



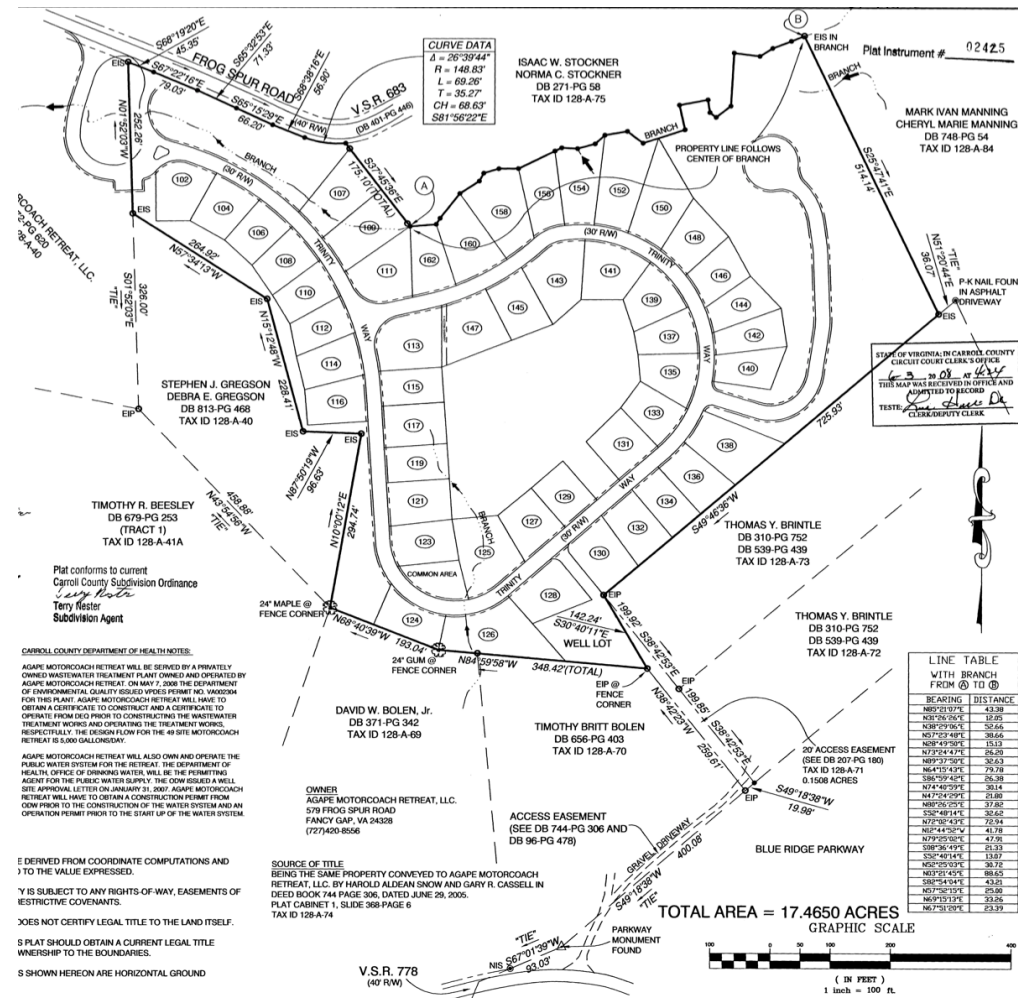
AGAPE MOTORCOACH RESORT

Blue Ridge Parkway
33 Trinity Way, Fancy Gap, VA 24328

49 Site Class-A Development Opportunity with HOA Exit - \$545,000

Shovel ready Class A RV Park Resort Development with an HOA Exit

- 49 Shovel Ready Lots
 - Remaining Land/Build Cost per lot: \$25,946
 - Projected Sale Price Per Lot: \$102,653
 - Comp Supported Price Per Lot: \$124,868
- Less than a mile to the Fancy Gap entrance to the Blue Ridge Parkway
- No Further Competition - Recently passed zoning restrictions make it uneconomical to build a similar property or convert an existing RV/MH park to this business model in the future
- Costs and Profit Range
 - Land & Construction Cost: \$1,271,342
 - 49 Lot Sales (Projected): \$5,030,015
 - 49 Lot Sales (Comp Supported): \$6,118,532



