Pleasant Valley Wildlife Sanctuary Investment Summary

Investment Objective: Acquire a resort-quality wildlife sanctuary through a tax-sheltered real estate investment vehicle. Ideal investment for high net-worth individuals and/or corporations interested in owning a unique & pristine property with a positive return on investment.

Background Information

- Jim Engandela (age: 64) and Sandy Engandela (62) purchased 248 acres in 1980 located 15 minutes south of Eau Claire, WI, transforming the property into the Pleasant Valley Wildlife Sanctuary ("PVWS")
- This singularly unique property in Eau Claire County combines a pristine natural wildlife sanctuary with the latest technology advances. It is ideal for wildlife or motorsports enthusiasts, arts & craftsman or music lovers, and/or non-profit or for-profit corporations interested in a wilderness retreat center
- Headwater property with pure, drinkable freshwater springs, abundant wildlife, and virgin forests
- Nature sanctuary combined with the latest technology including 5 gigabit fiber optics, complete with vehicles, workshop, professional recording studio, music room, and media/home theater

After 35 years of continuous improvement, Jim and Sandy are seeking to sell PVWS while retaining the right to continue to live and improve the property, to the highest quality, for the balance of their lives.

Investment Asset

- ***Land:*** 248 acre resort-quality land comprising an entire valley near Eau Claire, WI, with virgin forest of oak, cherry, and pine woodland. Fresh pure water springs, streams, ponds, and abundant wildlife
- ***Property:*** State of the art property and infrastructure including a) 6,000 sq. ft. 4 bedroom (with additional office) residence complete with professional home theater system & wrap-around deck[1], b) authentically restored, 4-floor Norwegian barn with wood/fabrication shop, office, storage, 8-bay utility garage, paint room/spray booth, in-floor heat, compressed air system, complete fiber optic wired and wireless network, and Linn digital streaming music systems, and c) dog kennel and gas station
- ***Personal Property:*** Vehicles, equipment, tools, attached audio & video electronics and computers are included in the investment. This represents a value in excess of $500,000 and includes cars, motorcycles, snowmobiles, UTV's ATV's, tractor, industrial mower, backhoe/excavator, woodshop equipment and tools, 4-Linn music systems, 1-Linn home theater, 8 computers and high-speed network

Investment Structure

- Buyer will purchase the property under one of multiple investment options provided
- Jim and Sandy Engandela will continue as PVWS caretakers, living on the property until their death
- Possession will transfer upon death of Jim and Sandy, or sooner at their election, even if that occurs early due to an unforeseen circumstance
- At time of death, virtually all Jim/Sandy assets transfer to Buyer at no additional payments are required

[1] After planned addition completed.

Investment Level

- $5,000,000 anticipated investment (multiple bids will be considered) with multiple buyer-centric investment options
- Three investment structures including upfront, installment, or a trust investment
- Conservation easement tax shelter available
- All investment options entail return of capital to Buyer

Anticipated Pre-Tax Use of Proceeds (**Note: Buyer and Seller will pursue optimum tax advantages)**

- $1,000,000 – Capital improvements to be completed during year 1 and 2 post-transaction
- $2,500,000 – On-going improvements, maintenance, and taxes completed post-transaction
- $1,500,000 – Direct Seller proceeds (Estimated internally to be 50% of current valuation)

Return on Investment

- ***Historical Return Calculation:***
  - Purchase Price in 1980: $90,000
  - Current Valuation: $3,000,000
  - Compounded Annual Growth Rate ("CAGR"): 10.8%
- ***Post-Investment Valuation and Future Value Calculation:***
  - Post-Transaction Valuation: $4,000,000
  - 20 years increase using 5.4% CAGR (50% of historical appreciation rate)
  - Estimated Future Valuation in 20 years: $11,451,000
- ***Net Gain:*** $6,451,000 (excludes any estimated gain related to Seller assets transferring back to buyer)

Exit Strategies

- ***Long-term Hold:*** PVWS allows an individual or corporation to secure a wholly owned wildlife sanctuary as a legacy investment for themselves, their heirs, or as a separate nature conservancy entity
- ***Future Sale:*** Given the appreciation of land and property values combined with the unique investment in the property by Jim and Sandy, it is anticipated that a future sale would yield a positive return
- ***Commercial Ventures:*** Multiple commercial ventures are available to drive increased cash flow and future valuation, including: a) Resort/timeshare, b) subdivide/develop, and c) natural resource harvesting

Buyer Advantages

- ***Property Reinvestment:*** Majority of funds are being reinvested to drive future value, including major house addition, utility building construction, pond development, and lawn reconstruction
- ***Potential for Early Ownership:*** If Jim and Sandy die early, property and personal asset possession will occur in the near term, regardless if all payments have been made
- ***Debt-Free:*** All debt incurred by Sellers is fully insured and paid by that insurance at the time of Jim & Sandy's death and not transferred to the Buyer
- ***Asset Return to Buyer:*** All Jim and Sandy assets including any remaining payments to be made return to the Buyer at time of Death, regardless of when that occurs

For More Information

For more information or to contact Jim Engandela to schedule a tour of the Pleasant Valley Wildlife Sanctuary, please email horizon@triwest.net. To view an interactive photo gallery and learn more about Pleasant Valley and the investment opportunity, visit: www.pleasantvalleysale.com/blog/.