

LAND FRAT LLC

INVESTOR PROPOSAL:

2025

WHAT IS THIS?

WHY INVEST?

THE NUMBERS AND
PROPOSAL

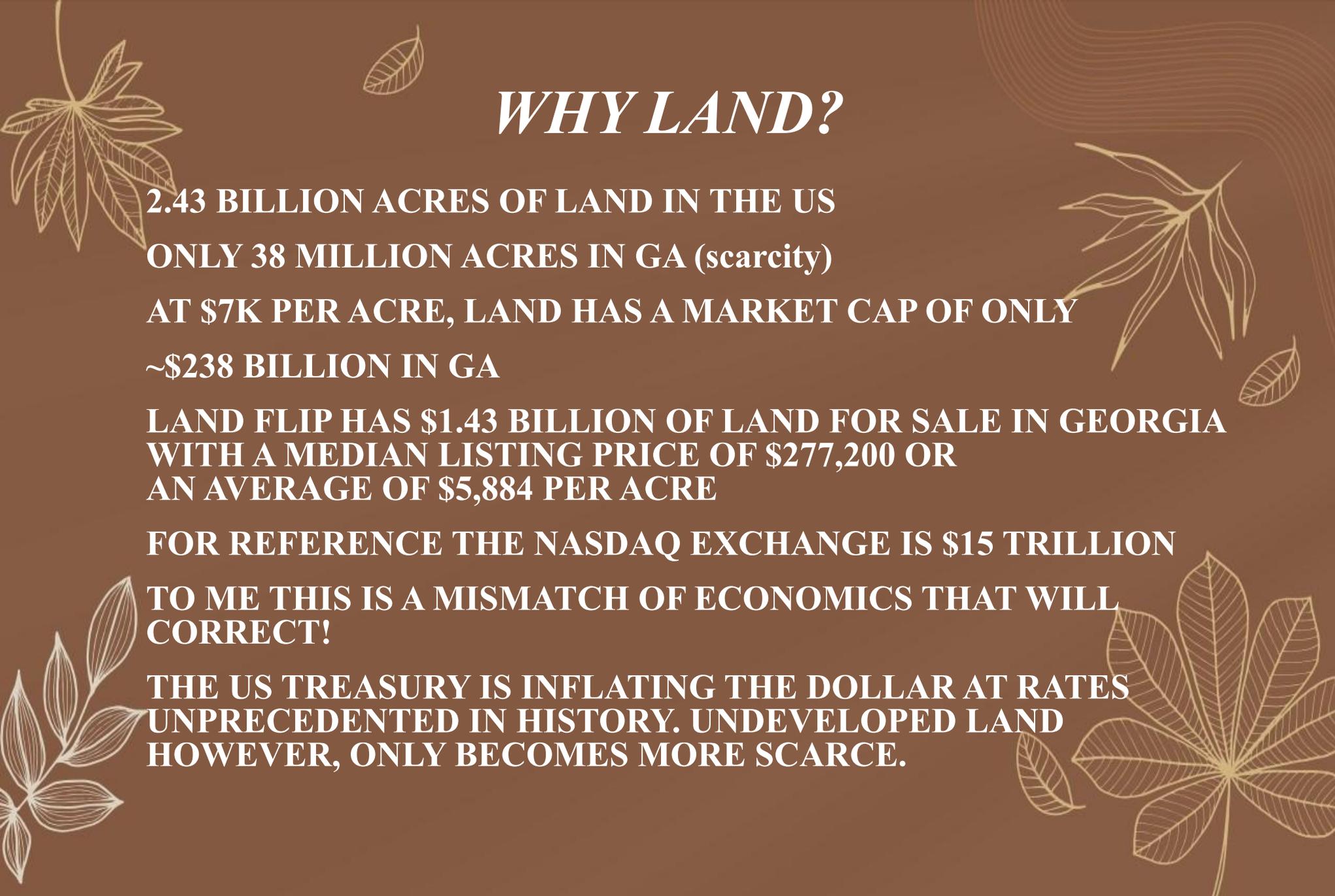
LONG TERM GOALS



WHAT IS THIS?

- LAND FRAT, LLC HAS 2 SETS OF GOALS WE WANT TO ACCOMPLISH
- FOR INVESTORS, A LAND BANK HOLDING COMPANY WHICH PROVIDES LIQUIDITY TO ITS INVESTORS. AKA LIQUID LAND
- THE REINVENTION OF A TRADITIONAL AMUSEMENT PARK AND A CONVENTIONAL NATURE PARK, WHILE INCREASING THE VALUE OF THE LAND PARCEL TO BENEFIT INVESTORS.





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 a portion of your investment, you will have an open market to do so on. You will also have the opportunity to buy more over time.



WHY THIS LAND?

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

WHY DO I THINK LAND IS UNDERVALUED?

NOT ENOUGH LIQUIDITY

A major problem with land is liquidity

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.

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.

DIVERSIFICATION

• 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.

