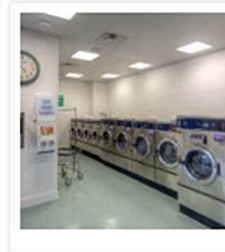






Amenities

- ➔ Free WiFi Park Wide
- ➔ Luxury Grilling & Kitchen Area
- ➔ Pristine Restroom and Shower Facilities
- ➔ Completely Fenced & Gated
- ➔ 21,000 Gallon Swimming Pool
- ➔ Professional Laundry Facilities
- ➔ Free Cable TV
- ➔ All Concrete Pads
- ➔ Full Hookups At Every Site
- ➔ Free Business Center/Computer Room
- ➔ Propane Filling Station
- ➔ Property Monitored by 15+ Security Cameras
- ➔ Resident Managers Available 24/7
- ➔ Catch and Release Fishing
- ➔ Mosquito Controlled
- ➔ Recreation Room with TV, Pool Table & Exercise Equipment
- ➔ Golf Cart Rental
- ➔ Complimentary Dog Washing Station
- ➔ Free Air Station













COMMUNITY RV - ONE PARK

265 SITES

| GROSS INCOME | | | | | | | |
|----------------------------|-----|------------------------------|-------------|-------------|-------------|-------------|-------------|
| YEARS | | | 1 | 2 | 3 | 4 | 5 |
| RV SITES TOTAL | 265 | | 265 | 265 | 265 | 265 | 265 |
| LAKESIDE STANDARD (30X35) | 60 | RENT RATE PER MONTH PER SITE | \$750 | \$788 | \$827 | \$868 | \$912 |
| LAKESIDE PREMIUM (30X40) | 28 | RENT RATE PER MONTH PER SITE | \$770 | \$809 | \$849 | \$891 | \$936 |
| PULL THRU SITE (65') | 40 | RENT RATE PER MONTH PER SITE | \$880 | \$924 | \$970 | \$1,019 | \$1,070 |
| PULL THRU SITES (75') | 16 | RENT RATE PER MONTH PER SITE | \$895 | \$940 | \$987 | \$1,036 | \$1,088 |
| BACKIN STANDARD (30X35) | 39 | RENT RATE PER MONTH PER SITE | \$710 | \$746 | \$783 | \$822 | \$863 |
| BACKIN PREMIUM (30X40) | 82 | RENT RATE PER MONTH PER SITE | \$725 | \$761 | \$799 | \$839 | \$881 |
| | | BLENDED RATE PER MONTH | \$767 | \$805 | \$845 | \$888 | \$932 |
| OCCUPANCY % | | | 0.81 | 0.90 | 0.90 | 0.90 | 0.90 |
| NUMBER OF RENTED RV SITES | | | 215 | 239 | 239 | 239 | 239 |
| PROPANE (NET) | | PER MONTH | \$2,500 | \$2,625 | \$2,756 | \$2,894 | \$3,039 |
| ELECTRICAL (NET) | | PER MONTH | \$8,000 | \$8,400 | \$8,820 | \$9,261 | \$9,724 |
| LAUNDRY (NET) | | PER MONTH | \$7,500 | \$7,875 | \$8,269 | \$8,682 | \$9,116 |
| | | ANNUAL INCREASE | | 5.00% | 5.00% | 5.00% | 5.00% |
| GROSS INCOME FROM RV SITES | | | \$2,191,298 | \$2,531,315 | \$2,657,881 | \$2,790,775 | \$2,930,313 |

