

EXECUTIVE SUMMARY

Outback RV Resort & Outback Tiny Homes

Wenden, Arizona

Project Overview

The **Outback RV Resort and Outback Tiny Homes Development** is a master-planned outdoor hospitality and residential community located on approximately **20 acres in Wenden, Arizona**, within a federally designated **Qualified Opportunity Zone (QOZ)**. The project has been designed to capitalize on the rapid growth of Western Arizona's recreation, tourism, and workforce housing markets while delivering a unique destination-style development combining residential ownership, hospitality amenities, and experiential outdoor recreation.

The Outback development integrates multiple complementary components designed to generate both **real estate sales revenue and long-term operating income**, positioning the project as a hybrid hospitality asset with diversified revenue streams.

The master plan includes:

- **54 steel-framed tiny homes with integrated RV garages** designed for both seasonal residents and lifestyle buyers
- **Resort-style amenities and shared community spaces** supporting membership-based access
- **Vendor village and retail spaces** supporting tourism and community commerce
- **A 9-acre off-road recreation and event track** designed for UTV and adventure events
- **Two 6,000-square-foot event centers** capable of hosting conferences, weddings, and community events
- **Indoor-outdoor Olympic-style swimming pool and recreation complex**

The project is sponsored by **Titan Impact Group** in partnership with **Richard Stephenson**, with development capital structured through **Titan 23 LLC**, which serves as the development sponsor and capital formation vehicle for the project.

Strategic Location Advantage

Wenden sits within a rapidly developing corridor in Western Arizona positioned between several high-growth regional markets. The area benefits from increasing migration from urban markets and strong recreational tourism tied to nearby desert, river, and off-road destinations.

Key regional drivers include:

- Phoenix metropolitan expansion pushing westward into more affordable land markets
- Quartzsite's internationally known RV tourism market
- Colorado River recreation traffic from Parker, Lake Havasu, and surrounding destinations
- Growing industrial and logistics development in Western Arizona

These converging factors are creating demand for **affordable lifestyle housing, RV-compatible communities, and recreation-focused destinations.**

The Outback development is specifically designed to capture demand from several emerging demographic groups:

- **Gen-X early retirees** seeking affordable lifestyle communities
- **Remote workers relocating from high-cost metro areas**
- **Workforce housing demand tied to regional industrial growth**
- **Outdoor recreation enthusiasts and off-road travelers**

Current Development Status

The project is already well underway, with substantial site preparation completed.

Phase 1 infrastructure—including grading, internal roads, and site layout—is approximately **90% complete**, meaning much of the heavy land preparation work has already been completed.

In addition:

- water rights and supply capacity have been secured
- site design and layout planning are complete
- construction sequencing has been established

Following completion of the current capital raise, the development team will immediately move into the next stages of development:

- installation of water, sewer, electric, and communications infrastructure
- construction of home pads and infrastructure
- completion of permitting and engineering requirements
- vertical construction of residential units and amenity structures

Development Plan and Phasing

The Outback development will be executed through a five-phase construction plan designed to accelerate operational readiness while maintaining capital efficiency.

Phase 1 – Infrastructure Development

Site grading, internal roads, drainage systems, and primary land preparation. This phase is already substantially complete.

Phase 2 – Utility Infrastructure and Pads

Installation of all utility systems including water, sewer, electric, and communications infrastructure along with construction of individual unit pads.

Phase 3 – Vertical Construction

Construction of 54 steel-framed tiny homes with integrated RV garages designed to support both permanent residents and seasonal owners.

Phase 4 – Amenities and Vendor Village

Development of commercial and community features including the vendor village, event centers, recreational infrastructure, and the off-road adventure track.

Phase 5 – Final Development Completion

Installation of the resort pool complex, landscaping, walkways, and final operational systems required to launch full community operations.

This phased structure allows the project to move efficiently from construction into revenue-generating operations.

Revenue Model

The Outback development is designed around **multiple diversified revenue streams** rather than relying on a single source of income. This diversified approach strengthens the long-term stability of the project while supporting higher asset valuations.

Residential Unit Sales

The development includes **54 tiny homes with integrated RV garages**, designed to appeal to lifestyle buyers and seasonal residents.

