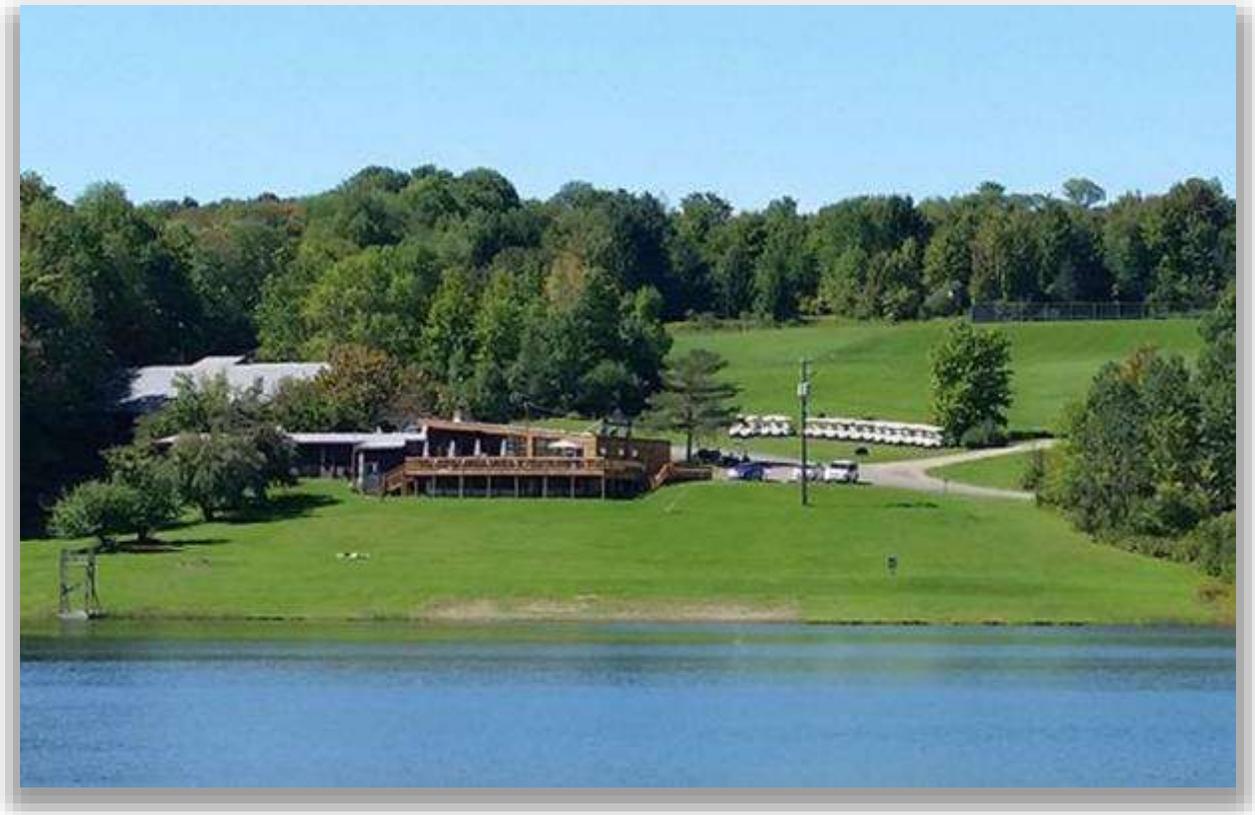


*Castle Campus
Cattaraugus County*

Executive Summary

CASTLE CAMPUS



Castle Campus is developing the largest and most unique creative hub in New York State— a compound with premier facilities that provide a tranquil, entertaining respite from urban life. Anchored by hospitality businesses, the site has the potential to become a destination spot that appeals to everyday and ecotourists alike. Guests, travelers of all ages, will feel welcome here. Envisioned is a world class campus offering four-season entertainment, recreation, innovation, and creativity on a spectacular landscape.

People in the US are once again hopeful that not only will the economy restart but so will their lives. One of the indicators that this happens will be that they can begin to travel again, to relax a little. There has been a paradigm shift in how we will travel and how we will interact with every aspect of it. Trips may be shorter and closer to home, in a forest instead of a cruise ship. Anticipating the trip and the joy upon arrival, however, will be the same. Some parts of the tourist economy will recover more quickly than others.

