

DUTCH JOE RANCH

An Eco-Agro Mixed Use Real Estate Development

JV INVESTMENT OPPORTUNITY



\$2M - \$10M

Individual JV Investment
Positions Available

2:1 Equity

Every \$1M JV Invested equals 2% of
the asset long-term

9-12 months

ROI on Original JV Investment +
Equity Ownership

Rev. Share

Revenue Sharing continues
throughout Equity Ownership



PROPERTY DETAILS

A Mogollon Rim, AZ Paradise — Pines & Lakes at 7000+ ft. elevation

6 Freshwater Lakes

Fishing and Swimming with Breathtaking Views

75,000 sq. ft. Arena

Enclosed Equestrian/Event Multipurpose Venue

7+ Unique Event Areas

Distinctly different and geographically isolated
within the perimeters of the property

BUSINESS VALUATION

\$55.6M

Land Only Appraisal
\$30M

EXPECTED REVENUE

\$36M - \$100M

Within 18-24 Months

AGRICULTURAL CO-OP HOUSING DEVELOPMENT

\$50M

Gross Profit
Within First 18 Months

ROI REPAYMENT

24 MONTHS

Invest, Grow, Reap

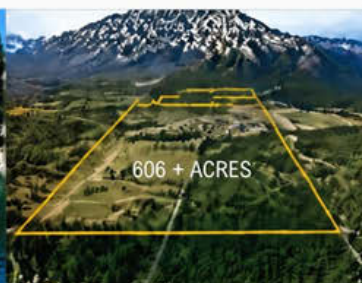
GROUND FLOOR

Be part of a high-value,
multi-revenue opportunity
with immediate upside
and long-term growth.



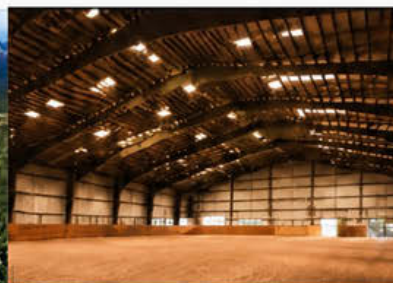
100 YEAR AZ STATE VALIDATED WATER ASSET

- High quality, fresh water aquifer
- Undrainable with < 24 hour replenishment
- Water opportunity valued at \$50M+



UNIQUE ZONING & HISTORY

- Existing Entitlements allow any type of agricultural/commercial development
- No additional government oversight or inspections required
- Higher land values due to limited availability in the national forest



EXISTING INFRASTRUCTURE

- 75,000 sq ft arena
- 2 deep water wells
- Septic & water treatment plants
- 7 custom homes
- Workshops & outbuildings
- 7 man-made, well-fed lakes
- Extensive underground water infrastructure
- Roads throughout property



*Agriculture. Housing.
Community. Wealth.*