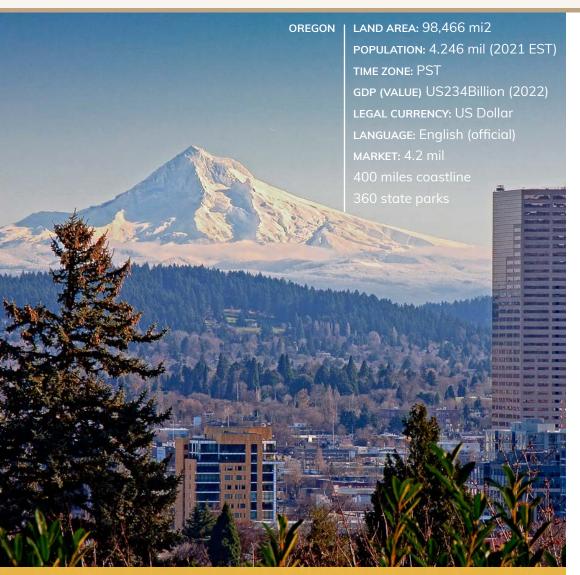
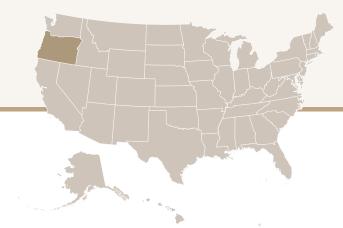


## Introduction to Oregon







**OREGON IS BORDERED BY** Washington to the north, Idaho to the east, Nevada and California to the south, and the Pacific Ocean to the west. The land is divided into six areas of lowlands, plateaus, and mountains.

The Columbia Plateau is Oregon's largest geographical region, and it fills almost the entire eastern half of the state. Hells Canyon, the deepest river gorge in North America, is here. The canyon is on average 5,500 feet deep—nearly five stacked Eiffel Towers could fit inside!

South of the Columbia Plateau is the Basin and Range Region, which is mostly semi-arid and contains a few steep mountains.

Running north to south through the state are the Cascade Mountains, an area of major highs and lows. These include Mount Hood, Oregon's highest point at 11,245 feet, and Crater Lake, the deepest lake in the United States at a depth of 1,943 feet.

The Willamette Lowland is a narrow, fertile area in the northwest.

The Coast Range in the west has low, forested mountains, small lakes, and cliffs that follow the Pacific coast.

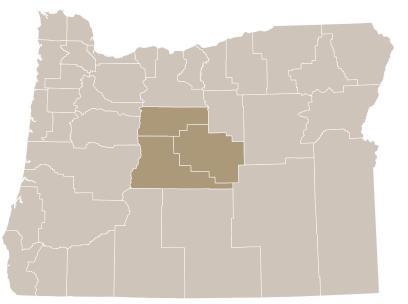
The Klamath Mountains—a rugged, forested area—cross Oregon's southwest corner. Here you'll find Oregon Caves National Monument.



# **Introduction to Central Oregon**







## Weather:

Blue skies and sunshine average more than two-thirds of the year.

Year-Round recreational activities including: downhill and cross country skiing, hiking, road and mountain biking, rafting, kayaking, golfing, camping, fishing, picnicking, rock climbing, boating and horseback riding, big and small game, and fowl hunting, and general sightseeing.















## **Travel to Central Oregon**



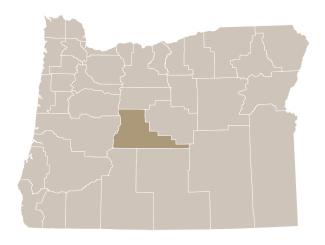
## Redmond Air Service... 15 minutes from Sisters

AIRLINES: Redmond Municipal Airport (RDM) is located in the heart of Central Oregon, 16 miles from Bend, the Palm Springs of the Northwest. RDM is the fourth largest commercial service airport in Oregon and is operated by the City of Redmond. Twenty-five daily direct flights are offered. The airport is served by four air carriers; Alaska Air, American Airlines, Delta Airlines, and United/United Express with daily direct flights to Denver, Los Angeles, Phoenix, Portland, Salt Lake City, San Francisco, and Seattle.

