



A New Vacation For the New Normal



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Paradise at the Lake

Required investment	\$4,975,750
Offering	65% Equity with a 3% Guaranteed return Yr. 1 8% Preferred Equity after Yr1 + 65% of Cash flow and Sale
Commitment	5-year commitment with sale expected in year 5
Expected asset value	At a 10% Cap Rate this asset is expected to be valued at roughly \$13mm once stabilized
Expected Net income	\$110,833 per month
Yearly Average ROI	40%
IRR	39%



Expected Cash Flow Returns with 8% Pref.

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Invested	Year 1	Year 2	Year 3	Year 4	Year 5
	3% guaranteed	8% Pref	8% Pref	8% Pref	8% Pref
\$100K	\$3,000.00	\$12,000.00	\$13,500.00	\$14,200.00	\$15,000.00
\$200K	\$6,000.00	\$24,000.00	\$27,000.00	\$28,400.00	\$30,000.00
\$300K	\$9,000.00	\$36,000.00	\$40,000.00	\$42,600.00	\$45,000.00

8% Preferred return is a profit distribution preference. Profits from operations, sale, and refinance are distributed to one class of equity before another, until 8% rate of return on the investment is reached.

Expected 5yr. Return with Cash Flow, Pref, and Sale of Property					
Invested	Cash Flow + Pref	Sale in Yr 5	Cash Flow + Pref + Sale	Invested	Total Return
\$100K	\$57,700	\$97,000	\$154,700	\$100,000	\$254,700
\$200K	\$115,400	\$194,000	\$309,400	\$200,000	\$509,400
\$300K	\$173,100	\$291,000	\$464,100	\$300,000	\$764,100



These number do not reflect the project returns for the Fishing packages, Store sales, laundry room and vending machines.

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Lake Fork

It officially serves as a reservoir for Dallas and its suburbs. However, it is best known for its fishing, as it holds 15 of the top 20 Texas State Record largemouth bass ever caught, making it one of the premier trophy bass fishing lakes in the world.

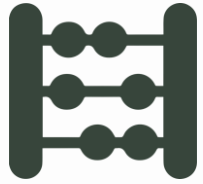


Lake Fork

Kampgrounds of America (KOA) reported in 2023 that the #1 reason people go RVing is for fishing!



The Problems



Fragmented
mom and pops



No institutional
money



Owners don't use
online booking



Owners don't use
dynamic pricing



Owners don't
reinvest in the
asset

The PARADISE
Opportunity

RV Parks today are what
Storage was 25 years ago



The PARADISE Solution

Most Lake Fork of the RV parks in the lake Fork area are monthly with very little nightly and weekends are available.



EXPRESS CHECK-IN

We collect electronic signatures and contactless payment while sharing automated guest messages through email and text.



POINT-OF-SALE MANAGEMENT

Allows us to track inventory in real-time, completely integrated with the software and credit card payments. This eliminates errors, shortages, and slippage.



RECURRING BILLING & AUTOPAY

Automated invoicing and payments for long term guests made online and without the site manager's time drag



ADDITIONAL REVENUE STREAMS

Add-ons and upgrades are marketed automatically by email and text before and during the renter's stay



The Industry

2020 Resulted in The RV Industry churning out more product than ever. Americans looked for ways to travel without staying in motels or riding in airplanes.



Kampgrounds of America

revenue in the first half of 2023 has improved by 2% compared to the same period in 2022



THOR
Go Everywhere.

Thor Industries Inc

The largest producer, reported record results for its fiscal first quarter while noting its backlog as of the end of October was over \$18 billion - a 100% increase over a year ago.

WINNEBAGO

Winnebago Industries Inc

Winnebago Industries Inc (WGO.N) reported record fiscal 2020 revenues in October - up over 50% from the previous year. it is expected to post its second straight quarter of sales over \$1 billion and a 33% increase in earnings per share", -Refinitiv.



Association of RV Parks and Campgrounds

Estimates more than **53,000** New RV sites will be constructed across the nation.



