2025 Executive Financial Summary

Dutch Joe Ranch

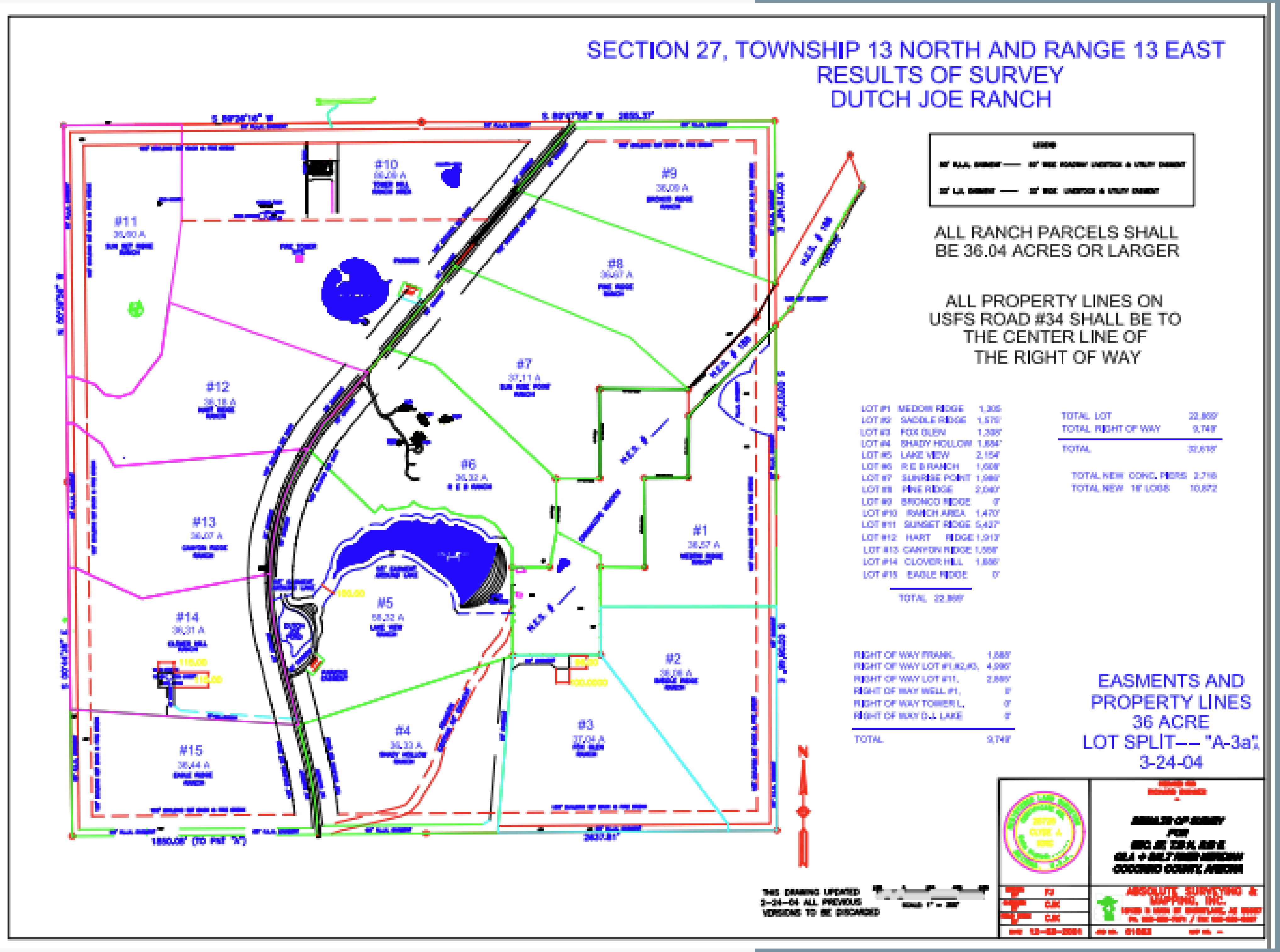
An Agripreneurial Self-Sustaining Therapeutic Community

Executive Summary

Dutch Joe Ranch (DJR) is a 600+ acre off-grid mountain retreat at over 7,200 feet on Arizona's Mogollon Rim, just 2.5 hours from Phoenix. With over $38 million in existing improvements, the ranch offers a unique opportunity for sustainable development, therapeutic programs, and robust revenue streams. Strategically positioned in a prime location with comparable land values of $30,000–$50,000 per acre, DJR is seeking $12 million dollars, 12-month hard money loan to purchase ($8.5 million) and restore ($2.5 million) the property and $1 million dollars set aside for debt/loan payments. Cash flow is expected from various onsite sources within nine months post-funding.