AIRPURI	FLIGHT TIME
Burbank (BUR)	1 hour and 30 minutes
Denver (DEN)	2 hours and 24 minutes
Los Angeles (LAX)	2 hours
Santa Rosa (STS)	2 hours and 10 minutes
Phoenix (PHX)	2 hours and 30 minutes
Salt Lake City (SLC)	1 hour and 30 minutes
San Diego (SAN)	2 hours and 40 minutes
San Francisco (SFO)	1 hour and 10 minutes
Seattle (SEA)	1 hour and 10 minutes

AIDDODT

# Introduction to Sisters, Oregon





## **Sisters**

- Sisters, Oregon is a destination community that offers unparalleled natural beauty, endless recreational opportunities, and authentic western charm.
- The surrounding Deschutes National Forest offers hiking biking, horse riding trails from the city.
- Charming downtown with numerous restaurants, shops, galleries, entertainment, and art.
- Local events include the Sisters Rodeo (since 1941), Sisters Outdoor Quilt Show, Sisters Glory Daze Car Show, Sisters Folk Festival, and Friday Artwalks.

With over 12 million visitors flocking to Central Oregon each year, it proves a great introduction to the region's culture and lifestyle, and a valuable first impression for businesses.

The combination of a collaborative culture, a supportive attitude among government and economic development agencies, plus a location that attracts talent and investment all help Central Oregon compete on a nationwide scale.

# **Introduction to Rhue Aspen Lakes**





ASPEN LAKES GOLF COURSE is situated north of OR-126 E (McKenzie Hwy), approximately 18 miles west of the Redmond Municipal Airport and just 3.5 miles east of downtown Sisters, Oregon.



## Rhue Aspen Lakes | Executive Summary

RHUE RESORTS, INC is a South Dakota company, formed in Q2 2022, for the purpose of growing a chain of luxury destination resorts across the US.

Rhue Aspen Lakes Resort, LLC ("Rhue Aspen Lakes Resort" or the "Company"), began operations on February 1, 2023, with the purpose of purchasing more than 1,300 acres designated as Destination Resort land, in the State of Oregon.

The Company's legal structure was formed as a limited liability company (LLC) under the laws of the State of Delaware on January 17, 2023.

The Manager of the Company is Rhue Holdings, LLC and the individual managers are Cindy Wyant and Donald Wyant, Jr.

The acquired property comes with an existing 18-hole, world-class golf course, 28,000 sq. ft. clubhouse with pro shop, restaurant & lounge, and event center with 400-person capacity.

The Company has the plan to develop a resort and a variety of lodging, residences, and fun amenities and features for their guests and residents. The Company will seek to acquire and manage this real estate asset with the intention of providing a real estate focused opportunity that combines income, principal growth, and elements of capital preservation and securitization.

Over the years, we have seen extreme market fluctuations; because of this, we are always researching market trends to develop strategies allowing us to mitigate this volatility and reduce its negative effects on this Company. This experience has also better positioned us to take advantage of opportunities presented in such times of uncertainty. This proactive approach sets Rhue Resorts, Inc. and Rhue Aspen Lakes Resort, LLC apart from our competition.