After months confined in their homes, many people who would normally hop on an airplane or crowd into popular tourist destinations are instead rediscovering the joys of camping, with help from technology.

As COVID-19 restrictions ease in many states, companies whose platforms connect people to the outdoors are reporting a major spike in the desire to camp — or glamp — closer to home.

“Camping is going to see a huge jump in popularity this year, with 2021 and beyond being even bigger,” said Kevin Long, CEO of the Portland startup The Dyrt, which has the top-ranked app for camping in the Apple Store and Google Play. – (Extreme social distancing: Why camping is poised for a ‘huge jump in popularity,’ fueled by technology, By Kurt Schlosser on May 23, 2020)

Castle Campus is banking on this trend.

1.1 PROJECT DESCRIPTION

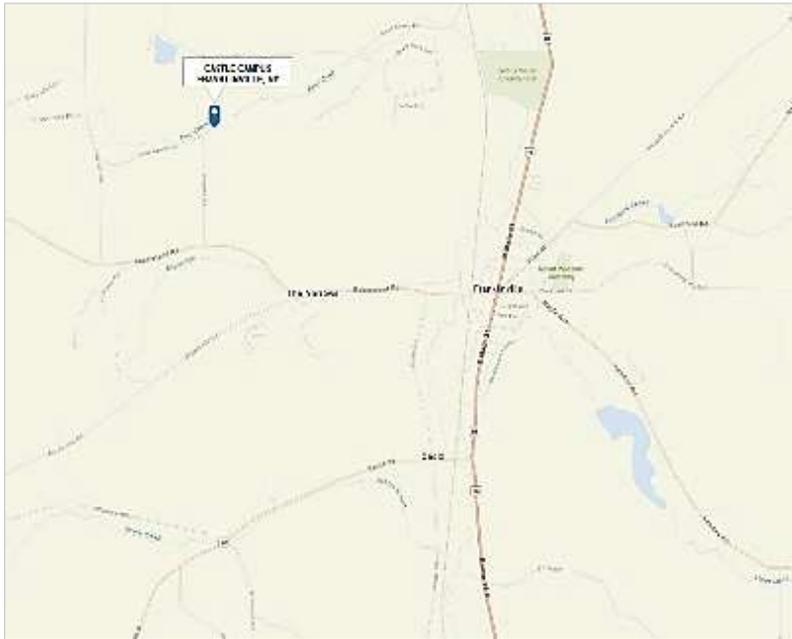
The Woods at Bear Creek currently welcomes guests to its Glamping cabins and tents, RV Park and event centers. It is a high-profile Franklinville landmark with an established brand. Glamping has been the property trademark for more than 50 years but the profile of the Glamper is changing. So, the Woods at Bear Creek is undergoing a rebranding to create a resort with an appeal that spans generations.

Millennials and Generation X families are now a primary target market for camping and Glamping. They want amenities and convenience. They are also concerned about environmental and social issues; they want to be in environments that reflect that commitment.

Castle Campus will transform the existing resort into a model for ecologically-sound activities while preserving the best, most-loved aspects of the existing facility. Not quite eco-tourism, it will be more like eco-friendly glamping. Fifty of the RV Park spaces will be replaced with a container farm that produces organically-grown vegetables. A part of the event center will become an innovation center. But the Glamping cabins will still be there and integrated into the new brand.

The construction, remodeling and new equipment needed to accomplish the transformation will be funded by this Project.

1.2 LOCATION



CASTLE CAMPUS

3510 Bear Creek Road
Franklinville, NY 14737

The property is located on 750 acres of forested hills and meadows in Cattaraugus County, New York, situated at the old Camp Lakeland. It is an all-inclusive resort in a beautiful nature setting with full-service activities and amenities.