Projected sales pricing ranges from:

\$249,000 to \$450,000+ per unit depending on location, lot configuration, and customization.

Projected total residential sales potential:

\$18 million – \$22 million

Membership and Community Access

The Outback community will operate a membership structure that grants access to amenities, events, recreational facilities, and community programming.

Annual membership pricing is projected between:

\$7,500 and \$15,000 per household

Estimated stabilized annual membership revenue:

\$500,000 – \$1,200,000

Vendor Village and Retail Income

The vendor village provides space for retail, service providers, and tourism-oriented businesses that support the resort community.

Revenue will be generated through:

- vendor lease agreements • retail concessions • service providers supporting residents and visitors
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Recreation and Event Revenue

Additional revenue streams include:

- off-road track events and experiences • private event rentals • conferences and group retreats • weddings and special events

These revenue streams create ongoing operational income while enhancing the destination value of the development.

Financial Overview

Based on current projections, the Outback development is expected to reach stabilized Net Operating Income of approximately:

\$1.8 million – \$2.2 million annually

Outdoor hospitality properties typically trade between **6.0% and 7.5% capitalization rates**, depending on asset quality, location, and revenue stability.

Using these market metrics, the estimated stabilized valuation range for the Outback development is projected between:

\$26 million – \$32 million

with a target valuation of approximately **\$30 million upon stabilization.**

Capital Structure

The total development cost for the Outback project is estimated at approximately:

\$30,000,000

The capital stack includes both construction financing and development equity.

Construction Loan

The project has received a **Letter of Intent from a lending institution for a \$15,000,000 construction loan**, subject to final underwriting, due diligence, and standard loan documentation.

This financing is expected to fund the majority of construction and vertical development costs.

Development Equity Raise

Titan 23 LLC is currently raising:

\$9,000,000 in development equity

representing approximately **30% of the total project capitalization.**

This capital will provide sufficient liquidity to complete development phases and accelerate construction timelines.

Investor Participation Options

Investors may participate in the development capital raise through two primary investment structures.

Convertible Note Investment

Investors may participate through a convertible note offering with the following general structure:

- fixed annual returns ranging between **8% and 12%** depending on timing and investment size
- approximately **24-month term**
- potential conversion rights depending on the recapitalization structure

This investment path may be available to both accredited and non-accredited investors depending on offering terms.

Titan 23 Equity Participation

Accredited investors may also participate through **Titan 23 LLC**, which serves as the development sponsor entity for the project.

Titan 23 deploys capital directly into the operating entities that control the Outback RV Resort and Outback Tiny Homes assets.

This structure allows investors to participate in the equity ownership of the development during its value-creation phase.

Development Timeline

The anticipated development schedule is as follows:

2025 – Capital Formation and Construction Start

Completion of development equity raise and deployment of construction financing.

2026 – Vertical Construction Phase

Construction of homes, utilities, and infrastructure.

2027 – Operational Launch

Opening of the resort community and activation of revenue streams.

2028 – Stabilization and Recapitalization

The project reaches stabilized operations and becomes positioned for institutional recapitalization or acquisition.

2028 Exit Strategy

Once stabilized, the Outback project is expected to pursue a recapitalization or acquisition event in order to provide liquidity for early development investors.

Potential acquirers may include:

- Qualified Opportunity Zone investment funds
- institutional real estate investors
- private equity real estate groups
- hospitality asset operators

Investor buyouts would be based on the stabilized valuation of the project using cap-rate valuation of net operating income.

Development Team

The project is sponsored and managed by **Titan Impact Group**, working in partnership with **Richard Stephenson** and the Titan 23 development capital platform.

The development team brings expertise in:

- real estate development
 - construction management
 - hospitality and tourism asset development
 - Opportunity Zone investment structuring
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Investment Thesis

The Outback RV Resort and Tiny Homes development provides investors with the opportunity to participate in the **value creation phase of a destination outdoor hospitality asset** located in a high-growth region of Arizona.

Key investment strengths include:

- diversified revenue streams
- strong regional tourism demand
- asset-backed real estate security
- development-stage appreciation potential
- defined recapitalization pathway upon stabilization

This combination positions the Outback project to become a unique lifestyle and recreation destination while creating long-term value for investors.