Revenue Opportunities

Upon restoration, Dutch Joe Ranch will generate immediate and diverse revenue streams, blending commercial, recreational, and therapeutic offerings:



Equine Boarding

The revenue potential for a 75,000-square-foot horse boarding facility and a diversified program model with luxury services can generate substantial income.

Estimated revenue potential

- **Space:** A standard 12′x12′ stall is 144 square feet. In a 75,000-square-foot facility, you can plan for roughly 30% of the space to be used for stalls, while the rest is for arenas, common areas, and storage.
- **Stall count:** At 144 sq. ft. per stall, a facility with 22,500 sq. ft. of stall space could accommodate about 150 horses. A more conservative estimate, allowing for aisles and other necessities, would be 50 stalls.
- **Boarding rate:** Boarding fees on 50 stalls are estimated at $210,000 per month with an annual revenue of $2,000,000.

Additional Revenue Streams

- **Lessons and training:** Offering riding lessons or horse training programs is one of the most profitable aspects of an equine business.
- **Clinics and shows:** Host special events, clinics with guest trainers, or small horse shows to draw additional revenue and exposure.
- **Facility rentals:** Rent out the indoor arena or other facilities to outside riders or trainers.
- **Sales and leasing:** Facilitating the sale or lease of horses can be very profitable.
- **Supplies:** Selling on-site hay, bedding, or other products can generate additional income.

* **Additional Streams would yield $2,000,000 - $3,000,000 annually**

- **Equine Therapy Work:** $1,000 per horse per day if 80 horses served would yield $80,000 per day or roughly $16,000,000 annually.

Water Resources

The Supply:

- 900 and 1,200-foot-deep limestone-filtered wells, tapping one of Arizona's largest aquifers
- High-capacity pumps enables water sales for select outsourced commercial bottled water companies.

Artesian Water:

- $0.55 per gallon industry average. (considering deep artesian aquifer, protected by national forest, and is both impenetrable and uncontaminated)
- Multiple high capacity pumps capable of producing over 1,000 GPM (gallons per minute)
- One pump can generate $550 per minute on average conservatively.
- 10 pumps would produce $330,000 in revenue per day
- If even half is sold commercially $165,000 per day

Recreational Facilities

Fresh water lakes

- Well-fed fresh water lakes for fishing and fish production

RV and camping sites

- catering to vacationers and seasonal residents.

Rental Analysis

RV and Tent sites

At $45/ night average conservative estimate:

1,000 visitors per week would generate $2,340,000 per year

Other Land Use Revenue Streams

Retreats

Corporate, Educational, Private, small community group weekend retreats

Weddings

Destination weekend wedding venue with lodging, water activities and nighttime attractions