| EXPENSES | | | | | | | |
|---------------------------------|-------------------------------------|--|-----------|-----------|-----------|-----------|-----------|
| BOOKKEEPING/TAX PREP/LEGAL/E | \$2,000 PER MONTH + 5% INCREASES | | \$24,000 | \$25,200 | \$26,460 | \$27,783 | \$29,172 |
| CABLE TV + INTERNET + WIFI | \$5,000 PER MONTH + 5% INCREASES | | \$60,000 | \$63,000 | \$66,150 | \$69,458 | \$72,930 |
| CREDIT CARD PROCESSING | \$3,000 PER MONTH + 5% INCREASES | | \$36,000 | \$37,800 | \$39,690 | \$41,675 | \$43,758 |
| ADVERTISING | \$2,000 PER MONTH + 5% INCREASES | | \$24,000 | \$25,200 | \$26,460 | \$27,783 | \$29,172 |
| ELECTRIC - REIMBURSED BY TENANT | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| ELECTRIC - COMMON AREA | \$2,000 PER MONTH + 10% INCREASES | | \$24,000 | \$26,400 | \$29,040 | \$31,944 | \$35,138 |
| INSURANCE | \$1,000 PER MONTH + 5% INCREASES | | \$12,000 | \$12,600 | \$13,230 | \$13,892 | \$14,586 |
| LANDSCAPING | \$18,000 PER YEAR + 5% INCREASES | | \$18,000 | \$18,900 | \$19,845 | \$20,837 | \$21,879 |
| MAINTENANCE & REPAIRS EXPEN | \$2,000 PER MONTH + 5% INCREASES | | \$24,000 | \$25,200 | \$26,460 | \$27,783 | \$29,172 |
| MAJOR REPAIRS RESERVE | \$2,000 PER MONTH + 5% INCREASES | | \$24,000 | \$25,200 | \$26,460 | \$27,783 | \$29,172 |
| OFFICE EXPENSES / COMPUTER-I | \$1,000 PER MONTH + 5% INCREASES | | \$12,000 | \$12,600 | \$13,230 | \$13,892 | \$14,586 |
| MANAGER PAYROLL, INCL EMPLO | \$15,000 PER MONTH + 5% INCREASES | | \$180,000 | \$189,000 | \$198,450 | \$208,373 | \$218,791 |
| TELEPHONE | \$300 PER MONTH + 5% INCREASES | | \$3,600 | \$3,780 | \$3,969 | \$4,167 | \$4,376 |
| TRASH | \$1,500 PER MONTH + 5% INCREASES | | \$18,000 | \$18,900 | \$19,845 | \$20,837 | \$21,879 |
| WATER & SEWER | \$2,000 PER MONTH + 5% INCREASES | | \$24,000 | \$25,200 | \$26,460 | \$27,783 | \$29,172 |
| TAXES | \$100,000 PER YEAR + 5.0% INCREASES | | \$100,000 | \$105,000 | \$110,250 | \$115,763 | \$121,551 |
| MANAGEMENT FEE | \$5,000 PER MONTH + 5% INCREASES | | \$60,000 | \$63,000 | \$66,150 | \$69,458 | \$72,930 |
| MISC & CONTINGENCY | \$3,000 PER MONTH + 5% INCREASES | | \$36,000 | \$37,800 | \$39,690 | \$41,675 | \$43,758 |
| TOTAL EXPENSES | | | \$679,600 | \$714,780 | \$751,839 | \$790,883 | \$832,024 |

| | | | | | |
|---------------------------------|-----|-----|-----|-----|-----|
| EXPENSES AS A % OF GROSS INCOME | 31% | 28% | 28% | 28% | 28% |
|---------------------------------|-----|-----|-----|-----|-----|

| | | | | | |
|----------------------------|-------------|-------------|-------------|-------------|-------------|
| NET OPERATING INCOME (NOI) | \$1,511,698 | \$1,816,535 | \$1,906,042 | \$1,999,892 | \$2,098,289 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|

COMMUNITY RV - ONE PARK

FINANCIAL ANALYSIS - ESTIMATES

TOTAL ACQUISITION COST \$17,000,000

LOAN & EQUITY

| | | |
|----------------------------|-----|--------------|
| LOAN @ 5.50% @ 30 YR AMORT | 70% | \$11,900,000 |
| EQUITY | 30% | \$5,100,000 |

| NOI BY YEAR | YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 |
|---|------------------|--------------------|--------------------|--------------------|--------------------|
| NOI - ANNUAL | \$1,511,698 | \$1,816,535 | \$1,906,042 | \$1,999,892 | \$2,098,289 |
| LESS: NOTE PMT @5.5% INTEREST, 30 YEAR AMORT. | (\$810,803) | (\$810,803) | (\$810,803) | (\$810,803) | (\$810,803) |
| DISTRIBUTABLE NOI | \$700,896 | \$1,005,732 | \$1,095,239 | \$1,189,089 | \$1,287,486 |

