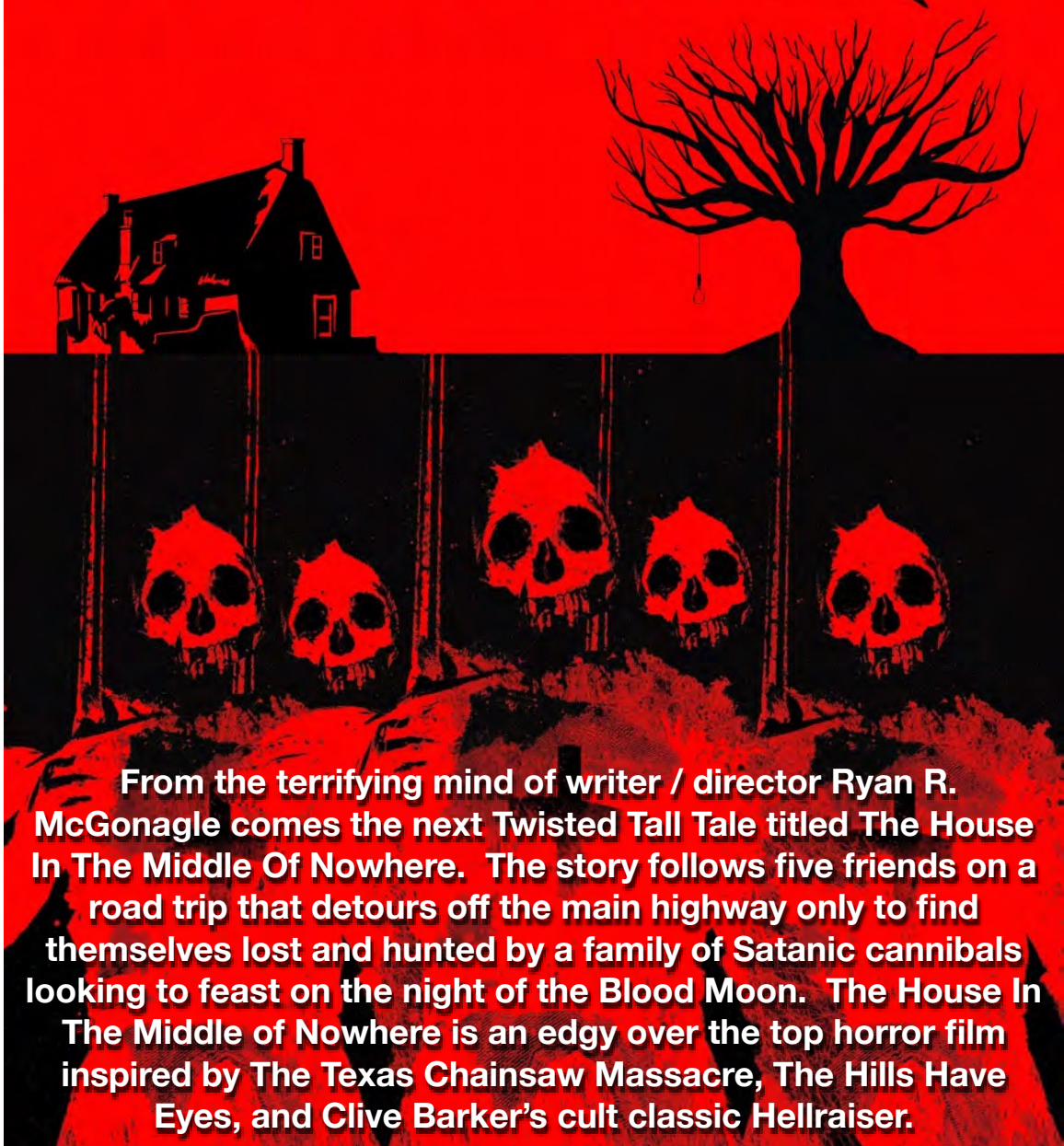


# THE HOUSE IN THE MIDDLE OF NOWHERE



From the terrifying mind of writer / director Ryan R. McGonagle comes the next Twisted Tall Tale titled *The House In The Middle Of Nowhere*. The story follows five friends on a road trip that detours off the main highway only to find themselves lost and hunted by a family of Satanic cannibals looking to feast on the night of the Blood Moon. *The House In The Middle of Nowhere* is an edgy over the top horror film inspired by *The Texas Chainsaw Massacre*, *The Hills Have Eyes*, and Clive Barker's cult classic *Hellraiser*.