PARTNERSHIP

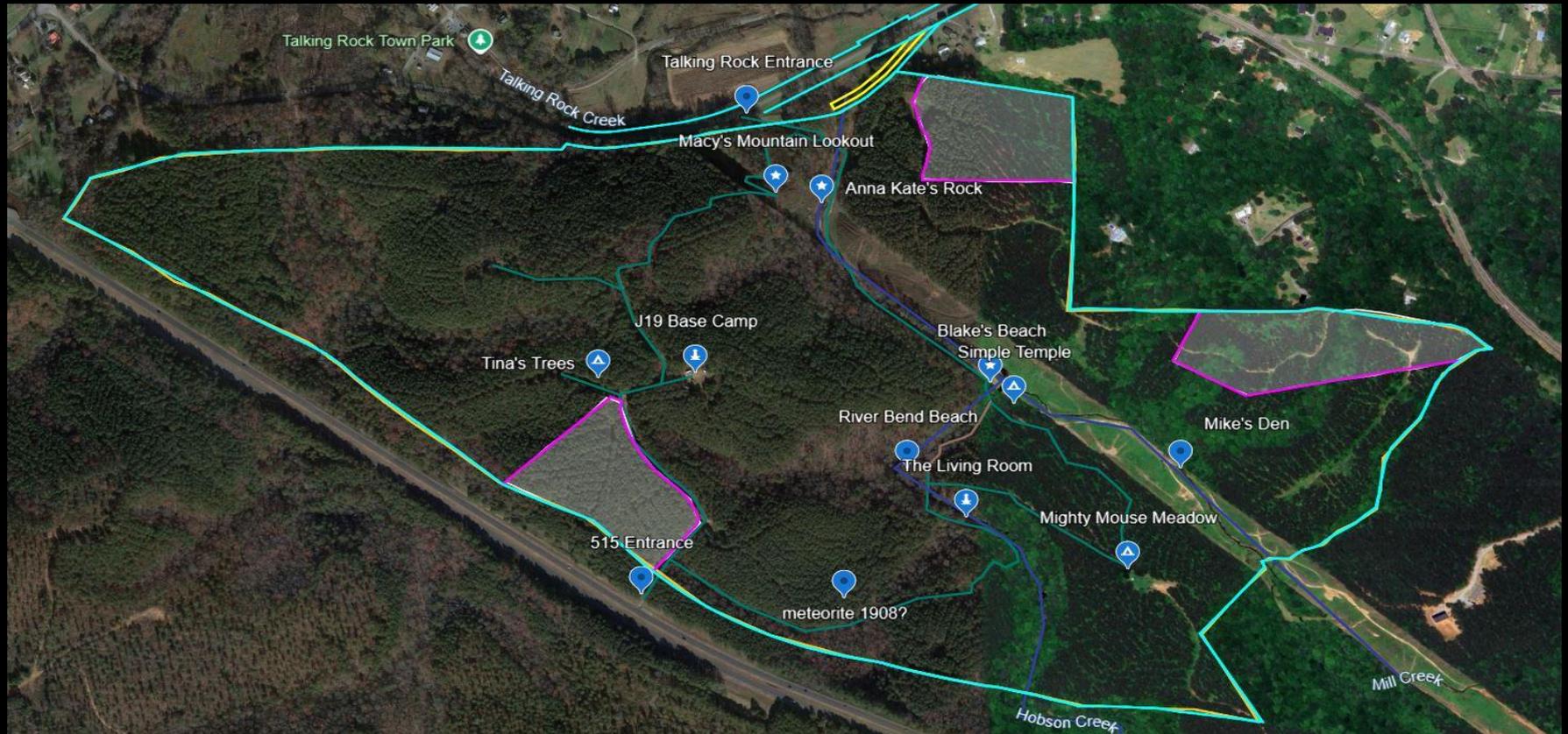
• We believe land is one asset that should provide security and be a cornerstone in any financial plan.

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



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

PHASE 1 TO RAISE \$1M

Locked for 1 year to ensure liquidity



Do not invest if...

- You don't believe in the long term value of land
- 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
- MOUNTAIN OF OLIVES
- ORCHARD
- HIKING
- CAMPING
- WILDLIFE
- GREEN HOUSE
- AGRO-TOURISM



POTENTIAL AMENITIES



- **LODGING / HOTEL**
- **CABIN RENTALS**
- **TREE HOUSES**
- **YURTS**
- **ATV TRAILS**
- **PAVILION**
- **SHUTTLE TO AND FROM TALKING ROCK**
- **GEODESIC DOMES**
- **MUSIC VENUE**



POTENTIAL ATTRACTIONS

- **ZIP LINES**
- **MUSIC VENUE**
- **WEDDING CHAPEL/VENUE**
- **DRONE AND RC TRACK**
- **SKY LIFT**
- **HIKING TRAILS**
- **KIDS PANNING FOR GOLD
& GEMS**

- **ROCK CLIMBING**
- **ARCHERY RANGE**
- **FARMERS MARKET**
- **SWIMMING**
- **TALKING ROCK**
- **LASER TAG**
- **BASEBALL FIELDS**

HIGHWAY FRONTAGE



- **HOTEL / LODGING**
- **GRILL / STEAKHOUSE**
- **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.