ANNUAL DISTRIBUTIONS TO INVESTOR PARTNER:

| | | | | | |
|---|-----------------|------------------|------------------|------------------|------------------|
| 10% PEF DISTRIBUTIONS TO INVESTOR | \$510,000 | \$510,000 | \$510,000 | \$510,000 | \$510,000 |
| PLUS ADDITIONAL DISTRIBUTION OF 50% OF NOI AFTER PREFERENTIAL DISTRIBUTION | <u>\$95,448</u> | <u>\$247,866</u> | <u>\$292,619</u> | <u>\$339,544</u> | <u>\$388,743</u> |

| | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|
| ANNUAL DISTRIBUTIONS TO INVESTOR PARTNER | \$605,448 | \$757,866 | \$802,619 | \$849,544 | \$898,743 |
|---|------------------|------------------|------------------|------------------|------------------|

| | | | | | |
|---|------------|------------|------------|------------|------------|
| ANNUAL CASH ON CASH RETURN TO INVESTOR PTR | 12% | 15% | 16% | 17% | 18% |
|---|------------|------------|------------|------------|------------|

| | | | | | |
|---|-----------------|------------------|------------------|------------------|------------------|
| ANNUAL DISTRIBUTIONS TO OPERATING PARTNERS | <u>\$95,448</u> | <u>\$247,866</u> | <u>\$292,619</u> | <u>\$339,544</u> | <u>\$388,743</u> |
|---|-----------------|------------------|------------------|------------------|------------------|

IF SALE AT END OF 5 YEARS AT 10% CAP RATE **\$20,982,890**

DISTRIBUTIONS TO INVESTOR PARTNER

| | | | | | |
|--|------------------|--------------------|--------------------|--------------------|--------------------|
| CASH RECEIVED ON SALE AFTER RETURN OF INVESTMENT | | | | | \$2,391,445 |
| CASH RECEIVED EACH YEAR FROM CASH FLOW | \$605,448 | \$757,866 | \$802,619 | \$849,544 | \$898,743 |
| CASH RECEIVED BY YEAR | <u>\$605,448</u> | <u>\$757,866</u> | <u>\$802,619</u> | <u>\$849,544</u> | <u>\$3,290,188</u> |
| TOTAL CUMMULATIVE CASH RECEIVED | \$605,448 | \$1,363,314 | \$2,165,933 | \$3,015,478 | \$6,305,666 |

IRR ANNUAL RETURN, INCLUDING SALE **21%**

**TEXAS-LOUISIANA GULF COAST:
ECONOMIC OPPORTUNITY**

DEVELOP 10 RV RESORT RESIDENTIAL COMMUNITIES

**AT STRATEGIC REFINERY LOCATIONS ALONG THE
TEXAS-LOUISIANA GULF COAST:**

| | CASH EQUITY INVESTMENT | LOAN | TOTAL INVESTMENT | 5 YEAR CASH FLOW | PROFIT ON SALE | TOTAL CASH PROFIT | TOTAL IRR |
|-----------------|------------------------|----------------|------------------|------------------|----------------|-------------------|-----------|
| 10 PARKS | \$51,000,000 | \$ 119,000,000 | \$ 170,000,000 | \$ 52,784,413 | \$47,828,900 | \$ 100,613,313 | 21% |

SUMMARY OF INVESTMENT & POTENTIAL PROFIT

| | |
|----------------------------|----------------------|
| CASH EQUITY INVESTMENT | \$ 51,000,000 |
| TOTAL CASH RETURN | \$ 114,056,650 |
| LESS: RETURN OF INVESTMENT | \$ (51,000,000) |
| POTENTIAL PROFIT | \$ 63,056,650 |

Investor equity into project \$51,000,000

Total Cash received AFTER return of investment \$63,056,650

COMMUNITY RV - TEN PARKS (HELD FOR 5 YEARS)