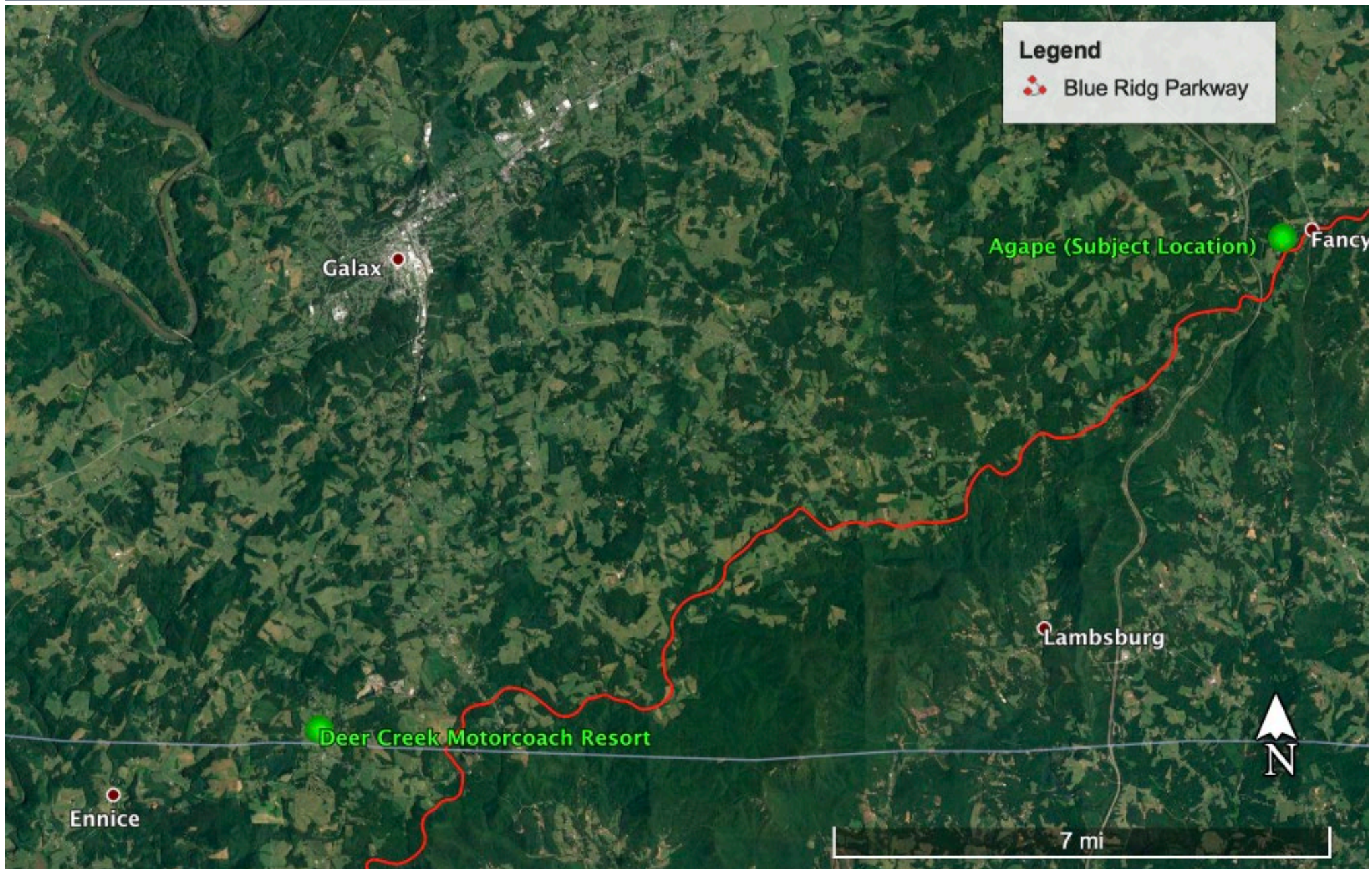
PROPERTY HISTORY

Subject Land was purchased in 2005 after owner observed another local property owner reposition an under-performing par-3 golf course/driving range into a Class A RV Resort. That owner was successfully selling the RV sites to wealthy tourists as opposed to running a transient RV park. That park's name is referenced in the preceding pages as Deer Creek Motor Coach Resort. The current owner strategically purchased the subject property after noting that Deer Creek could out perform Deer Creek's success if it had the following characteristics:

- Larger Lots for Modern RVs – Accommodates largest allowable RVs on the road with easy hook up on all 49 lots.
 - Average lot size is 49% larger than in local comp - Deer Creek (7,600 feet vs. 5,100 feet at Deer Creek)
- Less Dangerous Access to the Blue Ridge Parkway for Modern RVs
 - Half mile from Interstate 77 = no more hairpin turns with your RV when you are coming into town to set up
- Easy Access to the Parkway
 - 1/3 mile to entrance of the Parkway with easy access

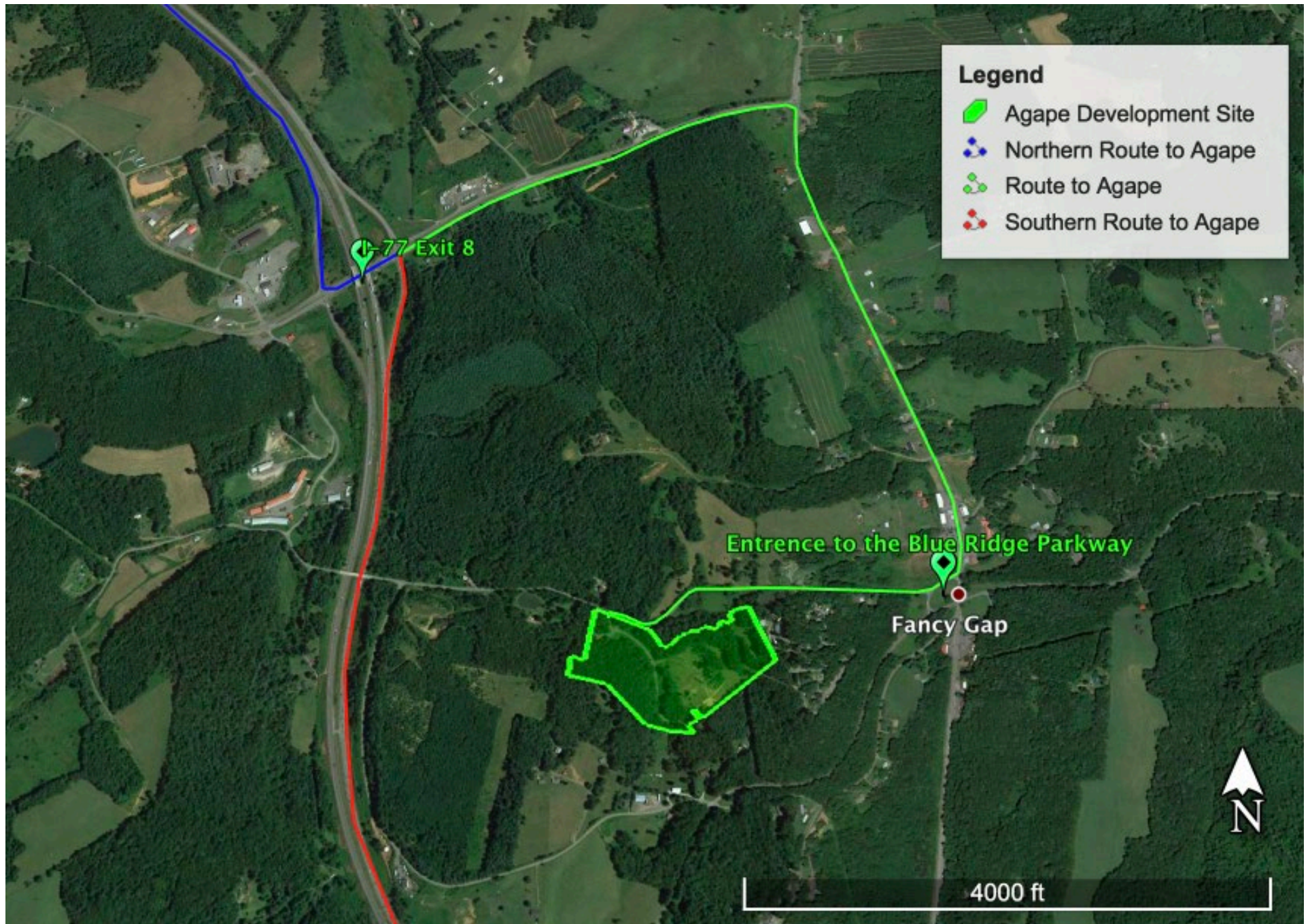
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DEER CREEK MOTORCOACH RESORT – COMPARABLE PROJECT