#### LOCATION:

Sisters, Oregon, United States

**TOTAL AREA:** Almost 1,400 Acres

#### **MASTER PLAN DEVELOPMENT:**

- Luxury Resort Hotel with 5-Star Restaurant for Guests
- Indoor Waterpark with Arcade
- Second Hotel (mid-range) near Waterpark for Families
- Conference & Event Center
- Luxury Restaurant Catering for Events
- Residential Estate Homes (1975) Condos (350)
- Retirement Community
- Horse Ranch
- Miniature Golf
- Huge Play Structure with Climbing Wall
- Campground with Luxury Yurts, Tent & RV Sites
- Women's Day Spa
- Men's Grooming Station with Open-air Cigar Lounge
- Vineyard & Wine Tasting Room



# Rhue Aspen Lakes | Executive Summary



## **RHUE Aspen Lakes Resort Property**

Aspen Lakes property is almost 1,400 acres of land in the State of Oregon. The property comes with an existing 18-hole, world-class golf course, clubhouse with pro shop, restaurant & lounge, and event center with 400 person capacity.

The property is mapped as eligible for a destination resort. All but 100 acres are eligible for the resort development. The 100 acres are to remain in AG and will be developed into an outdoor concert and event venue, a vineyard and wine tasting room, greenhouses with fresh meat and fish market (sourced locally), to supply resort restaurants and local residents.

100% of development has potential of being income producing.

Rhue Aspen Lakes Resort Income Potential
As the property is developed, there are multiple
revenue streams that can be created.

Examples are defined in Phase I, II, and III, that include:

- Luxury hotel with conference & event center and 5-star restaurant that also caters to the conferences and events.
- Huge indoor waterpark and arcade with family hotel.
- Vineyard and wine tasting room with retail store.
- Greenhouses with storefront featuring fresh produce, meat and fish market (sourced locally), to supply resort restaurants and local residents.
- 12-Acre Lake with campground offering yurts, RV & tent site rentals, paddle boat and canoe rentals. Camp General Store with food, camping & fishing items, memorabilia.
- Women's day spa & gentleman's grooming station with open-air cigar lounge.
- Guest Dude/Horse ranch with horse lessons, horse rentals, day and overnight camps for kids, luxury accommodations for corporate quest rental.

- Nearly 2,000 estate homes and 350 condominiums, which will be sold, and can be added to the Company's in-house vacation rental pool, where the Company earns 7% royalties for managing the property rentals.
- The retirement home will provide the Company with rental and care fees for senior residents.
- Outdoor venue for concerts and events such as the annual Renaissance Faire, generating revenue from ticket sales, food & beverage, merchandise and booth space rental.
- Private Resort Memberships that guarantee a loyal, steady flow of customers.

Memberships can be added to the Company's rental platform so the Member can earn revenue and the Company earns royalties of 7% for managing the rental program.

This property is currently an income producing property that has experienced less than 10% of the income potential.



## Rhue Aspen Lakes | Executive Summary

## **2023 PROJECTIONS**

Rhue Aspen Lakes Resort is positioned, starting in 2023 to take advantage of the projected national estimated:

\$406 billion in annual revenue in hospitality

\$97 billion in vacation rentals

\$44 billion in camping

More than \$71 billion in water and theme parks

Source: financesonline.com/hospitality

## **PROMISING PROJECTIONS FOR 2023**

Projections for 2023, based on prior statistics, are promising for entertainment activities that include the entire family:

Theme parks and attractions ranking at 74%

Water activities at 67%

Outdoor activities at 55%

Dining experiences at 40%

Source: statista.com/outlook/mmo/travel-tourism

#### KEY BENEFITS OF HOSPITALITY TECHNOLOGY

Key benefits of implementing new tech in the hospitality industry predict:

An increase in online revenues to increase by 135%

Guest complaints to fall by 71%

Customer service ratings to increase by 19%

Source: hotel-online.com/press\_releases

Recently, the golf industry has been growing after a long period of decline. The number of golf rounds played in 2021 was 18% higher than in 2017-2019. Additionally, in 2020, golf experienced its biggest net increase since 1997. Many people think that the rise in golf interest is due to people wanting to get outside after being trapped indoors during the pandemic.