265 SITES

| GROSS INCOME | | | | | | | |
|----------------------------|-----|------------------------------|--------------|--------------|--------------|--------------|--------------|
| YEARS | | | 1 | 2 | 3 | 4 | 5 |
| RV SITES TOTAL | 265 | | 265 | 265 | 265 | 265 | 265 |
| LAKESIDE STANDARD (30X35) | 60 | RENT RATE PER MONTH PER SITE | \$750 | \$788 | \$827 | \$868 | \$912 |
| LAKESIDE PREMIUM (30X40) | 28 | RENT RATE PER MONTH PER SITE | \$770 | \$809 | \$849 | \$891 | \$936 |
| PULL THRU SITE (65') | 40 | RENT RATE PER MONTH PER SITE | \$880 | \$924 | \$970 | \$1,019 | \$1,070 |
| PULL THRU SITES (75') | 16 | RENT RATE PER MONTH PER SITE | \$895 | \$940 | \$987 | \$1,036 | \$1,088 |
| BACKIN STANDARD (30X35) | 39 | RENT RATE PER MONTH PER SITE | \$710 | \$746 | \$783 | \$822 | \$863 |
| BACKIN PREMIUM (30X40) | 82 | RENT RATE PER MONTH PER SITE | \$725 | \$761 | \$799 | \$839 | \$881 |
| | | BLENDED RATE PER MONTH | \$767 | \$805 | \$845 | \$888 | \$932 |
| OCCUPANCY % | | | 0.81 | 0.90 | 0.90 | 0.90 | 0.90 |
| NUMBER OF RENTED RV SITES | | | 215 | 239 | 239 | 239 | 239 |
| PROPANE (NET) | | PER MONTH | \$2,500 | \$2,625 | \$2,756 | \$2,894 | \$3,039 |
| ELECTRICAL (NET) | | PER MONTH | \$8,000 | \$8,400 | \$8,820 | \$9,261 | \$9,724 |
| LAUNDRY (NET) | | PER MONTH | \$7,500 | \$7,875 | \$8,269 | \$8,682 | \$9,116 |
| | | ANNUAL INCREASE | | 5.00% | 5.00% | 5.00% | 5.00% |
| GROSS INCOME FROM RV SITES | | | \$21,912,984 | \$25,313,148 | \$26,578,805 | \$27,907,746 | \$29,303,133 |

| EXPENSES | | | | | | | |
|---------------------------------|-------------------------------------|--|-------------|-------------|-------------|-------------|-------------|
| BOOKKEEPING/TAX PREP/LEGAL/E | \$2,000 PER MONTH + 5% INCREASES | | \$24,000 | \$25,200 | \$26,460 | \$27,783 | \$29,172 |
| CABLE TV + INTERNET + WIFI | \$5,000 PER MONTH + 5% INCREASES | | \$60,000 | \$63,000 | \$66,150 | \$69,458 | \$72,930 |
| CREDIT CARD PROCESSING | \$3,000 PER MONTH + 5% INCREASES | | \$36,000 | \$37,800 | \$39,690 | \$41,675 | \$43,758 |
| ADVERTISING | \$2,000 PER MONTH + 5% INCREASES | | \$24,000 | \$25,200 | \$26,460 | \$27,783 | \$29,172 |
| ELECTRIC - REIMBURSED BY TENANT | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| ELECTRIC - COMMON AREA | \$2,000 PER MONTH + 10% INCREASES | | \$24,000 | \$26,400 | \$29,040 | \$31,944 | \$35,138 |
| INSURANCE | \$1,000 PER MONTH + 5% INCREASES | | \$12,000 | \$12,600 | \$13,230 | \$13,892 | \$14,586 |
| LANDSCAPING | \$18,000 PER YEAR + 5% INCREASES | | \$18,000 | \$18,900 | \$19,845 | \$20,837 | \$21,879 |
| MAINTENANCE & REPAIRS EXPEN | \$2,000 PER MONTH + 5% INCREASES | | \$24,000 | \$25,200 | \$26,460 | \$27,783 | \$29,172 |
| MAJOR REPAIRS RESERVE | \$2,000 PER MONTH + 5% INCREASES | | \$24,000 | \$25,200 | \$26,460 | \$27,783 | \$29,172 |
| OFFICE EXPENSES / COMPUTER-I | \$1,000 PER MONTH + 5% INCREASES | | \$12,000 | \$12,600 | \$13,230 | \$13,892 | \$14,586 |
| MANAGER PAYROLL, INCL EMPLO | \$15,000 PER MONTH + 5% INCREASES | | \$180,000 | \$189,000 | \$198,450 | \$208,373 | \$218,791 |
| TELEPHONE | \$300 PER MONTH + 5% INCREASES | | \$3,600 | \$3,780 | \$3,969 | \$4,167 | \$4,376 |
| TRASH | \$1,500 PER MONTH + 5% INCREASES | | \$18,000 | \$18,900 | \$19,845 | \$20,837 | \$21,879 |
| WATER & SEWER | \$2,000 PER MONTH + 5% INCREASES | | \$24,000 | \$25,200 | \$26,460 | \$27,783 | \$29,172 |
| TAXES | \$100,000 PER YEAR + 5.0% INCREASES | | \$100,000 | \$105,000 | \$110,250 | \$115,763 | \$121,551 |
| MANAGEMENT FEE | \$5,000 PER MONTH + 5% INCREASES | | \$60,000 | \$63,000 | \$66,150 | \$69,458 | \$72,930 |
| MISC & CONTINGENCY | \$3,000 PER MONTH + 5% INCREASES | | \$36,000 | \$37,800 | \$39,690 | \$41,675 | \$43,758 |
| TOTAL EXPENSES | | | \$6,796,000 | \$7,147,800 | \$7,518,390 | \$7,908,830 | \$8,320,243 |