Lake Fork

Lake Fork is the #1 Bass Fishing Lake in Texas and Top 10 the USA
60+ Bass fishing Tournament a year!!



Discovery Channel
broadcast Fork
Tournaments

Professional angler's face-off in the high-stakes 2022 Bass Pro Tour, all striving to earn a spot in the Bass Pro Tour Championship on Lake Fork.



CBS Sports outdoor

Major League Fishing is an enterprise developed through a joint effort between [Outdoor Channel](#) and two dozen of the world's best-known bass fishing anglers. Major League Fishing takes viewers inside the boats of the competitors as they battle each other during a six-day event set in various locations across the country.



Bass Champs Texas

Dylan Brill, Choctaw, OK, tops over 1000 anglers at 17th annual Berkley Big Bass on Fork with a 7.93 and takes home a new Skeeter ZX 200 - Yamaha 200 SHO \$79,000.

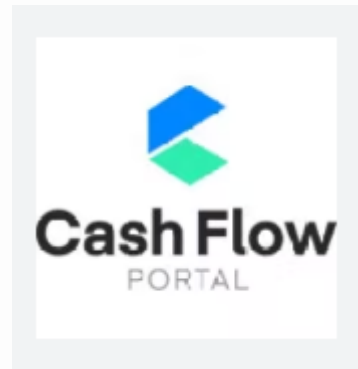


\$210,000 Cash and prizes

2023 Legends of Lake Fork Big Bass Tournament Gives away 3 Xpress Boats and 100s of other prizes in the amount of over \$210,000.



PARADISE PARTNERS



PARADISE MARKETING PARTNERS



Boat Storage 32
units 100% occupied
with a waiting list



Car Wash to be Replaced with a Wide Entrance.