#### **GENERAL GOLF INDUSTRY STATISTICS & FACTS**

- The U.S. golf industry is worth \$84 billion.
- ullet The golf industry has grown 22% since 2011 from \$68.8 billion.
- The U.S. golf course/country club industry has a market size of \$26.1 billion.
- Since 2014, the U.S. golf course and country club industry has grown by over \$2 billion.
- The top states for golf are California, Florida, and Oregon
- There are 15,500 golf courses in the US. Aspen Lakes is in the top 200 of those.

Source: www.zippia.com, www.industry.travelorgeon.com



Designed by William Overdorf Built in 1997 18 hole regulation length course 72 par | 7,302 yards

Bent grass
Red sand bunkers

ASPEN LAKES GOLF COURSE is a public golf course in Sisters, Oregon. We are very proud of our Central Oregon golf course, golf facilities and the golf experience we provide our customers - whether local golfers or visitors planning a Central Oregon golf vacation.

Aspen Lake Golf Course is a world-class 18-hole course and lodge. The lodge features Brand 33 Restaurant and Lounge, the Pro Shop and Event Center that has a capacity of 400 guests. Aspen Lakes property has nearly 1,400 acres, of which all but 100 acres are mapped for a Destination Resort.

A gated, subdivision of 115 lots was developed and sold with 85 estate houses built.

Neighboring RB Horse Ranch features 190 acres, a 14,666 sq ft home, a 3727 sq ft guest home, 12 indoor/outdoor stalls, barn with saloon, rec barn with basketball court, 9 bay shop, racetrack indoor arena with viewing area, and a stocked pond.



#### **GOLF IN THE STATE OF OREGON**

Oregon is home to 177 golf facilities. The state is also home to notable golf apparel companies Nike, Adidas North America and Columbia Sportswear, as well as several other smaller manufacturers and golf equipment companies. Seed for golf course turf grown in Oregon is used throughout the United States and the world. It is clear that golf is more than just an enjoyable pastime in this State, it is a key industry contributing to the overall economy and quality of life in Oregon.

Oregon golf courses are leaders in environmental stewardship and are originators of maintenance practices aimed at protecting the environment and preserving limited resources.

Tourism has emerged as a strong and growing industry in Oregon. Although Oregon tourism has traditionally been centered on the state's natural features (mountains, forests, waterfalls, rivers, beaches, lakes, etc.), activity-driven tourism in golf and skiing has seen real growth since the 1990s.

Golf resorts in Oregon have a long and storied history dating back to the opening of Gearhart Golf Resort in 1892 – one of the oldest golf courses west of the Mississippi. Three other resorts also date back to the early 1900's, including Chinook Winds and the Resort at the Mountain – both

opening before 1920. Golf is an important component to the overall Oregon experience.

In recent years, golf has also become increasingly tied to residential and resort developments in and around the major metro centers of the state, with new golf facility development in the state driven mostly by new residential or resort communities.

Much of the new golf course development in Oregon over the past three decades has been associated with new real estate development. Between 1990 and 2009, 38% of new golf facilities were part of real estate developments. The golf facility is at the core of the overall golf economy.

The golf facility economy includes all revenues generated from green, cart, membership and initiation fees, as well as ancillary golf course purchases such as merchandise, food and beverage, banquets and other revenue.



# Rhue Aspen Lakes | Existing Facilities

# **ProShop / Restaurant / Lounge**







**ASPEN LAKES WEDDING & EVENT CENTER** (ALWEC) has been creating lifelong memories for almost 20 years.

With a guest capacity of 400, ALWEC, handles all aspects of special occasion planning, from decorating to fine dining menu selections.

ALWEC has beautiful space indoors and breathtaking views of the Cascade Mountain Range outdoors on the spacious patio.

ALWEC is booked yearlong for weddings, and events for business such as Rotary, family and personal such as Celebration of Life, school and club events, and faith gatherings.



















## Rhue Aspen Lakes | Future Projects

## PHASE 1

A huge, outdoor, miniature golf course with nearby expansive, covered, play structure with climbing walls.