| | | | | | |
|--|------------|------------|------------|------------|------------|
| EXPENSES AS A % OF GROSS INCOME | 31% | 28% | 28% | 28% | 28% |
|--|------------|------------|------------|------------|------------|

| | | | | | |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| NET OPERATING INCOME (NOI) | \$15,116,984 | \$18,165,348 | \$19,060,415 | \$19,998,916 | \$20,982,890 |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|

COMMUNITY RV - TEN PARKS (HELD FOR 5 YEARS)

FINANCIAL ANALYSIS - ESTIMATES

| | ONE PARK \$17,000,000 | TEN PARKS \$170,000,000 | | | |
|---|--------------------------|----------------------------|---------------------|---------------------|----------------------|
| TOTAL ACQUISITION COST | | | | | |
| LOAN & EQUITY | | | | | |
| LOAN @ 5.50% @ 30 YR AMORT | 70% | \$11,900,000 | \$119,000,000 | | |
| EQUITY | 30% | \$5,100,000 | \$51,000,000 | | |
| NOI BY YEAR | YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 |
| NOI - ANNUAL | \$15,116,984 | \$18,165,348 | \$19,060,415 | \$19,998,916 | \$20,982,890 |
| LESS: NOTE PMT @5.5% INTEREST, 30 YEAR AMORT. | (\$8,108,028) | (\$8,108,028) | (\$8,108,028) | (\$8,108,028) | (\$8,108,028) |
| DISTRIBUTABLE NOI | \$7,008,956 | \$10,057,320 | \$10,952,387 | \$11,890,888 | \$12,874,862 |
| ANNUAL DISTRIBUTIONS TO INVESTOR PARTNER: | | | | | |
| 10% PREF DISTRIBUTIONS TO INVESTOR | \$5,100,000 | \$5,100,000 | \$5,100,000 | \$5,100,000 | \$5,100,000 |
| PLUS ADDITIONAL DISTRIBUTION OF 50% OF NOI AFTER PREFERENTIAL DISTRIBUTION | \$954,478 | \$2,478,660 | \$2,926,194 | \$3,395,444 | \$3,887,431 |
| ANNUAL DISTRIBUTIONS TO INVESTOR PARTNER | \$6,054,478 | \$7,578,660 | \$8,026,194 | \$8,495,444 | \$8,987,431 |
| ANNUAL CASH ON CASH RETURN TO INVESTOR PTR | 12% | 15% | 16% | 17% | 18% |
| ANNUAL DISTRIBUTIONS TO OPERATING PARTNERS | \$954,478 | \$2,478,660 | \$2,926,194 | \$3,395,444 | \$3,887,431 |
| IF SALE AT END OF 5 YEARS AT 10% CAP RATE | | | | | \$209,828,900 |
| DISTRIBUTIONS TO INVESTOR PARTNER | | | | | |
| CASH RECEIVED ON SALE AFTER RETURN OF INVESTMENT | | | | | \$23,914,450 |
| CASH RECEIVED EACH YEAR FROM CASH FLOW | \$6,054,478 | \$7,578,660 | \$8,026,194 | \$8,495,444 | \$8,987,431 |
| CASH RECEIVED BY YEAR | \$6,054,478 | \$7,578,660 | \$8,026,194 | \$8,495,444 | \$32,901,881 |
| TOTAL CUMMULATIVE CASH RECEIVED | \$6,054,478 | \$13,633,138 | \$21,659,332 | \$30,154,776 | \$63,056,656 |
| IRR ANNUAL RETURN, INCLUDING SALE | | | | | 21% |

COMMUNITY RV - TEN PARKS (HELD FOR 5 YEARS)