Concerts/ Fairs

Small Faire, festival style events and shows for local community

Conservative estimate on revenue of $2,000,000 per year

Private Cell Tower

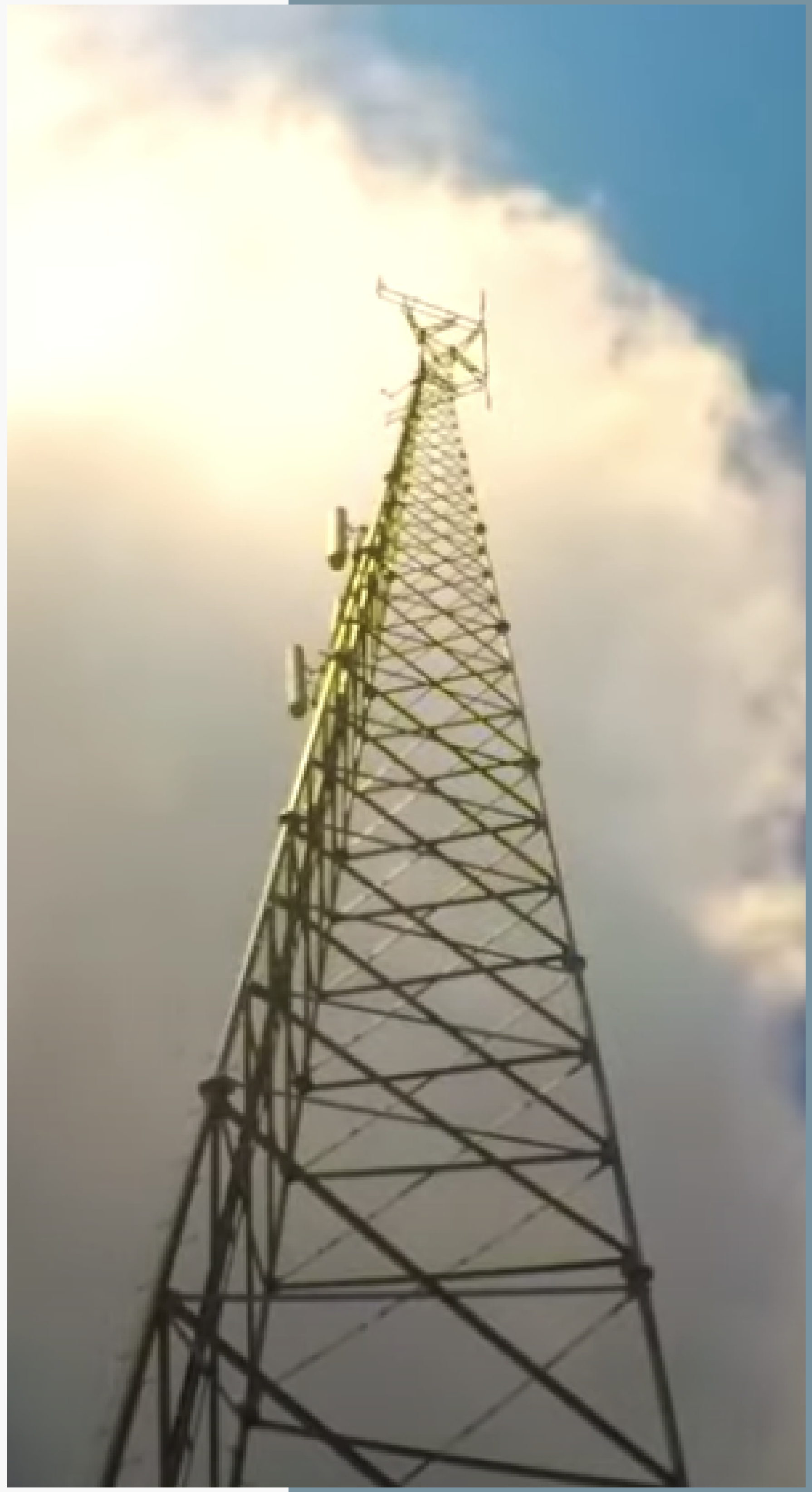
Wireless Carrier Leases:

- Average rent for private cell tower usage ranges from $100,000 to $150,000 per month for new ground leases.
- location, tower type, and demand being the leading reasons.

Private Network Access

- Connection fees for a private network while within the Ranch boundary
- Private network revenue estimated at $50,000 per month

Mogollon Rim camping and recreation traffic provide large demand for stable cellular connectivity



Vison and Social Impact

Dutch Joe Ranch is envisioned as a transformative retreat for veterans, their families, and visitors, blending sustainable development with therapeutic and vocational programs. By prioritizing suicide prevention within our trauma-informed care and training initiatives, DJR will provide a safe, supportive environment to address veteran mental health, foster resilience, and reduce suicide risk. This holistic approach, combined with diverse revenue streams, positions DJR as a beacon of healing, community, and economic opportunity.

Sources

U.S. Geological Survey

Cell Tower Lease Experts

Tower Point

University of Florida

Fiji Water

Realm Artesian Water

Wildcat Ranch Phoenix

Dusterah Equine Center