1.3 EMPLOYMENT IMPACTS FROM THE PROJECTS

SUMMARY OF CASTLE CAMPUS PROJECT OVERALL ECONOMIC IMPACTS ANTICIPATED JOB CREATION

NAICS	INDUSTRY	TYPE	RIMS II MULTIPLIER	X	INPUT AMOUNT	=	RESULT
2332	Nonresidential Structures	Indirect/Induced	4.7946	x	\$0.706	=	3.4
2303	Maintenance and Repair	Indirect/Induced	4.1251	x	\$0.179	=	0.7
7211	Traveler Accommodation ¹	Direct	6.9047	x	\$0.422	=	2.9
7211	Traveler Accommodation	Indirect/Induced	4.6744	x	\$0.422	=	2.0
7221	Full-Service Restaurants	Direct	13.3232	x	\$0.156	=	2.1
7221	Full-Service Restaurants	Indirect/Induced	4.8789	x	\$0.156	=	0.8
4200	Wholesale Trade ²	Direct	2.7409	x	\$0.403	=	1.1
4200	Wholesale Trade	Indirect/Induced	4.3364	x	\$0.403	=	1.7
5310	Real Estate ³	Direct	13.8784	x	\$0.048	=	0.2
5310	Real Estate	Indirect/Induced	4.9088	x	\$0.048	=	0.1
Total Jobs Created							15.1

It is anticipated that overall job creation impacts from this project will be 15.1 jobs, including 6.3 direct jobs and 8.7 indirect and induced jobs based on year two revenue. Thus, the employment estimates for this Project imply that it can support one investor at \$900,000.

1. Traveler Accommodation job impacts represent those for both the lodge and the RV Park.
2. Wholesale Trade job impacts represent the wholesale revenue from the Ellicottville Farms operation.
3. Real Estate job impacts represent the lease revenue from the Solar Farm.

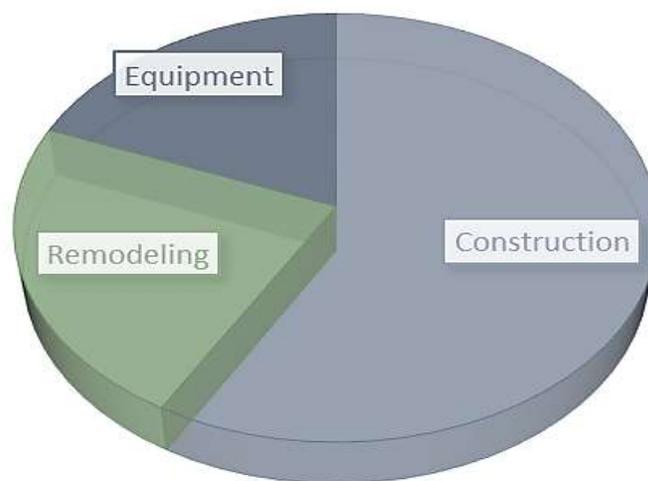
The Project will require a total investment of \$993,516 and an EB-5 investment of \$900,000 from one EB-5 investor.