An arcade with retail novelty toys and food shack for kids, and leisure area for parents with adult beverages.

Sports courts including basketball, tennis, pickleball and bocce ball.

An expansive disc golf course.

Miles of private hiking and biking trails, with bike rentals available.

The property has a stocked 12-acre lake that will be transformed into an upscale campground, to include luxury yurts, tent and RV sites, canoe and paddleboat rental, sale of camping and fishing gear with fly fishing lessons available.

Transform RB Horse Ranch into Rhue Guest Dude Ranch, adding portable bunkhouses and a petting zoo. Equestrian opportunities for adults and kids, that include horse and saddle rentals, riding lessons, day and overnight camp for kids, and horse racing opportunities.

Rental of existing executive venues for corporate gatherings, weddings, and other events.

Wine tasting room at the equestrian ranch.

## PHASE 2

A vineyard, (wine will be private labeled by neighboring wineries).

Build multiple industrial-sized greenhouses to supply resort restaurants and catering. The adjoining store will provide fresh produce for local residents with a fresh meat and fish market, sourced locally.

An outdoor venue with stadium seating to host local and national concerts and events such as annual renaissance faire, with a food truck area to rent space to local vendors.

#### PHASE 3

Luxury Resort Hotel & Conference Center, with 5-star Restaurant with planning catering for all events.

Indoor waterpark and family hotel.

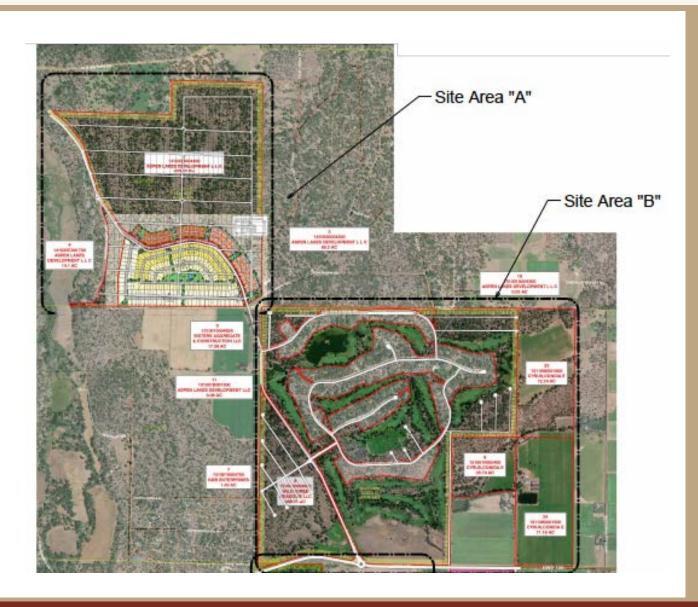
Women's day spa and men's grooming station with cigar lounge.

An additional 1.975 home sites and 350 condos.

A retirement village with services and lodging from independent living to full care.

Build tiny home community for veterans to provide labor force for resort and to help veterans, via government subsidies.



