

Discover >>>>>
**The Untapped
Potential of
Arizona's
Vacant Land.**

>>>>> **Now Open
To Investors!**





A QUALIFIED OZ FUND

- PROJECT:** Crag Ghost Town Campground / Off-Road Theme Park
- OVERVIEW:** Purchasing abandoned towns in rural areas to create recreational spaces and theme park amenities.
- SIZE OF RAISE:** \$25,000,000

Round A Max Target:
\$25,000,000

Minimum Subscription:
\$50,000

Executive Summary



Developed and created along the guidelines and regulations of the 2018 Opportunity Zone program, the Independent Concepts team founded the Buckeye OZ Fund with the vision of development and operation of Off-road theme parks and Off-roading Campgrounds in Abandoned Old West Ghost Towns scattered across Arizona's deserts and all located in Opportunity Zone specified sites. The creation of this plan comes to a great benefit for 2 important factors in successful real estate, The investors and the community.

The Community is over 2.9 million in population with a local population and a 54 million plus community nationwide of outdoor campers and off-road enthusiasts; families and blue collar workers who need recreation sites. Buckeye OZ Fund has been able to utilize the regulations of the 2017 Tax Cuts and Jobs Act to create an equity fund for investors to utilize a safe real estate investment vehicle that is focused on the highest on returns for the investors while simultaneously creating multiple outlets for such a large community. The concept is not a new one, yet the ability and means to achieving it are much simpler and more beneficial for all involved, most importantly the investor.

Community Revitalization, Economic Development, Hospitality Development, Storage Facilities.

Fund Mission

Our mission will focus on Opportunity Zone development strategies that provide the most profitable gain while using common sense and practical ingenuity in all phases; dream, design, and develop the path of progress our grandchildren will appreciate.



*Invest in the paths less
traveled.*

Invest in adventure!

Fund Vision

Buckeye OZ Fund was formed to bring serious investors to an underserved market that was created by a very unique venture with high-profit/low- risk potential.

The Independent Concepts team has focused on bottom-line numbers and maximizing gain potential by choosing the best risk-to-outcome projects that were created by the Opportunity Zone program and its regulations.





**The Fund's Project
Opportunities.**

Crag Ghost Town

Campground / Off-Road Theme Park

Crag Arizona exists today as part of a chain of towns left abandoned after the Civil war. These rare pieces of history still exist under private ownership outside of the grip of federal and state agencies. Arizona is a known for the tourist attractions of such places and the allure of a story from the past has led to many small old west towns becoming economically important again and an invaluable piece of heritage and history for all who visit.

Located within 1 hour of Phoenix, the location has the potential to reap \$20 to \$40 million dollars in asset value once the fund matures. Subsidiary companies to support the venture include but not limited to off-road vehicle rental and tours, a desert museum sponsored and supported by a historical non-profit group, and a section of land dedicated to the production of bison, raised for consumption while living in the naturally historical habitat.



Boots & Buckles Saloon

Arizona Western Saloon & Nightclub Scene

The story of farms and ranches closing up as development moves in spreads across rural areas is common place and the WHY to the Buckeye OZ portfolio. The creation of recreation areas and storage of those toys is based on the loss of land to development and growth. The Boots and Buckles concept is a pastime of Arizona where the hard workers in the area like to partake in rodeo games and libations.

Phoenix Metro currently has 5 locations that become overwhelmed most weekends by locals and tourists alike looking for a place to drink, dance, and watch cowboys showcase those Old West skills. Places like the Roadrunner Stagecoach Bar and Grill, Harold's Bar and Grill, or the infamous Buffalo Chip have paved the way for these types of venues. Dallas Bull West is an extension of the infamous Country Western Saloon from Florida boosting a 5,000sf dance floor, Dallas Bull Tampa. The Dutch barn construction lends to the perfect design for this specialty entertainment venue.