# UNCORK'D

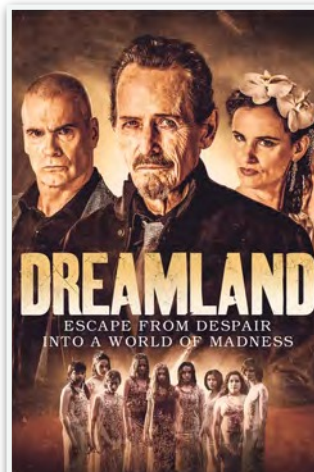
ENTERTAINMENT

ACQUISITIONS. DISTRIBUTION & CONSULTING

Uncork'd Entertainment was founded in July, 2012 by Keith Leopard, a Home Entertainment industry veteran with more than 23 years of experience in purchasing, acquisitions, merchandising, marketing and analysis of major studio and independent supplier to the home entertainment market.

The Company focuses on distribution in six areas: Digital Media, Physical Home Entertainment, Aggregation, Theatrical and Television, Foreign Sales, and has secured relationships across all platforms to ensure your film reaches the widest audience possible.

Keith and his team are committed to maximizing revenue, controlling costs, and assuring their Content Partners the highest quality of service, a commitment to market and merchandise their film and a rewarding experience by partnering with Uncork'd Entertainment.



# UNCORK'D

## ENTERTAINMENT

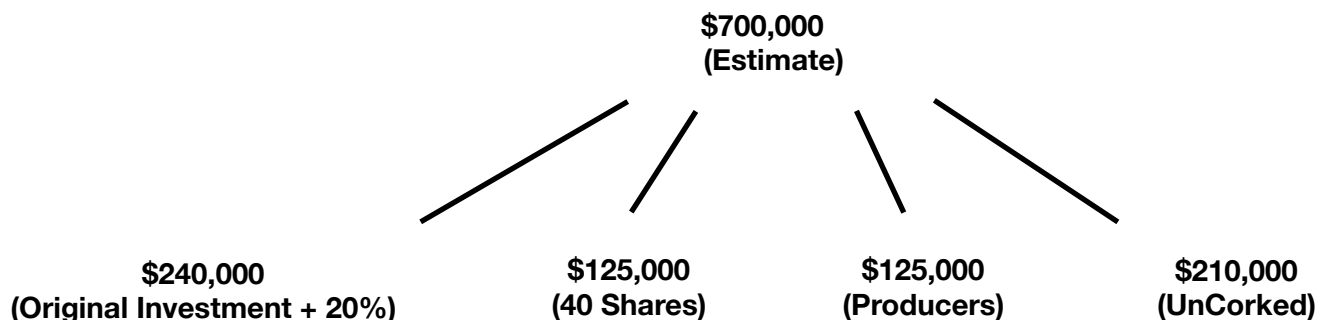
### APPRAISAL

## THE HOUSE IN THE MIDDLE OF NOWHERE

<b>TVOD - Transactional Video On Demand</b> EXAMPLES: iTunes, Amazon, Vudu, YouTube, Google Play	\$200,000
<b>SVOD - Streaming Video On Demand</b> EXAMPLES: Netflix, Amazon Prime, Hulu, Apple TV, Shudder	\$150,000
<b>AVOD - Advertise Video On Demand</b> EXAMPLES: Pluto TV, TUBI, IMDBTV, XUMO	\$150,000
<b>SYNDICATION - Cable</b> EXAMPLES: HBO, Cinemax, Showtime, Starz	\$50,000
<b>DVD / Blu Ray - Sales</b> EXAMPLES: Amazon, Walmart, Best Buy, Target	\$100,000
<b>CANADA</b>	\$50,000
<b>Total</b>	<b>\$700,000</b>

Shares are estimated to begin to show a return 18 months after  
The House In The Middle Of Nowhere  
has been released.