CALCULATION OF BREAKEVEN OCCUPANCY

PROJECTED FINANCIAL RESULTS:

| | YR 1 | YR 2 | YR 3 | YR 4 | YR 5 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| OCCUPANCY % | 0.81 | 0.90 | 0.90 | 0.90 | 0.90 |
| NUMBER OF RENTED RV SITES | 215 | 239 | 239 | 239 | 239 |
| BLENDED AVERAGE RENT RATE PER SITE | \$767 | \$805 | \$845 | \$888 | \$932 |
| GROSS INCOME FROM RV SITES | \$21,912,984 | \$25,313,148 | \$26,578,805 | \$27,907,746 | \$29,303,133 |
| TOTAL EXPENSES | \$6,796,000 | \$7,147,800 | \$7,518,390 | \$7,908,830 | \$8,320,243 |
| EXPENSES AS A % OF GROSS INCOME | 31% | 28% | 28% | 28% | 28% |
| NET OPERATING INCOME (NOI) | \$15,116,984 | \$18,165,348 | \$19,060,415 | \$19,998,916 | \$20,982,890 |
| LESS: NOTE PMT @ 5.5% INTEREST, 30 YEAR AMORT. | (\$8,108,028) | (\$8,108,028) | (\$8,108,028) | (\$8,108,028) | (\$8,108,028) |
| DISTRIBUTABLE NOI | \$7,008,956 | \$10,057,320 | \$10,952,387 | \$11,890,888 | \$12,874,862 |

BREAKEVEN OCCUPANCY PERCENTAGE

| | YR 1 | YR 2 | YR 3 | YR 4 | YR 5 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| TOTAL EXPENSES | \$6,796,000 | \$7,147,800 | \$7,518,390 | \$7,908,830 | \$8,320,243 |
| ADD: NOTE PMT @5.5% INTEREST, 30 YEAR AMORT. | \$8,108,028 | \$8,108,028 | \$8,108,028 | \$8,108,028 | \$8,108,028 |
| TOTAL EXPENSES + NOTE PMT | \$14,904,028 | \$15,255,828 | \$15,626,418 | \$16,016,858 | \$16,428,271 |
| GROSS POTENTIAL MAXIMUM RENT | \$24,386,400 | \$25,605,720 | \$26,886,006 | \$28,230,306 | \$29,641,822 |
| BREAKEVEN % OCCUPANCY | 61% | 60% | 58% | 57% | 55% |



RESUME OF MICHAEL BELL & COMMUNITY RV RESORTS

“It really does matter who's leading the group and who's overseeing the project from beginning to end.” Michael Bell

CPA – PEAT MARWICK MITCHELL, THEN MICHAEL BELL & CO, CPAs

After graduating from the University of Oklahoma , and immediately passing the CPA exam on the first sitting, Michael went to work for Peat, Marwick, Mitchell, and Co. (KPMG), one of the big eight CPA firms. Shortly thereafter, he moved to Houston, and after a few jobs with some local CPA firms, Michael started his own firm, and ran it for nearly 20 years.

INVESTING IN REAL ESTATE RENTAL PROPERTIES – APARTMENTS & RV COMMUNITIES

Working with real estate and investor clients, Michael advised and helped prepare numerous clients—owners of shopping centers, and apartment buildings—structure investment projects by writing and preparing memorandums and security statements. The people he met were clients that had an interest in investing, and he paid attention to what was important to them. He began to realize he had the skill and passion to help others by transferring his CPA skills to real estate, and he made the decision to sell the CPA firm and purchase a few apartment buildings and RV communities. Eg residential rental investment properties.

He learned about the RV business starting with three RV properties. “It was a good learning experience because they were old ‘country parks’ and, they needed a lot of work, and it was hands-on management,” said Michael.” It was exactly what I needed to progress and learn the business.”

BUSINESS MODEL – HIGH END RV COMMUNITIES: GATED ENTRY, 4 ACRE LAKE, 265 SITES, CLUBHOUSE

Michael's first resort style high end RV community was built in Baytown four years ago, and it's been very successful. In fact, when he and his team finished building it, their investment was about \$11 million. Then four and a half years later, they sold it for \$19 million. So, now they have a proof of concept—if we build it correctly and manage it correctly, it will sell and make the investors a lot of money. So, the investors will get a nice payday.”

Currently, Michael and his team are in the process of building 10 high-end RV communities along the TexasLouisiana Gulf Coast... from Brownsville to Lake Charles—that's a total investment of \$170 million. “We have to start with three, because you have to get three of them on the ground, up and running before the big investors will come in and say, ‘Okay, you've got proof of concept.,’ You can do it. If you can do these three, we'll loan you the money to do the next seven in one lump sum which would be about \$120 million.”