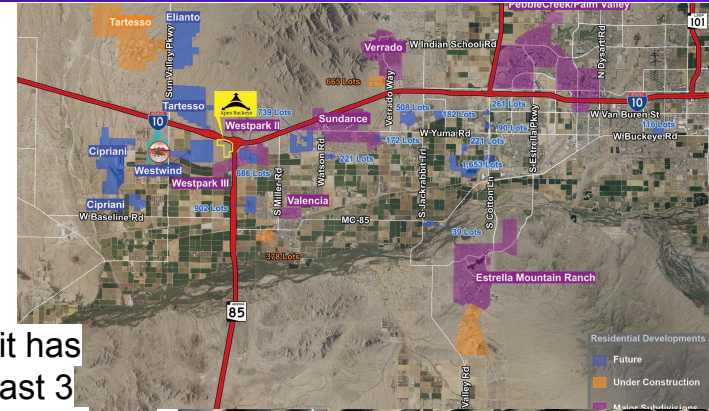


Apex 85

Upland RV & Boat Storage

Arizona is the number 1 place for camping and outdoor activities in the southwest. Many people live here simply to be this close to nature and all it has to offer. The camping and RV industry has seen a 37% increase over the last 3 years due to Covid-19 and all the limitations it had to offer. During the pandemic however, the phoenix metropolitan area has seen an increase in population like never before. One of the state's fastest growing communities is Buckeye. A cotton farming town Buckeye is about to bolster over 100,000 residents, making it the largest community west of Phoenix, before you get to California.

With approximately 100,000 new homes expected to be built in this area over the next 5 years, Buckeye will see a population growth of over double what it was just 20 years ago. Most all new communities will be restrictive of boats and RVs. The Apex 85 facility will provide space for over 300+ outdoor toy owners, with ease to retrieve and 24 hour security, people can be assured that their 2nd home will be safe at Upland RV and Boat Storage.



Brothers SXS Rentals

Off-road UTV and RV Camper Rentals

The demand for outdoor entertainment went over 20% higher than in the years before the pandemic. People sought the freedom of the outdoors in many ways and the RV and Off-road industries lead the way in total revenue captured that was not related to healthcare and covid. The affiliation with 4 locations to explore opens the opportunity for people who like to get into the outdoors with more options when they get there. Some families have an RV with no off-road vehicles, some have off-road vehicles with no RV.

By offering rental of either or both the opportunity to capture more revenue from existing customer is exponential. Rental businesses garner 16 to 32% ROI and some even operate higher if affiliated or a subsidiary of popular venues such as those developed for the Buckeye OZ Fund Portfolio. A tour and vacation business has been established also needing assistance to service those clients seeking first time adventures.





50+

Years of Experience

1450+

Available Acres

\$20-\$40

Million In Potential Asset Value



Fund Management Team



TAMMY CLINE

Co-Founder | Founder

Tammy Cline, CEO of Independent Concepts LLC and Co-Founder of the Buckeye OZ Fund, is a progressive leader with over 2 decades of success in the charter school education business. With 2 successful startup charter schools, in roles from chairperson to business administrator, Tammy was a service to great education systems. Before her time in the schools, Tammy was a franchise area manager for a national salon chain. With all the experience and skills acquired in growing and maintaining a successful learning institution it is easy to see how well Tammy will perform in her role as the Administrative Manager of a highly productive and stringently regulated private equity fund and Real Estate development team leader.



THOMAS DOBCZYK

Co-Founder | Development Director

Co-Founder of the Buckeye OZ Fund and providing 32 years of experience in land and real estate development, Thomas, a General Contractor in Arizona, Florida, and Illinois, was brought onto Independent Concepts as Co-managing Developer. In the role of Director of Development and Design, Thomas attributes the creating, developing, and operating of the Off-road theme park concept in Ghost Towns to days the days before technology. Specializing in historical renovations and 30 years of working with Historical Societies and Main Street city beautification committees, the team that Thomas is able to muster for Ghost Town theme-park development is possibly the ONLY specialized crew in the country. The investors to the fund gain the benefit of having an experienced leader at the helm of design in a highly specialized asset class



ESAI BOLDEROFF

Chief Operations Officer

Esai joined the Buckeye OZ Fund as the founders formulated the idea of a fund to do the developments of the portfolio. A multi-generational entrepreneur from Australia, Esai has spearheaded multiple startups and instituted the operational systems needed to expand and scale each business he has launched. From a JV between a family bakery and a local farmer to begin a bread company to growing a high-end private steam room and spa business, Esai creates the path to success with most of his ventures. The Operations Office and Community Relations are the positions of vital existence in an OZ fund doing ground up development.