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SUBJECT PROPERTY MAP



PROPERTY HISTORY (Continued)

This project presents a rare opportunity to take over an existing project that is ready to break ground. A bonus for the selected site was an easement which allowed the current owner to additionally advertise that Agape Motorcoach Resort had direct access to the Blue Ridge Parkway.

During the entitlement process, the current owner was contested with regards to this easement and spent seven years in Federal Court unsuccessfully defending this easement.

Through those years, the owner took an early retirement and moved away to be closer to his grandchildren and has decided to sell now that the outcome regarding his easement is final.

* Of note, the lack of this easement does not make a significant impact in this project's investment performance or prospects for success.



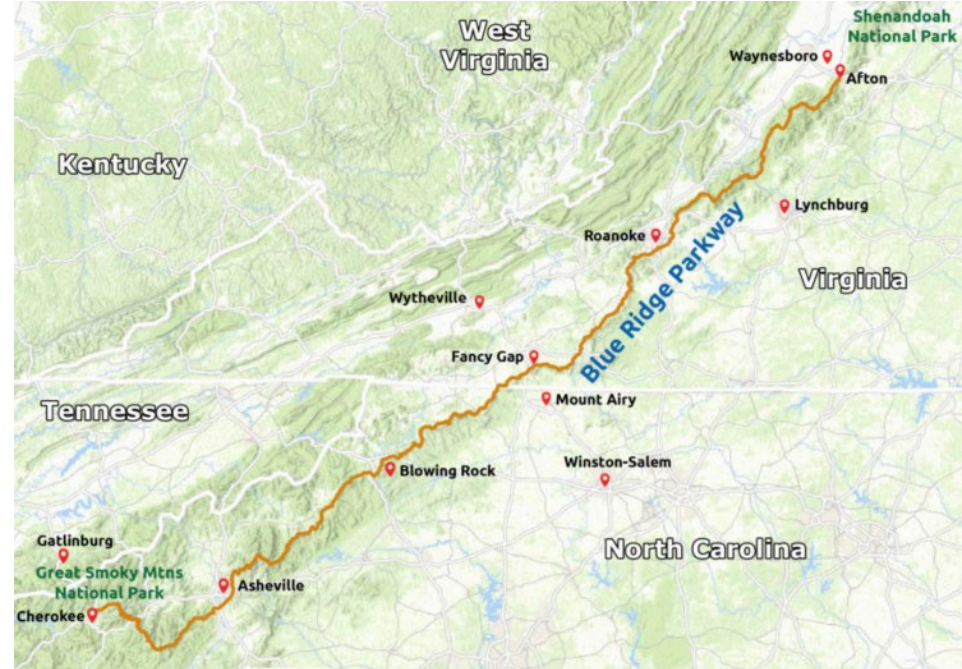
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LOCAL AREA – BLUE RIDGE PARKWAY

The Blue Ridge Parkway is a ribbon of road that weaves through the region's vibrant living traditions. From Cherokee life and agricultural history to Southern Appalachian crafts and music, the Parkway's 469 miles through Virginia and North Carolina offer many ways to explore rich traditions.

Millions of visitors enjoy the Blue Ridge Parkway each year. The Parkway is a place of varied and significant natural resources. Spanning the southern and central Appalachians, the Blue Ridge Parkway offers an exceptional glimpse of the regional flora and fauna. It is world-renowned for its biodiversity.

The Parkway covers a wide range of habitats along the Appalachian Mountains, and some of these habitats are exceptionally rare. Visitors unsurpassed diversity of climate, vegetation, wildlife and geological features.



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Fancy Gap, VA is located roughly 6 miles South of Hillsville, VA; 12 miles East of Galax, VA; and 12 miles North of Mount Airy, NC. The local area is known for having some of the best hiking, fishing, and hunting in VA and NC.