THE RESIDENT EXPERIENCE CREATES THE SUCCESS

“The highest priority we have is resident experience, absolutely the highest priority because our residents, they get to vote,” said Michael. “If they like what we're doing, they vote to stay. If they don't like what we're doing, they vote to move, and they can move at the end of the month.

OUR COMPANY IS A TEAM

“I'm leading a great team,” said Michael. “Along with me is partner Jim Nance. He's been a developer for 40 years. He had a successful development rental property and management company in North Carolina.”

Also on our team is Dennis Sanders, with 25 years as a member of the Army special forces, and 25 years as a general contractor in the southwestern US, and Michelle Sanders, a CPA with 30 years experience.

HIGHEST PRIORITY

Best practices in business and the importance of treating stakeholders, employees and clients with utmost respect.

James K Nance Jr

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Houston, TX 77063

Jknance44@gmail.com * 713.677.3500

James (Jim) has been an innovative and dynamic leader in commercial real estate for 42 years. Jim has served as a principal with the overall planning, development, financing, construction, leasing, property management and disposition of over \$300M in assets.



Professional Experience

Houston, TX (1970s-80s)

- **First Mortgage Company of Texas**, Senior Vice President Commercial Lending Department. Collaborated in the original financing of the Galleria in Houston.
- **Pilgrim Enterprises**, Executive Vice President of commercial development, focusing on mini warehouse development in multiple cities.
- **Wallace and Nance**, Principal. Provided advice on real estate matters to pension funds, including Trammell Crow and other commercial real estate developers.
- **Nance & Associates**, Principal. Developed commercial real estate specializing in luxury apartments, master planned mixed-use parks, office buildings, and property management.

North Carolina (1980s-2013)

- **Nance & Associates**. Continued with the development of luxury apartments in NC and Ohio. Developed mixed-use developments (shopping centers, medical parks, business parks and residential enclaves) throughout Eastern and Coastal NC. Constructed 10 Dollar Generals in NC and Virginia.

Houston, TX (2013-present)

- **Willis Nance Investments**. Researched and evaluated investment opportunities.
- Ongoing management and consultancy of assets in North Carolina
- Mortgage consultancy with Jones Lang LaSalle

Education

Grew up in Houston and graduated from Lamar High School. Attended Rice University and graduated from the University of Texas – Austin with a degree in history and economics.

Interests

Involved with various board positions reflecting personal, professional and community interests. Most recently, serve as a mentor at the University of Houston's Bauer College of Business Wolff Center for Entrepreneurship and revision Houston, a program for at-risk youth. Maintain active membership and involvement at Second Baptist Church.

Fred H Virani

fhvirani@gmail.com * 832-528-3971

*"Success is a possible outcome of positive attitude,
determination and commitment to the right approach."*



**Fred has been involved in RV Park ownership and management for over 10 years. He currently manages and oversees RV Parks and mobile homes, as well as, has business affiliations and ownership. He has previous business experience with Montessori schools, assisted living facilities, townhomes, shopping centers and land development.

**Fred is currently working on development of 6 acres in the Wallis town center and serves as General Partner. He is also a General Partner of Rooster Ridge Townhomes in Princeton, Texas in land acquisition and paper lots.

**A graduate in mechanical engineering, Fred began work in a Sugar Mill and refrigeration and air-conditioning industries overseas.

**Fred currently holds Director Management Position in numerous syndicates.

**Fred served as a review board member of the Galveston County Appraisal district, Director of HOA of Autumn Lake and South Park Place, and Head of notable elite Community Church in Clear Lake.

John David Hammond

**2909 Argonne Street
Houston, Texas 77098
713-703-4360**

Universityrealestate@gmail.com

John D. Hammond is currently the President and CEO of Riverway Title and the President of University Real Estate Services.

In 1997, John began his commercial title insurance career in Houston with Partners Title (1997-1998). He was hired by Old Republic Title/Houston Title (1999-2005) to start up the Commercial Division. In May of 2005 he joined forces with William “Vic” Condrey at First American Title – Tanglewood (2005-2012) to manage the Commercial Division. In May of 2012, First American Title - Tanglewood merged into Riverway Title. On November 25, 2015, Mr. Hammond purchased Riverway Title. His vast knowledge of commercial real estate and title insurance helps him assist his clients in every facet of their commercial transaction from start to finish. With experience in all types of commercial property transactions, John’s network of business contacts and relationships in the multi-family industry has made Riverway Title one of the premier commercial title companies in Texas to handle any type of commercial transaction throughout Texas.