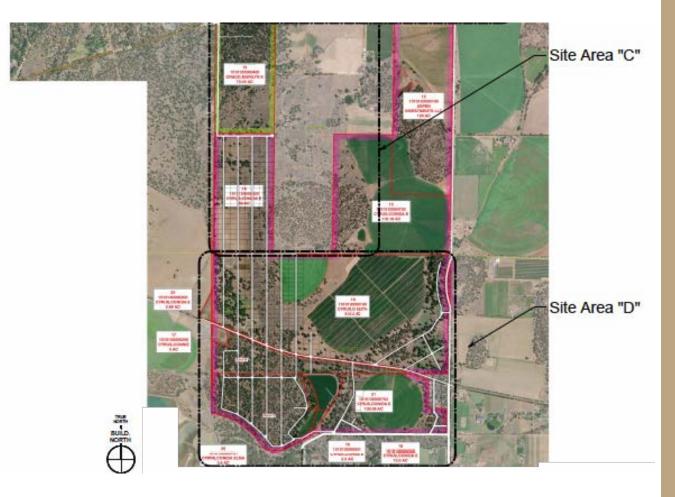


#### SITE AREA A

Parcels 1, 2, and 4: These parcels are zoned as Rural Residential-IO, include a DR overlay, and have 10 lots already approved. With a 1.5 home sites per acre potential, a DR approval for these 340 acres would allow up to 500 home sites. This property also has quasi-municipal, irrigation, and pond maintenance water permits

#### SITE AREA B

Parcels 7, 8, 9, and 10: These parcels are zoned as Rural Residential-IO, include a DR overlay, and include the 18-hole championship Aspen Lakes Golf Course and Club House, along with surrounding, yet to be developed land. With a DR approval, this 560-acre parcel (including 115 existing homes built that can be counted toward acreage) could be developed into 840 home sites, less the 115 existing, for a total of 725 additional home sites , along with overnight lodging and other resort amenities. This property has quasi municipal, irrigation, and pond maintenance water permits.



#### SITE AREA C

Parcel 13: This parcel is 79.45 acres that, under current zoning is Exclusive FarmUse (EFU), but has DR overlay, and water, and is allowed to break off two nonfarm five-acre home sites, with a remainder 70-acre parcel.

Parcel 14: This 80-acre parcel is zoned as Exclusive Farm Use with a Destination Resort (DR) overlay. The views from this property are unequalled in Central Oregon, with full views of the Cascade range. With the DR approval, it could be developed into 120 home sites. This parcel has irrigation water on roughly half of the acreage.

#### SITE AREA D

Parcel 16: This 312.2- acre parcel is zoned as Exclusive Farm Use (EFU) with a Destination Resort (DR) overlay on about 2/3 of the property. It has incredible views from much of the property, including an area with a full 360-degree view that includes the Cascade range. This property could be divided into roughly 300 home sites. This property has irrigation rights.

Parcels 17 and 22: These are two small parcels totaling 5.88-acres that were a surface mine but are individual lots that are eligible for home sites, either by themselves or moved to a different location through a lot line adjustment. Two large homesites of 2.94 acres.

Parcels 18, 19, 20, and 21: This group of parcels, total of 142.66 acres, is zoned Multiple Use Agriculture-IO and Exclusive Farm Use with a Destination Resort (DR) overlay on most of the property. This zoning would allow 207 homes with DR approval. This property includes a 12-acre lake and irrigation rights. The ridge running through the property provides beautiful mountain views.