WHY DO YOU NEED INVESTORS?

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

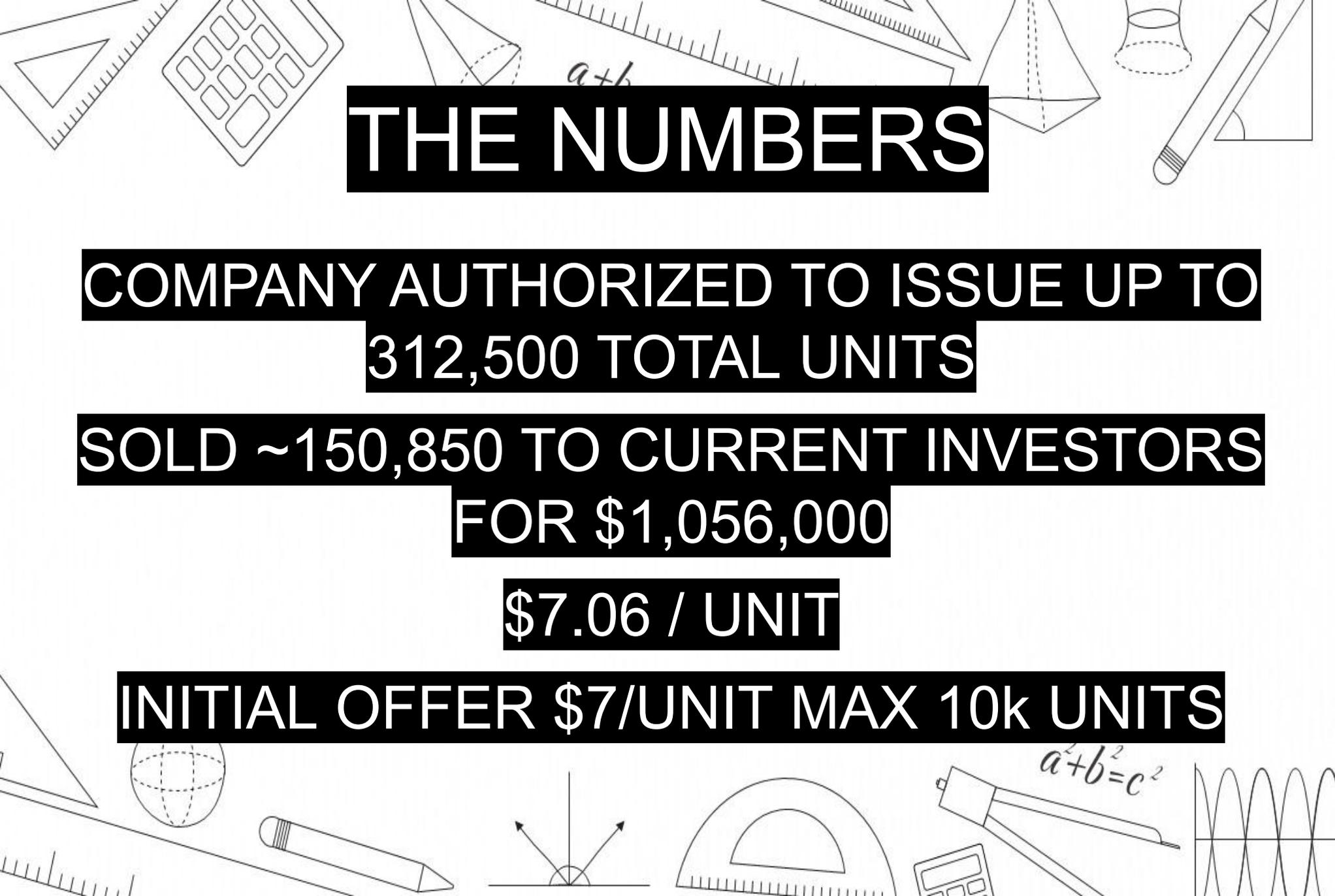
Current mortgage \$589K

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

B) MY INVESTMENT TO DATE \$861K, Others \$195K

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!



THE NUMBERS

COMPANY AUTHORIZED TO ISSUE UP TO
312,500 TOTAL UNITS

SOLD ~150,850 TO CURRENT INVESTORS
FOR \$1,056,000

\$7.06 / UNIT

INITIAL OFFER \$7/UNIT MAX 10k UNITS

MISSION STATEMENT

WE INTEND TO CULTIVATE A LIQUID INVESTMENT FOR OUR INVESTORS ALL WHILE OFFERING INNOVATIVE ACCOMMODATIONS TO OUR CUSTOMERS AND LOCAL COMMUNITY. WHILE WORKING IN SYNCHRONICITY TO PRESERVE AND SUSTAIN NATURE AND BEING GOOD STEWARDS OF THE OPPORTUNITIES GOD PRESENTS TO US TO DO HIS WILL.



FUTURE GOALS

I want to keep God first in this endeavor.

Please don't invest if you don't plan to do the same.

This means keeping it natural and doing things differently

It means \$ will be secondary