16 acres of raw
land to build 75-unit
RV Resort and
Campground

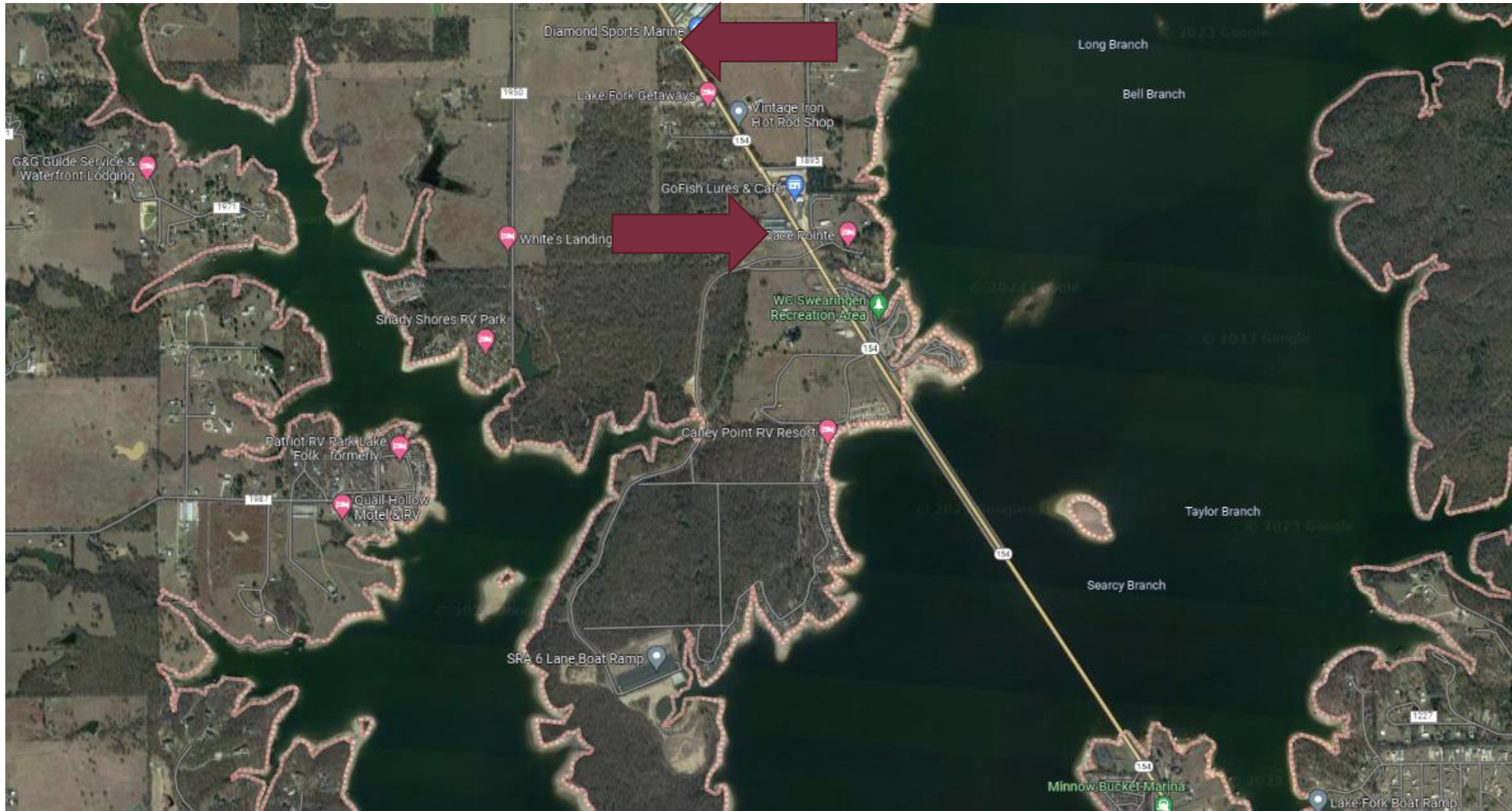


The Sabine River Authority (SRA) is building a new Lake Fork Recreation Facility! includes a new **8600 sqf pavilion, 6 boat ramp, 120 large public parking spots.**



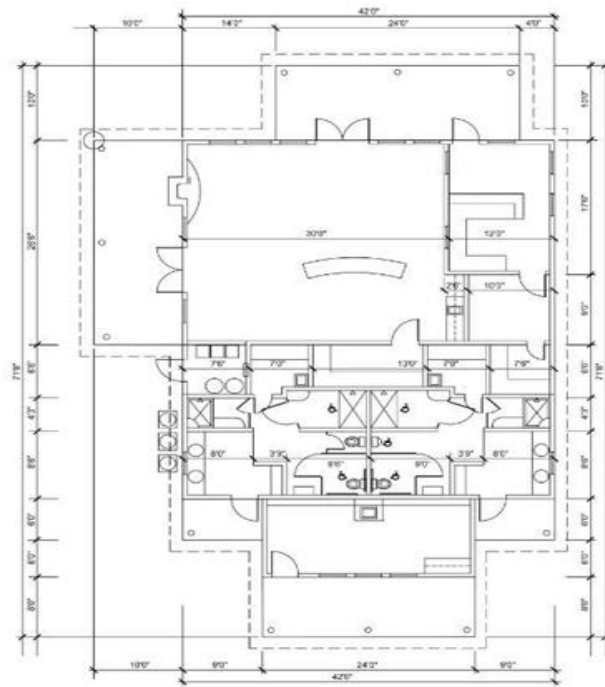
6 boat ramp, and Restroom facilities. The new development is located ½ mile from **Big Bass RV park and boat storage.** accommodate fishing tournaments, community gatherings, and other recreational events on the Lake Fork Reservoir. **Opening 2023** This will significantly increase the value of our Project