John has been in the Houston commercial real estate arena since 1982 as an owner and broker. He started his commercial real estate career with Marcus & Millichap in Multifamily Investment sales. In 1985 he and his partner started Rayco Equites, a commercial real estate syndication firm. Due to the 1986 tax reform, Rayco Equites was force out of business and John went to work for Rubloff Realty to manage a portfolio of Downtown Houston Office Buildings.

John purchased his first apartment complex in 1986 and has been active in buying and selling commercial properties ever since.

John received his Bachelor of Business with honors and Masters Degree from the University of Houston. He is a member of the International Council of Shopping Centers, Houston Association Of Realtors, Bayou City Breakfast Club, and Braeburn County Club. He is a Founding Investor of the University Of Houston C.T. Bauer Graduate Real Estate Program where he currently serves on the Executive Advisory Board and the Finance Committee. He is also a Founding Stakeholder of the School of Entrepreneurship at the University Of Houston. John is a licensed Real Estate Broker in Texas, a Life Member of the Sigma Chi Fraternity and a Life Member of the University Of Houston Alumni Association.



Executive Biography Douglas D. Shanda

“Innovation by the team should be a constant. If we are not innovating, we will be left behind.”
– Douglas D. Shanda

As Senior Vice President of Operations for Cheniere Energy Inc., Douglas Shanda drives continuous operational excellence, profitability, organizational efficiency and growth. With over twenty-two years in the power, chemical, petrochemical, refining and LNG industries, Douglas believes that developing employee performance and enriching cross-functional teams will result in safe and reliable operations. He directs efforts in financial and operational excellence reaching and surpassing strategic corporate goals. As a member of the senior executive leadership team at Cheniere Energy, Douglas is performance driven, championing safety with quality and leads by example.

Prior to joining Cheniere, Douglas served as Senior Project Engineer, Technical Manager and Plant Manager of the PERU LNG liquefaction plant where he oversaw the management of the facility including production, marine, maintenance, technical services, EHS, security and administration. He has worked as Director of Technical Services with accountability in the development of operations, budget, business and systems processes and planning. He has worked as Project Manager on major chemical, petrochemical and power projects. His work and early career centered on electrical, instrumental and control engineering. Douglas has a B.S. degree in Electrical Engineering from Iowa State University. He serves as board member for INGAA and as a Director on the board for The Alley Theatre. Douglas resides in Houston, Texas with his family.

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SKIP MCBRIDE

Ralph (Skip) McBride serves as Of Counsel for The Lanier Law Firm out of the Houston office. Mr. McBride began representing banks, energy companies and insurance companies in commercial and contract disputes more than 40 years ago, upon joining his former firm, Bracewell, LLP. During his tenure in the legal industry, he helped develop the firm's insurance, contingency fee and banking litigation practices. He has long-term experience in representing financial institutions, inventors, energy companies, individuals, investors, and service companies.

As a member of The Lanier Law Firm team, Mr. McBride continues to represent commercial clients and individuals in real estate disputes, products liability lawsuits, oil and gas disputes, personal injury cases, construction contracts, trusts and probate matters and securities litigation.

Mr. McBride is admitted to practice in Texas and Arkansas. As well, he is admitted before the U.S. Courts of Appeals for the 5th and 11th Circuits; U.S. District Court for the Northern, Southern, Eastern, and Western Districts of Texas; U.S. Supreme Court; and U.S. Tax Court.

Mr. McBride serves on the Audit Committee of the Memorial Hermann Health Care System, the Board of Trustees of Houston Baptist University, the Board of Trustees of Camp Eagle and the Board of Trustees of The College of Biblical Studies.

Outside of the practice of law, Mr. McBride currently serves or has served on the boards of Memorial Hermann Healthcare System, Pride International, Inc., The Good Samaritan Foundation, the Memorial Hermann Foundation, Fannin Bank, SunBelt National Bank, and Camp Eagle. Further he serves as a Director of Health Professionals Insurance Company, LTD (HePIC) (Offshore Insurance Company).

Mr. McBride received undergraduate and Masters degrees at Baylor University and then graduated *cum laude* from the Baylor University School of Law. He is a member of The State Bar of Texas, Baylor University Law Review Association, Texas Bar Foundation. He is recognized as a Fellow of the Houston Bar Foundation, and a Fellow of the Houston Bar Association. He has also been honored by Thompson Reuters on the list of Texas Super Lawyers.

Mr. McBride is married to Lucy and they have two daughters and sons-in-law and six grandchildren.