# Rhue Aspen Lakes | Project Development by Phase

## **Conceptual Map**



# Shown Here

#### PHASE 1

Miniature Golf

#### PHASE 3

Conference Center

Hotel

Family Entertainment Center

Indoor Water Park

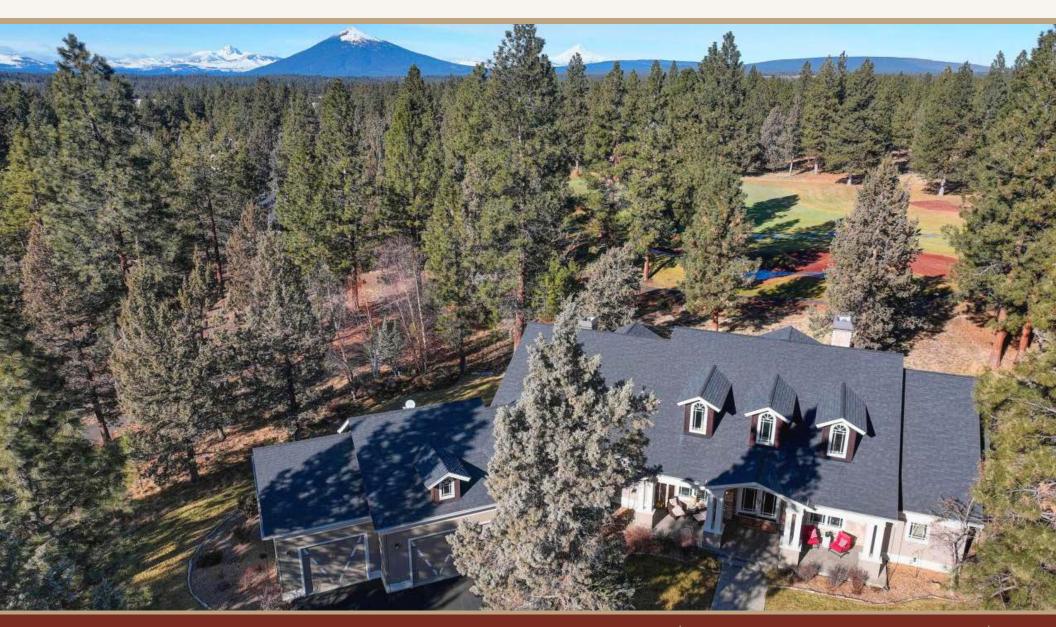
amily Hotel (mid-grade

Winery

Equestrian Center

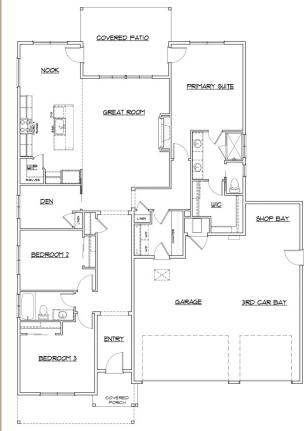
Greenhouse

# Rhue Aspen Lakes | Luxury Homes





AWARD-WINNING FLOOR PLANS feature One-Story, Family Friendly, Master on the Main, and Luxury options. High-quality interior features and design collections guarantee we can bring your unique vision to life.







## 2-5 BEDROOMS | 2-4 BATHROOMS | 3 CAR FRONT-FACING GARAGES | 1,312-3,500 SQUARE FEET

For a grander version of a traditional residence with endless possibilities for personalization, we bring you luxury homes from Pahlisch.

Every corner of our luxury homes is filled with upscale features and touches of elegance. Whether you select a home delivered straight from the hands of our Pahlisch designers or choose to make the space truly yours with high-end upgrades and finishes, opulence will abound.

Coffered and vaulted ceilings throughout the home add architectural interest and draw the eye upward. Lending to the grandiose feel that pervades the space is a great room with a gas fireplace for relaxing and entertaining just off the beautifully appointed kitchen, which boasts a stunning island with bar seating and a generously sized walk-in pantry. To keep the messes out and the tranquility in, a laundry room/mud room right off the garage gives everyone (and all their things) a place to land.

Our luxury homes are set on larger lots and surrounded by ample yards, offering natural beauty and outdoor function. A gorgeous covered front porch and spacious sheltered back porch extend your living space even further. Smaller lot sizes are also available at some locations.

# Rhue Aspen Lakes | Luxury Homes

# Condominium



**AWARD-WINNING CONDO PLANS** feature luxury options with high-quality interior features and airy open floor plans.





## Rhue Aspen Lakes | Luxury Homes

## Condominium









## 2-3 BEDROOMS | 2-2.5 BATHROOMS | 1-2 CAR REAR-FACING GARAGE | 1,089-2,062 SQUARE FEET

When elevated style and low-maintenance living are high on your home-buying list, a townhome from Pahlisch Homes will more than deliver. Our airy open floor plans maximize the square footage for maximum space and light.

Several features found in our traditional homes come standard in many of our townhome options. These include spacious great rooms with fireplaces, flexible loft areas and upstairs laundry rooms, and decadent master suites with dual sinks and walk-in closets.