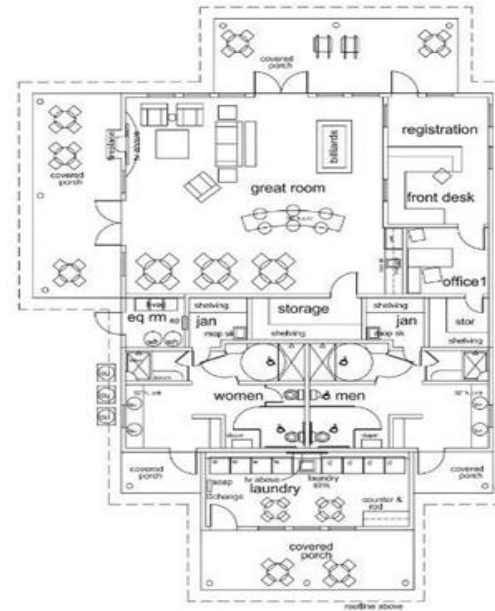


Located ½ mile from Big Bass RV park and Boat storage





dimensions plan
great lodge



notations plan
great lodge

building area:
conditioned = 2,250sf
porches = 850sf

30 mar 23

ron d. beard
& associates
austin

paradise at the lake rv park
3944 hwy 154 yantis TX

0" 4" 8" 16" 32"
measure 1" for scale this sheet



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25 Jul 23
 ron d board
 3944 hwy 154
 austin TX

75 total PH1 guest sites
 39 back-in tv sites
 14 deluxe back-in tv sites
 14 pull-thru tv sites
 67 total PH1 tv sites
 06 tiny home cabins PH1

paradise at the lake rv park
 3944 hwy 154 wauvils TX 76788
 schematic site notations
masterplan FINAL

0 50' 100'
 1" = 50'
 measure 1" for scale (this sheet)



