

# *LAND FRAT LLC*

## INVESTOR PROPOSAL:

DECEMBER 2021

- WHAT IS THIS?
- WHY INVEST?
- THE NUMBERS AND PROPOSAL
- LONG TERM GOALS



## *WHAT IS THIS?*

.LAND FRAT, LLC HAS 2 SETS OF GOALS WE WANT TO ACCOMPLISH

.FOR JASPER, THE FIRST OF ITS KIND CAMPGROUND RESORT PROVIDING VARIOUS ACTIVITY STATIONS, AND ATTRACTIONS TO BE ENJOYED BY VISITORS.

.FOR INVESTORS, A LAND BANK HOLDING COMPANY WHICH PROVIDES LIQUIDITY TO ITS INVESTORS. AKA LIQUID LAND (more on this later)



# *WHY LAND?*

- 2.43 BILLION ACRES OF LAND IN THE US
- ONLY 38 MILLION ACRES IN GA (scarcity)
- AT \$7K PER ACRE LAND HAS A MARKET CAP OF ONLY ~\$238 BILLION IN GA
- LAND FLIP HAS \$1.43 BILLION OF LAND FOR SALE IN GEORGIA WITH A MEDIAN LISTING PRICE OF \$277,200 OR AN AVERAGE OF \$5,884 PER ACRE
- FOR REFERENCE THE NASDAQ EXCHANGE IS \$15 TRILLION
- TO ME THIS IS A MISMATCH OF ECONOMICS THAT WILL CORRECT!
- THE US TREASURY IS INFLATING THE DOLLAR AT RATES UNPRECEDENTED IN HISTORY. UNDEVELOPED LAND HOWEVER, ONLY BECOMES MORE SCARCE.

# So, how will we get our money back?

Providing liquidity to shareholders is a top priority. ~2/7 of investor funds will go to create a liquidity pool so you can sell your shares. Partners will also have a right to their share of cash flow from the park.



# LIQUIDITY



We realize investor goals differ and we want to be sure if you need/want to sell, you will have an open market to do so on.

# WHY THIS LAND?

- THIS LAND HAS HISTORY, J-19 IS WELL KNOWN LOCALLY

- WHY DO I THINK LAND IS UNDERVALUED? NOT ENOUGH LIQUIDITY

I. A major problem with land is liquidity

II. Having multiple partners in a collective land pool provides liquidity for when life happens to partners. If a child goes to college, you need to be able to sell.

III. I'm not the only one working on a solution to this problem, but ours is better. Because we picked good land to start :) Come see!

# *SECURING THE LAND*

- ALL INITIAL MONEY RAISED WILL GO INTO PAYING OFF THE BANK LOAN. WE WILL OWN THE LAND OUTRIGHT FIRST, BEFORE CASH FLOW WILL GO INTO DEVELOPING THE LAND.
- NOT ONLY DOES THIS GIVE US OWNERSHIP OF THE LAND. INSTEAD OF PAYING THE BANK INTEREST, ALL FUTURE CASH FLOWS WILL GO INTO DEVELOPING THE LAND. THUS INCREASING INVESTORS LIQUIDITY.

# WHY DO YOU WANT INVESTORS?

## • EXPEDIENCY

• We feel that the more participants we have that want the success of a project, the more likely that project is to succeed.

• While we do have the funds to continue to develop the land, it will be a slow process on our own. Investors will help us achieve our goal/vision faster, and together we will grow the value of the land and your initial investment while helping the community.

• We believe land is one asset that should provide security and be a cornerstone in any financial plan.

• Life is easier with partners. We believe if we can help someone become more successful that will, in-turn, make us more successful.

## • DIVERSIFICATION

## • PARTNERSHIP



# WHY THIS LAND?



- ~1 mile of 4 lane highway 515 frontage
- .27 miles from downtown talking rock at lower gate.
- 2 major creeks
- Prime campsites and acoustics

# *FUNDING GOALS*



•AT LEAST 10 INVESTORS  
FOR PHASE 1 TO RAISE  
\$700K

i.Locked for 1 year to ensure  
liquidity

ii. Max investment phase 1  
\$70K

# Do not invest if...

- You don't believe in the long term value of land
- You think the land should be parceled out
- You think the park will be a flop
- You can't promise to keep future generations in mind with improvements
- You never intend to come enjoy it with your friends and family
- You are putting more than 10% of your net worth in this.
- You think it's silly to put God first.