NICCI THURMAN

Chief Compliance Officer

Nicci hails from central Florida, graduating with her MBA from University of Central Florida in 2000. At present, Nicci automates and directs accounts for large national telecommunications companies from acquisition through to development and implementation of 5g installation. With years of experience in contracts and regulation audits, the chance of falling out of compliance is abeited with Nicci and her compliance team. The investors in the Buckeye OZ fund will know, without a doubt, that all developments and businesses will meet all the strictest compliances and regulations set by the IRS, SEC, and FTC to ensure the investors highest yields of investment returns.



ROMAN RUBIO

Community Relations & Economic Development

A resident of San Luis, Arizona now manager of several real estate portfolios in Phoenix and Scottsdale, Roman has been the community lesion in most all of his real estate dealings. For over 15 years Mr. Rubio has built relationships professionally and personally with many officials and managers within the city to aide contractors and developers complete many projects in Low income communities. This is where his passion lies, is within the community like the one he was raised in. Roman is the voice and knowledge needed for the progression of development that needs to be completed in 31 months to meet development regulation criteria.





Opportunity Zones & Funds

The OZ Opportunity

Opportunity Zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior Capital Gains deposited into a Qualified Opportunity Zone Fund (QOF) for up to FIVE YEARS. Then, after five years they will ONLY be required to pay taxes on 90% of the original amount deposited thanks to a “10% Step Up Basis.” Additionally, those deferred taxes at 90% will only be assessed at the CURRENT rate of 23.5% and therefore are likely to avoid far higher future capital gains tax rates.

Finally, after a required ten-year minimum term, the initial amount deposited PLUS all the accrued interest derived from QOF property (real estate and business stock) can then be withdrawn from the QOF entirely TAX FREE.

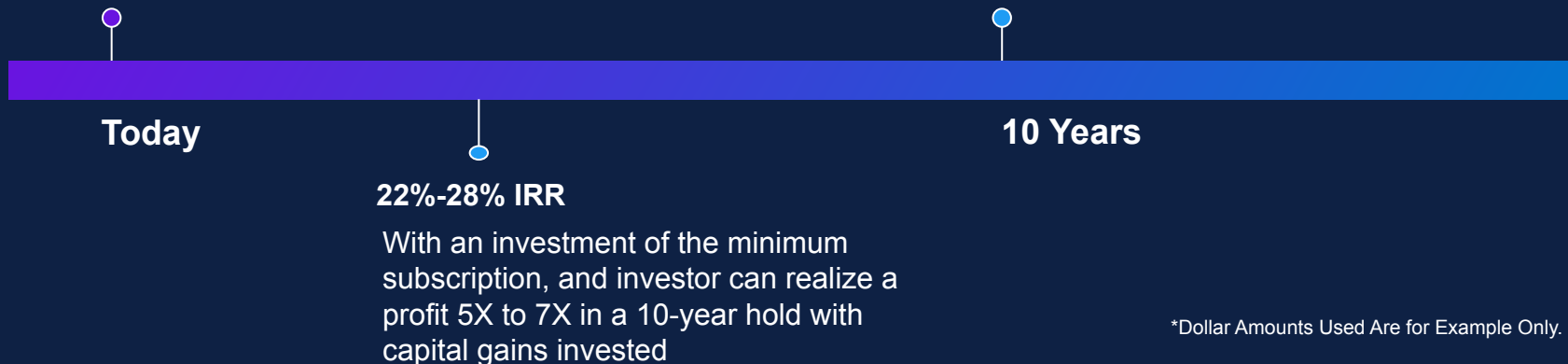
Investor Opportunity

0% Tax Due

One million dollars invested today will appreciate tax free for five years.

Tax Free

If Opportunity Zone investment generates another 9 million in profit over the ten-year term the entire 10 million can then be withdrawn tax free.



*Dollar Amounts Used Are for Example Only.

Fund Terms



Status: **Open To Investors** | Type of Fund: **LLC**

Asset Classification: **Multiple Assets** | Active Potential Investments: **5**

Fund Administration: **OZInvested.com** | Anticipated Returns: **+20%**

Round A

\$25M

Target Offering

Total Round A

\$25M

Maximum Offering

Minimum Subscription

\$50K

Investment



**Invest in the Paths
Less Traveled!**



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