154



standard back-in type 1
 75 degrees to road edge

deluxe back-in type 2
 75 degrees to road edge

standard pull-thru type 1
 75 degrees to road edge

guest site detail plans

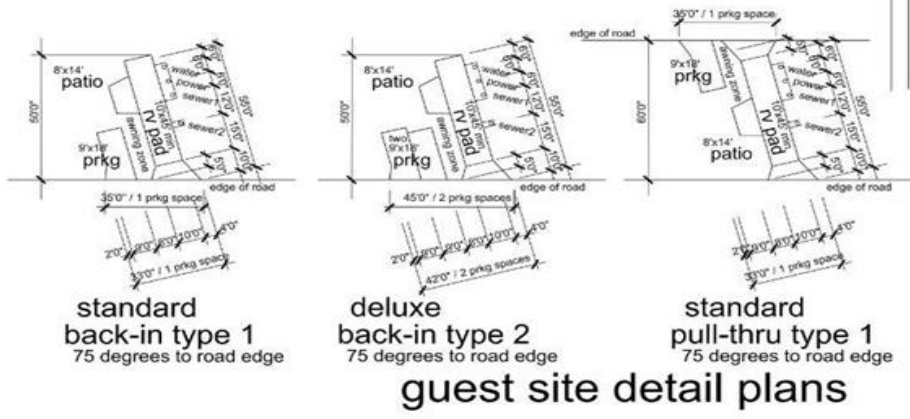
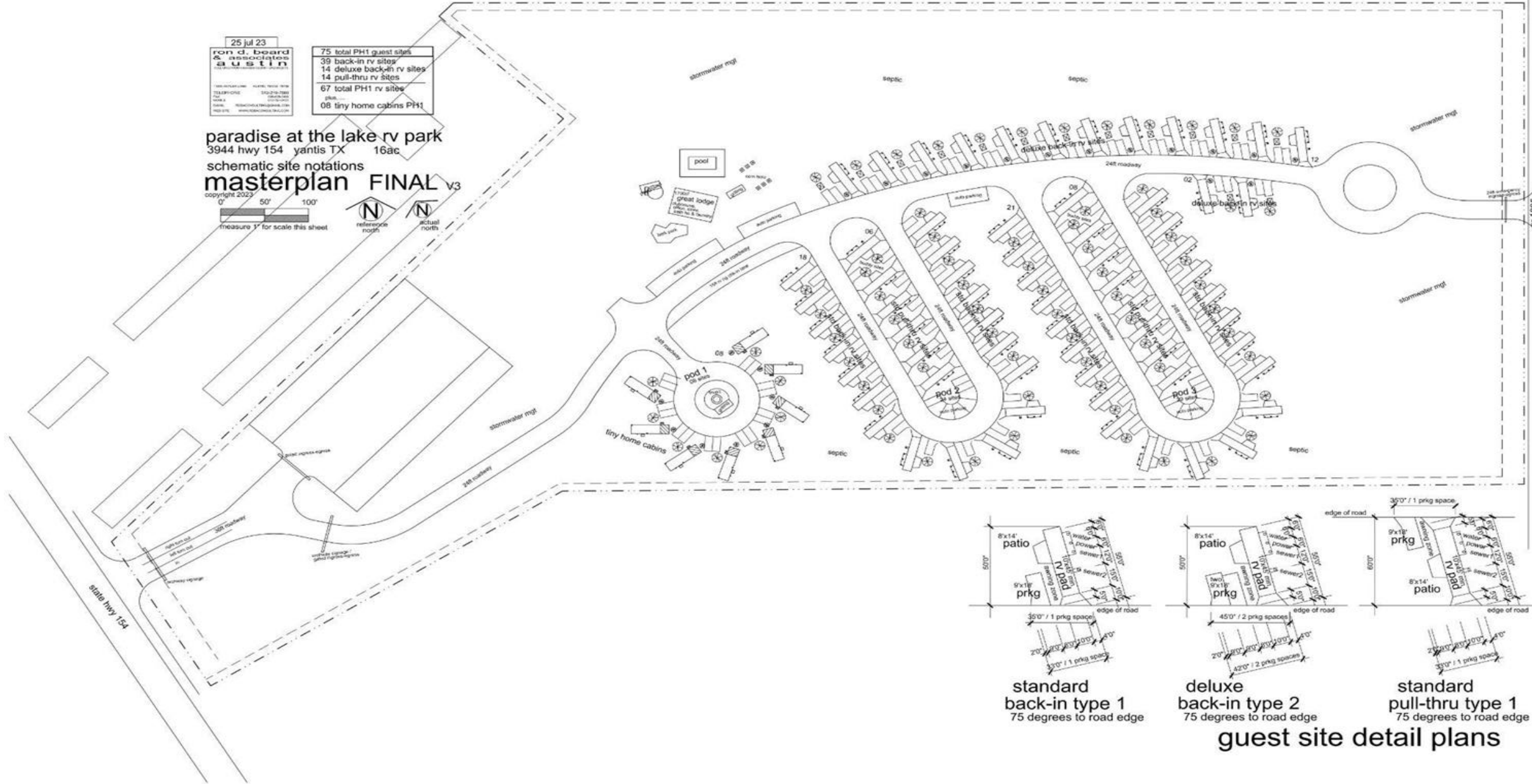
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75 total PH1 guest sites
 39 back-in rv sites
 14 deluxe back-in rv sites
 14 pull-thru rv sites
 67 total PH1 rv sites
 08 tiny home cabins PH1

paradise at the lake rv park
 3944 hwy 154 yantis TX 16ac
 schematic site notations
masterplan FINAL v3

copyright 2023
 0' 50' 100'
 measure 1" for scale this sheet

N reference north
N actual north



guest site detail plans

THE DETAILS

Income at 85% occupancy

Unit Mix	Nightly Rate	Monthly income per	Number of units	Occupancy percentage	Monthly income
Back in	60	\$1,800	39	85%	\$59,670
Long term Back in	40	\$1,200	14	85%	\$14,280
Pull Through	65	\$1,950	4	85%	\$6,630
Premium, Pull Through	78	\$2,340	10	85%	\$19,890
Cabin	140	\$4,200	8	85%	\$28,560
Boat Storage	140	\$140	32	100%	\$4,480
			107	Monthly Gross	\$133,510



THE DETAILS

COSTS AND DISTRIBUTIONS

65%
LP Equity

35%
Sponsor

Monthly Rev	\$133,000
Monthly Costs	\$22,167
Management Co.	\$13,300
Cost percentage	26%
Monthly NOI	\$110,833
Margin	74%

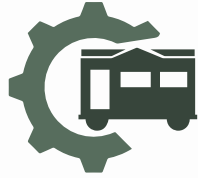


The Paradise Pledge



Paradise Purpose

We Provide a home away from home while our guests escape their everyday lives.