1.4 FINANCIAL SUMMARY

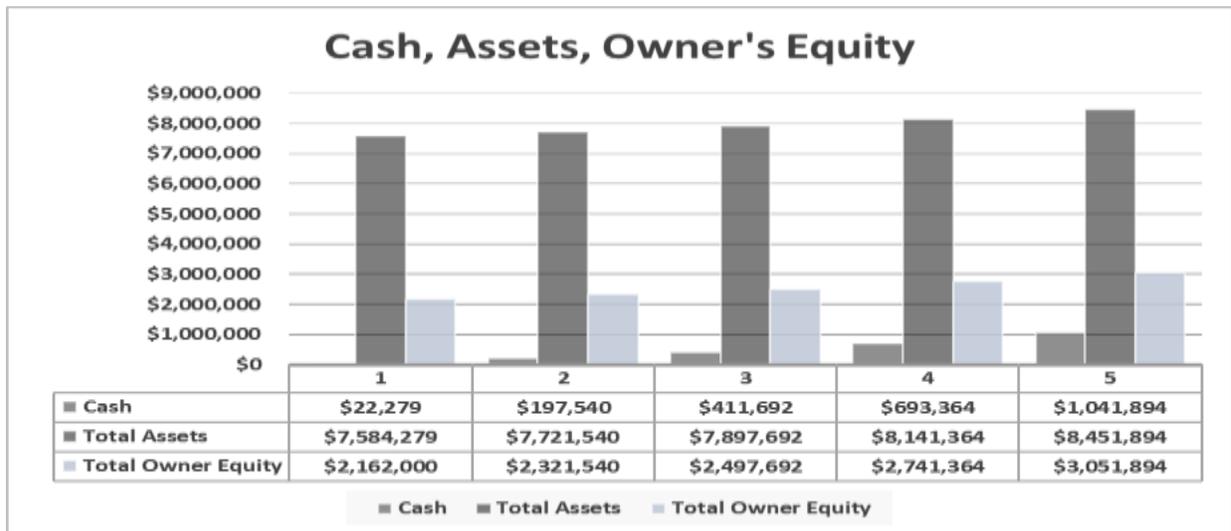
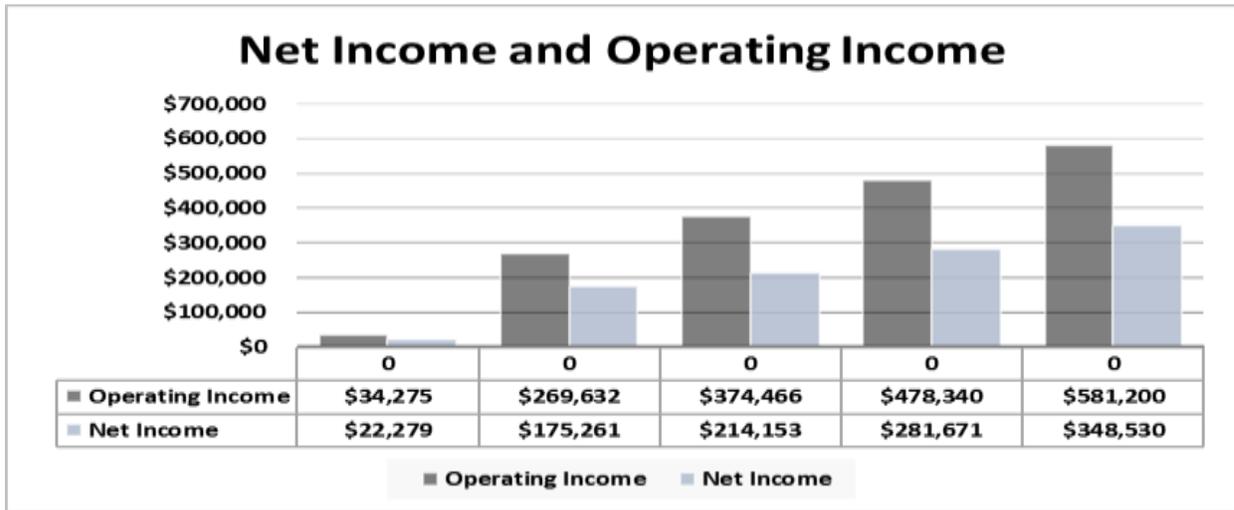
The sources and uses of funds for this project are shown below. The owner has contributed \$93,516 in equity for remodeling supplies and equipment. The resort and container farm operations are valued at over \$7,000,000 and liabilities total \$4,500,000.

1.4.1 Sources and Uses of Funds

DISTRIBUTION OF FUNDS



1.4.2 Forecast Summary



1.4.3 Project Milestones

2020-2021

- Clean up existing buildings for new environment
- Complete RV Park
- Secure a Solar lease deal
- Convert RV park to container farm
- Build Tiny Homes