### BREAKDOWN



**\$5,000 - 1 Share**  
**\$1,000 - 20% (Guaranteed)**  
**\$3,125 - Profit Per Share**

**\$9,125**  
**(+4,125) - Per Share**

# THE HOUSE IN THE MIDDLE OF NOWHERE PROJECT

**HITMON, L.L.C.** (“Company”) is offering select accredited Investors the opportunity to participate in funding the production of the feature motion picture currently titled **THE HOUSE IN THE MIDDLE OF NOWHERE** (“Picture”), a horror genre film with compelling upside potential. The total budget to complete the Picture is two hundred thousand dollars (\$200,000), utilized as follows:

- Finance the development, pre-production, and production of the film
- Prepare the film for theatrical, direct-to-video, video-on-demand, and ancillary market release

## STRATEGY

The Company’s primary focus is to create a low-cost/high-end film while generating the highest possible returns and long-term asset value via established markets. The Picture will be a commercially viable, studio caliber motion picture. Strategic highlights include:

- Maximizing a highly lucrative business segment in motion picture production – thriller/horror films.
- Strict financial protocols and accountability throughout the entire production and distribution process to ensure meeting budgetary guidelines; binding contractual obligation to pay back investors FIRST.
- An innovative Internet-based viral advertising/marketing campaign to maximize pre-release buzz.

## TERMS OF OFFERING: THE HOUSE IN THE MIDDLE OF NOWHERE PROJECT

Total Equity Investment:	\$200,000
Use of Funds:	\$150,000 - Total preproduction and production costs
	\$50,000 - Total post production costs
	NONE - Deferments

Equity Return of Capital: 120% (paid to Investors “off the top” from FIRST revenues received) followed by all deferments.

Profit Split: 50% Investors / 50% Producers

Revenue streams: Worldwide Theatrical, Domestic and Foreign DVD, TV, PPV, Digital Download, etc.

The Company anticipates return on investments to begin within 6 months from the first release date of the Picture. The Investor's equity participation in the Picture will continue in perpetuity.

## **INVESTMENT PROPOSAL**

The Company is offering investors a hybrid investment structure of equity ownership in the Picture, as a limited partner and passive investor, alongside 100% of the principal investment plus a preferred return of 20% of the investment compounded annually. For their investment, equity investors ("Investment Partners") investment recoupment will be scheduled as such; a 90%-10% split between the investors and the producers of all net profits until investor has received 120% of their investment. The 10% to the producers is to insure that we can continue to pay for the lawyers, accountants, and other related expenses in recouping all revenue generated by the film. Once the Investors have recouped 120% for their investment then all subsequent net receipts will be divided 50/50, split between investors and producers. All "Back-end" points and deferrals will be deducted from the Producer's Profit.

The Company itself will most likely max out its returns by the end of year seven, with most returns accumulated by end of year three into year four. After the Company reaches the seven year mark it could either relicense the film to the same or another distributor, or sell the distribution rights in perpetuity to a third party. The Company anticipates 100% payback within 12 to 18 months of first date of release.

The Company will place Investors in a "first refusal" position for any sequels and/or prequels based upon the characters or premise of the film that might be produced within a five (5) year period following completion and release of the Picture.

Legal Structure: Limited Liability Company (LLC)

## **DISCLOSURE**

Investment in the Limited Liability interest discussed herein involves a degree of risk. Motion picture production and distribution is highly speculative, inherently risky and unpredictable. The Company's slate performance cannot be guaranteed. This Picture may not perform as projected. Participation in the investment involves various risks relating too, among other things, the nature of the financing vehicles and to the film industry itself. Participation in the investment is suitable only for persons or entities with the financial capability of making and holding long-term investments and of sustaining the loss of a portion or all of their investment. Projections of revenue from the distribution of motion pictures are subject too many variables and changes over time which cannot be accurately predicted as it is dependent upon its acceptance by the public. Prospective financing parties should not construe the contents as legal, investment or tax advice. Each financing party should consult its own counsel, accountants, and other advisors as to the legal, tax, economic and related aspects of providing financing to the Company and as to the suitability of such investment by such party.