# NATURE

.BEE KEEPING

.PETTING ZOO

.VINYARD

.ORCHARD

.CAMPING

.WILDLIFE

.GREENHOUSE





# AMENITIES



**.TOUR GUIDES**

**.CATERED CAMPING**

**.CONTINENTAL BREAKFAST**

**.CABIN RENTALS**

**.RV CAMPGROUND**

**.TREE HOUSES**

**.YURTS**

**.ATV TRAILS**

**.PAVILION**

**.SHUTTLE TO AND FROM TALKING ROCK  
BREWERY**

**.PRIMITIVE CAMPING**

**.GEODESIC DOMES**



# *ATTRACTIONS*

- ZIP LINES
- PUTT PUTT
- MUSIC VENUE
- WEDDING CHAPEL/VENUE
- DRONE AND RC TRACK
- SPORTS AND GAMES
- SKY LIFT
- HIKING TRAILS
- TIKI BAR
- ROCK CLIMBING
- SHOOTING RANGE
- ARCHERY RANGE
- FIREARMS/ARCHERY SAFETY TRAINING
- FARMERS MARKET
- SWIMMING
- TALKING ROCK
- LASER TAG





# HIGHWAY FRONTAGE

- A REAL HOBBY LOBBY
- BREWERY AND GRILL
- OTHER BUILDINGS FOR RENT
- VOLUME FROM HIGHWAY



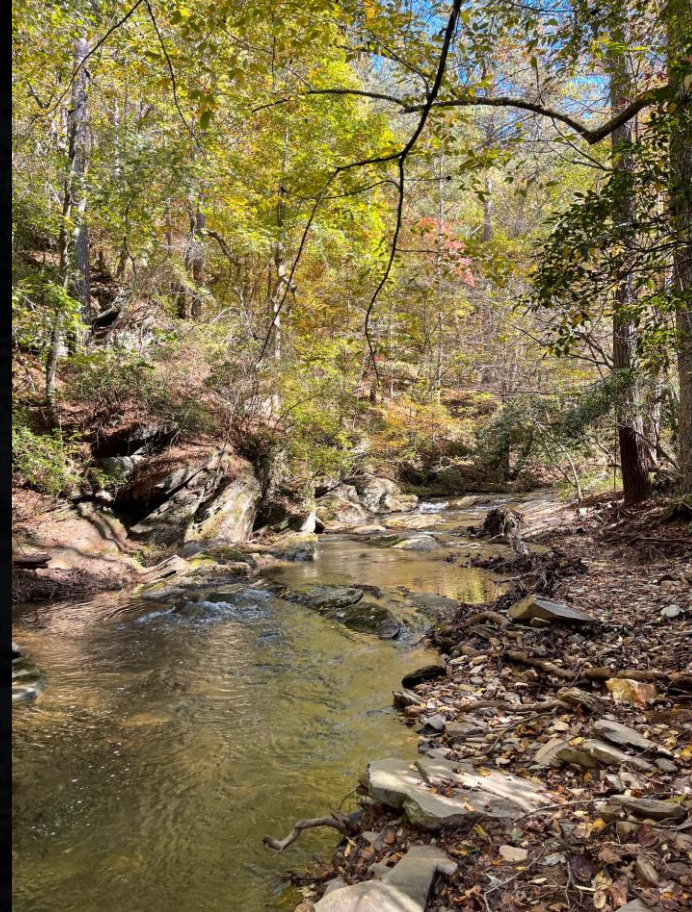
# *CRYPTO AND VR PARK*



We believe in using technology to augment nature. We believe eventually we will be able to have virtual reality enhance nature with digital interactions in real time. More on this in 5 years.

## Mission and statement

PRESERVING THE LAND TO  
THE MAXIMUM  
DEGREE, WHILE ALSO  
HAVING THE MAXIMUM  
AMOUNT OF FUN ON IT.



# WHY DO YOU NEED INVESTORS?

A) COST OF THE LAND ~\$1,100,000

A) Current mortgage \$650K

a)Goal #1 is to raise enough to pay off the bank

B) MY INVESTMENT TO DATE \$455K, Others \$119K

a)I'm prepared to continue making the payment and provide an additional \$100K toward improvements, but that only goes so far.

C) MORE INVESTORS MEANS MORE PEOPLE WHO WANT THIS PROJECT TO CONTINUE!

# *FUTURE GOALS*

- I want to keep God first in this endeavor. Please don't invest if you don't plan to do the same.
  - 1.This means keeping it natural and doing things differently
  - 2.It means \$ will be secondary





# THE NUMBERS

COMPANY AUTHORIZED TO ISSUE UP TO 312,500 TOTAL  
SHARES/COINS

32,500 RESERVED FOR FUTURE TEAM AND PROMOTION

SOLD 82,000 TO CURRENT INVESTORS FOR \$575,000

\$7.06/SHARE

INITIAL OFFER \$7/SHARE MAX 10k SHARE

MAX OFFERING 100,000 SHARES

LEAVES 98,000 SHARES FOR FUTURE OFFERING FOR  
EXPANSION OF THE PARK.