Mount Airy, NC (also known locally as Mayberry) was the birthplace of Andy Griffith and the town was the inspiration for The Andy Griffith Show. The town has a population of 10,000 people but during the local festival known as Mayberry Days at the end of summer, the area attracts as many as 30,000 tourists.

Galax, VA is a small town of roughly 6,500 people located to the West of Fancy Gap. Galax is known for hosting one of the Nation's largest Blue Grass festivals annually called the "Old Fiddler's Convention." This festival attracts tens of thousands of people annually in the month of August. Galax is also home of the Virginia State BBQ Championship called, "Smoke on the Mountain."

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Andy Griffith Show



Old Fiddler's Convention – Galax, VA



Aside from old time folk music, Galax is also known for its incredible hiking trails and kayaking. Galax, VA has multiple access points to the The New River Trail. The New River Trail is 57 miles long and very well kept. Visitors can choose to hike, bike, or explore the trail by horseback.

Hillsville, VA is the closest town to Fancy Gap, VA and has a population of roughly 2,600 people. The town's primary claim to fame is its Hillsville Flea Market (more properly known as the VFW Flea Market & Gun Show), which has been called the largest American flea market to the east of the Mississippi River. It is held twice a year, the Labor Day show attracted 650,000 visitors, and the Memorial Day show attracted 250,000 visitors. Attendees have arrived from as far away as Germany, Africa, and South Korea.

Fancy Gap, VA has interstate access to Winston Salem, NC (45 miles); Charlotte, NC (98 Miles); Roanoke, VA (75 Miles); Bristol, TN (100 Miles).

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New River Trail



VFW Flea Market & Gun Show



AGAPE RESORT – SELLER RECOMMENDED LOT PRICING

Recommended Lot Pricing starting at \$12.25 per square foot

- 20% Premium on lots adjacent to on-site streams
- 10% Reduction on lots with limited view
- 10% Premium on lots with a premium view

Lot sale comps (below) may support higher pricing

Deer Creek Motorcoach Previous Sales									
<u>LOT NUMBERS</u>	<u>PARCEL ID</u>	<u>SOLD DATE</u>	<u>SOLD PRICE</u>	<u>ACREAGE</u>	<u>SQ. FT.</u>	<u>\$ SQ. FT. SOLD PRICE</u>	<u>TAX LAND VALUE</u>	<u>TAX BUILDING VALUE</u>	<u>ADJ (LESS BUILDING)</u>
Lot 10	96C-1-10	2017	\$140,000	0.111	4,835	\$ 28.95	\$ 70,000.00	\$ 32,000.00	\$ 108,000.00
Lot 24	96C-1-24	2017	\$145,000	0.116	5,053	\$ 28.70	\$ 70,000.00	\$ 32,000.00	\$ 113,000.00
Lot 34	96C-1-34	2017	\$169,000	0.094	4,095	\$ 41.27	\$ 70,000.00	\$ 32,000.00	\$ 137,000.00
Lot 41	96C-1-41	2017	\$139,900	0.284	12,371	\$ 11.31	\$ 70,000.00	\$ 32,000.00	\$ 107,900.00
Lot 46	96C-1-46	2017	\$131,000	0.117	5,097	\$ 25.70	\$ 70,000.00	\$ 32,000.00	\$ 99,000.00
Lot 61	96C-1-61	2017	\$120,000	0.097	4,225	\$ 28.40	\$ 70,000.00	\$ 32,000.00	\$ 88,000.00
Lot 35	96C-1-35	2018	\$165,000	0.092	4,008	\$ 41.17	\$ 70,000.00	\$ 32,000.00	\$ 133,000.00
Lot 50	96C-1-50	2018	\$80,000	0.098	4,269	\$ 18.74	\$ 70,000.00	\$ 32,000.00	\$ 48,000.00
Lot 58	96C-1-58	2018	\$130,000	0.097	4,225	\$ 30.77	\$ 70,000.00	\$ 32,000.00	\$ 98,000.00
Lot 67	96C-1-67	2018	\$115,000	0.108	4,704	\$ 24.44	\$ 70,000.00	\$ 32,000.00	\$ 83,000.00
Lot 70	96C-1-70	2018	\$158,250	0.317	13,809	\$ 11.46	\$ 70,000.00	\$ 34,500.00	\$ 123,750.00
Lot 13	96C-1-13	2019	\$125,000	0.1	4,356	\$ 28.70	\$ 70,000.00	\$ 28,500.00	\$ 96,500.00
Lot 23	96C-1-23	2019	\$143,000	0.112	4,879	\$ 29.31	\$ 70,000.00	\$ -	\$ 143,000.00
Lot 24	96C-1-24	2019	\$146,000	0.116	5,053	\$ 28.89	\$ 70,000.00	\$ 32,000.00	\$ 114,000.00
Lot 28	96C-1-28	2019	\$100,000	0.115	5,009	\$ 19.96	\$ 70,000.00	\$ 32,000.00	\$ 68,000.00
Lot 30	96C-1-30	2019	\$110,000	0.108	4,704	\$ 23.38	\$ 70,000.00	\$ 32,000.00	\$ 78,000.00
Lot 34	96C-1-34	2019	\$149,000	0.094	4,095	\$ 36.39	\$ 70,000.00	\$ 32,000.00	\$ 117,000.00
Lot 36	96C-1-36	2019	\$110,000	0.116	5,053	\$ 21.77	\$ 70,000.00	\$ 28,500.00	\$ 81,500.00
Lot 49	96C-1-49	2019	\$70,000	0.098	4,269	\$ 16.40	\$ 70,000.00	\$ 32,000.00	\$ 38,000.00
Lot 60	96C-1-60	2019	\$110,000	0.093	4,051	\$ 27.15	\$ 70,000.00	\$ -	\$ 110,000.00
Lot 70	96C-1-70	2019	\$155,000	0.317	13,809	\$ 11.22	\$ 70,000.00	\$ 34,500.00	\$ 120,500.00
			\$121,800	0.1269	5,528	\$ 24.32			\$ 90,809.88
Per Sq Ft \$									16.43