Think this may be the right Pahlisch housing option for you? Townhomes are ideal for maximizing life and minimizing upkeep.

Perfect for first-time homebuyers and down-sizers alike, townhomes make simple living simply luxurious. Plus, for those looking to purchase a vacation home or rental, these easy-to-manage properties are ideal.



RHUE RESORTS promises to deliver an unforgettable and exceptional experience, starting with RHUE Aspen Lakes Resort in Sisters, Oregon

The 5-star resort hotel featuring 300 rooms, and conference center will dazzle each and every guest with personal service and incredible accommodations. From business expos attracting executives from around the world, to first-class gala celebrations and elaborate weddings, RHUE will not disappoint.

With the in-house 5-star steak and seafood restaurant, available for guests and event attendees, the hotel just got even better. Planning and catering are available for all events, with a large menu of items to choose from.

A second restaurant will provide room service for all three meals, with café style, casual dining.

An indoor and outdoor pool, with adjoining bar, will complete the guest experience.





## CAMPERS WILL WAKE UP TO THE MOST

breathtaking views of the Cascade Mountain Range, and end their evening by stargazing into the clear night sky by their personal fire pit.

RHUE's luxurious, fully furnished yurts, will deliver the complete glamour camping "glamping" experience for those that love the great outdoors but don't want to give up all the comforts of home

For those that prefer to tent or RV camp, there are many sites to choose from. The entire campground surrounds a 12-acre lake, with paddle boats and canoes available for rent.

A convenience store will be available for those items that may have been forgotten or might just make the camping experience even better. Fishing and camping gear will be stocked, in addition to fun, memorabilia, clothing, hats and gift items.

Fly fishing lessons will be available













THREE GLASS GREENHOUSES ARE PLANNED to provide year-round, fresh produce to the resort restaurants, guests in condos or at the campground, and local residents.

The RHUE FRESH MARKET will feature fresh fruits vegetables, and a wide variety of berries all grown on site. In addition, a huge selection of packaged food items, such as nuts, condiments, dried fruits, all privately labeled, will be available for the shoppers.

A fresh selection of locally sourced fish and meat will round out the extraordinary experience for quests and residents alike.

This site will be incorporated into the miles of hiking and biking trails planned throughout the property, making the trip to the market even more fun and memorable.



NanoPV is #1 Solar Energy company to provide Solar PV Modules and Technology with highest energy delivery in the market with the world's lowest solar panel manufacturing costs. The use of NanoPV technology as well as NanoPV solar panels and systems gives substantial profit for solar system providers and end-users. NanoPV panels, manufacturing units and the systems carry all the major certifications and warranties.







ICON'S 3D PROPRIETARY printing technology produces resilient, energy-efficient homes faster than conventional construction methods with less waste and more design freedom - keeping construction projects on schedule with huge savings

ICON's additive construction technology, advanced design services, experienced construction teams, and marketing expertise make for a very unique partner in large-scale, mixed-use residential developments. Leveraging the latest technology coupled with unique expertise, ICON can build amazingly fresh communities and neighborhoods at scale that go beyond typical amenities.





## **FULLY OPTIMIZED**

High-Performing

Inherently strong, resilient and more energy-efficient homes built using advanced materials, engineering and robotics.

#### PRECISE CONSTRUCTION

Sustainably Built

With 3D robotic construction, the full wall systems are delivered with extreme accuracy and reduced waste.

## MADE TO LAST

Strength + Durability

In structural tests, ICON's wall system exceeded strength requirements by more than 350%. Our homes are designed to withstand extreme weather and resist water, mold, termites and fire.

## **ENERGY-EFFICIENT**

Comfort

Advanced materials and airtight building envelopes reduce temperature fluctuations creating incredibly comfortable living spaces.

ADVANCED ARCHITECTURE Beautifully Designed

# RELAX. RECHARGE. RHUE.