Paradise Properties

We create properties of lasting value using superior design and amenities.



Paradise People

People make the Paradise, so we build up our people to be Healthy Wealthy and Wise.



Paradise Profits

We thrill our capital partners with investor focused technology from the inception of our company.



Paradise Places

We Bring Paradise to the communities we build in and community in the places we build.



PARADISE TEAM



JOHN MCGAUGH
Chief Capital Markets
Officer

As a successful business and real estate professional, John has a reputation of swift and detailed responses to his investors. Professionals that invest with John most appreciate his timely payments of returns. He has 23 years of experience, giving him an understanding and respect for his investors that makes him refreshingly approachable and proficient.

REAL ESTATE PROFESSIONAL DEVELOPMENT:

- Personal Member of Brad Sumrok's Multifamily Investor Group
- Lifestyles Unlimited International Member 2008
- DFW Real Estate Investment Association (REIA)
- Studied Rich Dad Poor Dad Guide to Investing
- Quest IRA Accounts

Project Experience:

- Rising Sun RV Park Indiana (150 units) LP
- Design & Build single Family Homes Owner
- Ennis RV Resort (97 units) Owner/Developer
- Hickory Woods Senior Living (340 unit) GP
- Sleepy Hollow RV (120 Units). Oxford, IA LP
- West Dallas Manufactured Homes (263 Units) GP
- Eagles Nest RV Park (50 units) LP



PARADISE TEAM



Alex Alexander
CIO Fund Manager

Alex Alexander is a driven Investment Specialist with a proven track record of success in identifying undervalued, niche markets.

He employs expert online marketing strategies to gain early access to the most lucrative investment opportunities before they hit the market.

With his expertise in Fintech and Property Management Technology, Alex currently manages 50 income-producing properties in Hawaii, generating a remarkable \$30,000 per month in passive income. His investment group has seen tremendous growth, turning a \$285k investment into a \$1.5mm valuation.

Alex is an active member of professional organizations such as Vistage, ACG, and IFS Black Card. He also hosts The High Performer's Podcast and is the founder of The Performinomics Newsletter. He recently led the acquisition of 20 acres for a commercial RV park development and manages \$2.5mm in AUM, distributing roughly \$30,000 per month among his equity partners.

With his exceptional track record, investors can trust Alex to deliver exceptional returns and drive their financial goals forward.



APM Help

appfolio

Investment
Management



Buildium
A FirstStep Company



PARADISE TEAM

BuzzWorthy Property Management



Stephanie Culver, CEO



- Stephanie is committed to providing top-notch services to clients who own RV Resors and RV Parks. Her team of experienced professionals has extensive knowledge of the RV industry and understands the unique needs of RV park owners and guests.
- At BuzzWorthy Property Management, we pride ourselves on our ability to maximize our clients' returns on investment. Our team is always on the lookout for new revenue opportunities and cost-saving strategies to help our clients' businesses thrive.
- Whether you own a small RV park or a large campground, BuzzWorthy Property Management has the expertise and resources to help you achieve your goals. Trust us to take care of your property, so you can focus on providing an exceptional guest experience. Texas Sales Agent License #810304
- 2023 Best of Fort Worth by Fort Worth, INC, 2019 C-Suite Award by Fort Worth Business Press, Certified Park Operator, National Association of RV Parks & Campgrounds School of Outdoor Hospitality, Pool/Spa Certified, NFPA 1194 Certified.

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