Agent: Charles DeHart (276) 237-4311

AGAPE RESORT – SELLER RECOMMENDED LOT PRICING

<u>Unit</u>	<u>Acres</u>	<u>SqFt</u>	<u>Base Price</u>	<u>Stream Premium</u>	<u>View Premium</u>	<u>Limited View</u>	<u>Price Adjustment</u>	<u>Sale Price</u>
Lot 1	0.177	7,709	\$94,435	No	No	Yes	-10%	\$84,992
Lot 2	0.158	6,893	\$84,439	No	No	Yes	-10%	\$75,995
Lot 3	0.140	6,114	\$74,897	No	No	Yes	-10%	\$67,407
Lot 4	0.147	6,395	\$78,339	No	No	No	0%	\$78,339
Lot 5	0.140	6,101	\$74,737	No	No	No	0%	\$74,737
Lot 6	0.139	6,061	\$74,247	No	No	No	0%	\$74,247
Lot 7	0.155	6,762	\$82,835	No	No	No	0%	\$82,835
Lot 8	0.158	6,891	\$84,415	No	No	No	0%	\$84,415
Lot 9	0.188	8,169	\$100,070	No	No	Yes	-10%	\$90,063
Lot 10	0.240	10,472	\$128,282	No	No	No	0%	\$128,282
Lot 11	0.199	8,690	\$106,453	No	Yes	No	10%	\$117,098
Lot 12	0.192	8,363	\$102,447	No	Yes	No	10%	\$112,691
Lot 13	0.170	7,416	\$90,846	No	Yes	No	10%	\$99,931
Lot 14	0.145	6,327	\$77,506	No	No	No	0%	\$77,506
Lot 15	0.168	7,331	\$89,805	No	No	No	0%	\$89,805
Lot 16	0.238	10,385	\$127,216	No	No	No	0%	\$127,216
Lot 17	0.143	6,215	\$76,134	Yes	No	No	20%	\$91,361
Lot 18	0.141	6,130	\$75,093	Yes	No	No	20%	\$90,111
Lot 19	0.138	6,000	\$73,500	Yes	No	No	20%	\$88,200
Lot 20	0.145	6,317	\$77,383	Yes	No	No	20%	\$92,860
Lot 21	0.161	7,018	\$85,971	Yes	No	No	20%	\$103,165
Lot 22	0.224	9,775	\$119,744	Yes	No	No	20%	\$143,693
Lot 23	0.266	11,594	\$142,027	Yes	No	No	20%	\$170,432
Lot 24	0.188	8,195	\$100,389	Yes	No	No	20%	\$120,467
Lot 25	0.165	7,203	\$88,237	Yes	No	No	20%	\$105,884
Lot 26	0.239	10,420	\$127,645	Yes	No	No	20%	\$153,174
Lot 27	0.200	8,703	\$106,612	Yes	No	No	20%	\$127,934