2021-2022

- Complete remodel of third camping village

- Clean up roads

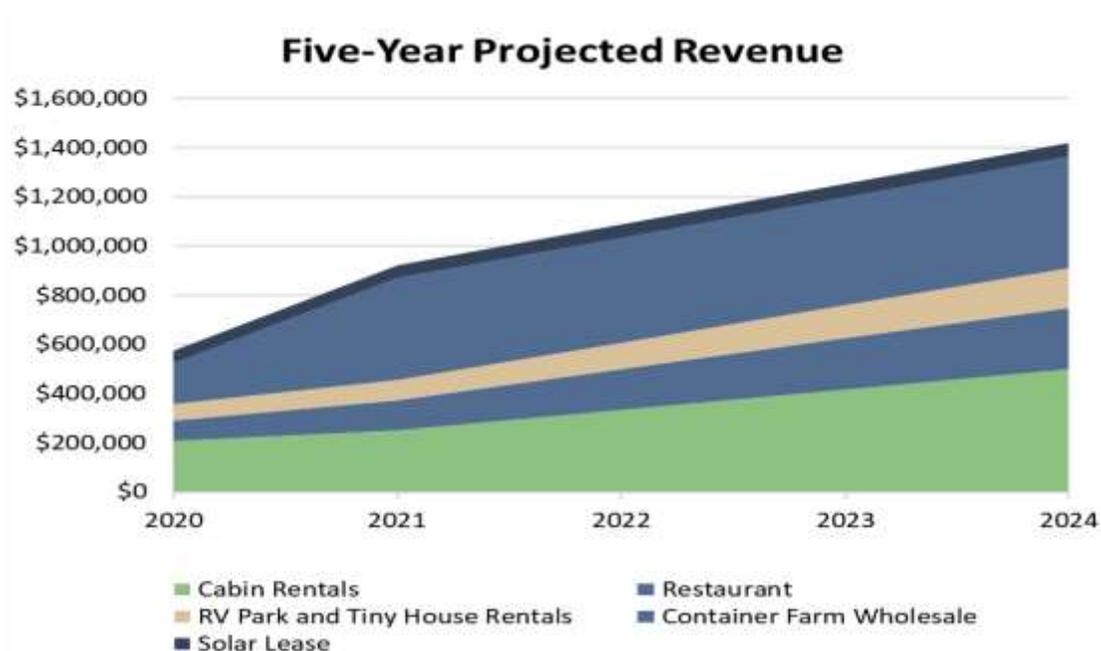
2022-2023

- Build Tiny Home Village
- Build Innovation Center
- Remodel Restaurant

1.4.4 Revenue Potential

Even in a post-COVID environment, domestic trips and camping are going to be popular. The container farm products, leafy greens, are basically recession and COVID-proof: Sales of natural and organic foods have actually increased during the pandemic.

REVENUE SOURCE	2020	2021	2022	2023	2024
Cabin Rentals	\$208,575	\$250,290	\$333,720	\$417,150	\$500,580
Restaurant	\$82,779	\$124,169	\$165,559	\$206,948	\$248,338
RV Park and Tiny House Rentals	\$67,500	\$81,000	\$108,000	\$135,000	\$162,000
Container Farm Wholesale	\$165,500	\$413,750	\$426,163	\$438,947	\$452,116
Solar Lease	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275
TOTAL ANTICIPATED REVENUE	\$574,354	\$920,709	\$1,086,486	\$1,252,682	\$1,419,309



1.4.5 Investor Potential



1.5 CAUTIONARY STATEMENT

The forward-looking statements included herein are also based on certain current budgeting considerations, and other assumptions relating to the ability of the Company to obtain returns for the investors in this Hilton Castle Campus, successfully market its services, procure sufficient capital to expand operations, and maintain strict regulatory procedures while conducting business.

Assumptions relating to the proceeding and foregoing information involve judgments by the Company that are difficult to predict accurately and are subject to numerous factors that may materially affect the Company's results. Budgeting, investment, and other managerial decisions are subjective and are thus susceptible to interpretations and periodic revisions based on actual experience and business developments. The impact of such revisions may cause the Company to alter budgets and amend strategies, any or all of which may materially affect the Company's results.

The foregoing considerations, as well as a variety of other factors not set forth herein, could cause the actual results and experience of the Company to differ widely or materially from the anticipated results or other expectations in the forward-looking statements. The Company has prepared projections regarding the anticipated financial performance of the Project. The projections are based on the accounting assumptions listed in this section, assumptions that may

prove to be inaccurate and that are subject to future conditions that may be beyond the control of the Company.

The Company may experience unanticipated costs or lower revenues than forecasted. There are no assurances that the results that may be shown in the projections would in fact be realized by the Company. The projections have been prepared by the Company based on industry-standard performance standards and the results of market studies validating this information.

For all of the foregoing reasons, actual results may vary materially from the forward-looking statements and there are no assurances that the assumptions used are necessarily the most likely to occur. Additionally, when used in this memorandum, the words “believes,” “anticipates,” “intends,” “expects,” “plans,” “projects,” as well as similar words are intended to identify forward-looking statements. All such statements are based on the Company’s expectations and are subject to a number of risks and uncertainties, many of which are beyond the Company’s control. In light of these risks and uncertainties, there can be no assurance that the forward-looking statements contained herein will in fact occur.