

Outback RV Resort & Outback Tiny Homes

Investor Pitch Deck

Wenden, Arizona – Qualified Opportunity Zone

Prepared for Investors | July 2025

1. Cover Page – Project Overview

Outback RV Resort & Outback Tiny Homes Development

A 54-unit luxury RV + Tiny Home hybrid community, built inside a fully amenitized, next-generation outdoor hospitality resort located in an Opportunity Zone.

Capital Raise Goal: \$12,000,000 (Equity + Debt Blend)

Project Value at Completion: \$30,000,000+

Target Investor Returns: 18–24% IRR depending on investment class

2. Executive Summary

Outback RV Resort is being transformed into a destination outdoor hospitality asset, combining long-term RV stays, tiny home ownership opportunities, vendor plazas, and an off-road adventure experience—all built on 20 acres with full water rights and positioned inside a Qualified Opportunity Zone.

This pitch deck outlines:

- Total project cost & funding structure
- Exit opportunities including Qualified Opportunity Zone Fund purchase

- Massive upside potential from tiny home sales, memberships, rentals, vendor income, and experiential amenities
- A seasoned development, construction, and operations team

3. Market Opportunity

Why This Region?

- Wenden & Salome areas are experiencing **rapid blue-collar population growth** driven by new industrial and logistics development along US-60.
- Gen X early retirees are increasingly choosing **low-cost, high-amenity RV communities**.
- RV travel and seasonal residence demand remain at record highs.
- Tiny homes with integrated RV garages represent an entirely new asset class with **extremely low competition**.

Key Demand Drivers

- Snowbird migration from California, Oregon, Washington
- Long-term RV residents seeking ownership instead of renting
- Local workforce demand for flexible housing
- Off-road tourism, gold mining attractions, and motorsports growth

4. Project Vision & Master Plan

54 Tiny Home + RV Garage Hybrid Units

Each 3,600 sq. ft. lot includes:

- Covered RV parking
- 1-bedroom loft-style tiny home
- 40 ft. RV bay + workspace
- Utility meters (water & electric)
- Turnkey ownership options with owner-finance programs

Resort Amenities

- Café & general store
- Vendor plaza with 10 commercial stalls
- Gold mining & panning experience
- Off-road rental & 9-acre off-road test track
- 2 Quonset-style event centers
- Indoor-outdoor Olympic-sized swimming pool
- Laundry, showers, storage & maintenance hub

5. Capital Structure & Funding Plan

Total Project Development Cost: \$15,000,000

Capital Raised to Date: \$3,000,000 (land, phase 1)

Capital Needed

- **\$2,000,000 Equity Raise** → Phase 2 (pads, utilities, permits)

- **\$10,000,000 Construction Loan** → Phases 3–5 (homes + amenities)

Use of Funds

- \$7M → Outback Tiny Homes LLC (54-unit vertical construction)
- \$3M → Outback RV Resort LLC (amenities, infrastructure, vendor areas)

Investor Options

- **Equity investment (preferred + common)**
- **Debt investment (interest-only, collateralized)**
- **QOZ-compliant equity investment**

6. Revenue Model

Primary Revenue Streams

1. **Sale of 54 tiny home units** (average price \$350,000)
2. **Membership revenue** (\$7,500–\$15,000 annually)
3. **Vendor plaza leases** (~\$50,000/yr)
4. **Off-road rentals & track passes**
5. **Event bookings & community passes**
6. **Long-term RV site rentals** (overflow & visitor stays)

Projected Annual NOI:

\$2.2M+ at stabilization

Resort Valuation at 12x EBITDA:

~\$30M

7. Exit Strategies

Exit Strategy #1 – Qualified Opportunity Zone Fund Purchase (Preferred)

- QOF buyer acquires **70% ownership** at a projected \$20–30M valuation
- Developer retains 30% carried interest
- Buyer receives full OZ benefits & 10-year hold advantage

Exit Strategy #2 – Stabilized Asset Sale

- Sell as fully stabilized cash-flowing resort
- Tiny homes sold, NOI established, cap rate valuation applies

Exit Strategy #3 – Refinance & Hold

- Refinance with SBA/CMBS lender
- Pay off construction loan
- Developer continues long-term cashflow operations

8. Development Phasing Plan

Phase 1 – 90% Complete

Roads, basic utilities, site prep

Phase 2 – CURRENT RAISE

Wet/dry utilities, engineering, permits, pads, blueprint updates

Phase 3 – Vertical Construction

54 tiny home hybrid units

Phase 4 – Amenities + Vendor Spaces

Café, mining, off-road center, Quonset halls

Phase 5 – Landscaping + Pool + Final Infrastructure

Irrigation, signage, pool, resort finishing touches

9. Team & Governance

Development & Capital

- Titan Impact Group – Managing partner
- Richard Stephenson – Landowner & partner

Construction

- Imperium Construction (AZ ROC RLC 331806)

Engineering & Design

- Camber & True Engineering

Legal & SEC Compliance

- Andrew Doup, Esq.

Strategic Partners

- AZREIA
- Independent Concepts QOZ Developers

10. Investor Terms (Sample)

Equity Tier

- Preferred return: 8–12%
- IRR target: 18–24%
- Ownership: proportional to contribution

Debt Tier

- 8–12% interest-only
- Secured against real property
- 18–36 month term

QOZ Tier

- Eligible investors receive full OZ tax benefits
- Must participate through the Outback Tiny Homes QOF entity

11. Why Invest in This Project?

- Opportunity Zone tax advantages

- Strong, growing demand for outdoor hospitality/residency
- Unique product with extremely limited competition
- High projected IRR & straightforward exit strategies
- Experienced development and construction team
- Fully integrated vendor + lifestyle revenue ecosystem

12. Contact Information

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