AGAPE RESORT – SELLER RECOMMENDED LOT PRICING

<u>Unit</u>	<u>Acres</u>	<u>SqFt</u>	<u>Base Price</u>	<u>Stream Premium</u>	<u>View Premium</u>	<u>Limited View</u>	<u>Price Adjustment</u>	<u>Sale Price</u>
Lot 28	0.148	6,429	\$78,755	Yes	No	No	20%	\$94,506
Lot 29	0.198	8,614	\$105,522	Yes	No	No	20%	\$126,626
Lot 30	0.222	9,664	\$118,384	Yes	No	No	20%	\$142,061
Lot 31	0.210	9,169	\$112,320	Yes	No	No	20%	\$134,784
Lot 32	0.232	10,094	\$123,652	Yes	No	No	20%	\$148,382
Lot 33	0.139	6,070	\$74,358	Yes	No	No	20%	\$89,229
Lot 34	0.165	7,169	\$87,820	Yes	No	No	20%	\$105,384
Lot 35	0.141	6,148	\$75,313	Yes	No	No	20%	\$90,376
Lot 36	0.169	7,362	\$90,185	Yes	No	No	20%	\$108,221
Lot 37	0.167	7,261	\$88,947	Yes	No	No	20%	\$106,737
Lot 38	0.252	10,980	\$134,505	Yes	No	No	20%	\$161,406
Lot 39	0.161	7,002	\$85,775	No	Yes	No	10%	\$94,352
Lot 40	0.138	6,009	\$73,610	No	Yes	No	10%	\$80,971
Lot 41	0.168	7,329	\$89,780	No	Yes	No	10%	\$98,758
Lot 42	0.142	6,191	\$75,840	No	Yes	No	10%	\$83,424
Lot 43	0.155	6,750	\$82,688	No	Yes	No	10%	\$90,956
Lot 44	0.139	6,044	\$74,039	No	No	No	0%	\$74,039
Lot 45	0.158	6,887	\$84,366	No	No	No	0%	\$84,366
Lot 46	0.170	7,400	\$90,650	No	No	No	0%	\$90,650
Lot 47	0.170	7,400	\$90,650	No	No	No	0%	\$90,650
Lot 48	0.170	7,400	\$90,650	No	No	No	0%	\$90,650
Lot 49	0.170	7,400	\$90,650	No	No	No	0%	\$90,650
	<u>7,600</u>						Total Sales	\$5,030,015
							Average Sales Price	\$102,653
							Per Sq Ft	\$13.51

Agent: Charles DeHart (276) 237-4311

AGAPE RETREAT – ESTIMATED PROJECT COSTS

ITEM/DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
ACCESS ROADS				
Unclassified Excavation	1	L.S.	\$8,500.00	\$8,500.00
Unsuitable Material Excavation & Disp.	1	L.S.	\$4,400.00	\$4,400.00
Clearing & Grubbing & Disposal	1	L.S.	8,000.00	\$8,000.00
Final Road Grading & Proof Rolling	1	L.S.	5,000.00	\$5,000.00
Base Aggregate, 21-A (8")	11,550	S.Y.	4.50	\$51,975.00
Binder, BM-3 (3")	10,680	S.Y.	4.75	\$50,730.00
Surface, SM-2A (2")	10,680	S.Y.	5.18	\$55,322.40
Concrete Motor Coach Pad	49	EA.	3,000.00	\$147,000.00
Seeding, (Roadway Shoulders)	0.20	AC.	2,500.00	\$500.00
Silt Fence	1,900	L.F.	3.50	\$6,650.00
Diversion	1,200	L.F.	3.00	n/a
Culvert Inlet Protection	4	EA.	350.00	done
Culvert Outlet Protection	11	EA.	400.00	done
Sediment Trap	1	EA.	3,000.00	done
Concrete Ditch	340	L.F.	24.00	done
Riprap Ditch, Class A1	550	C.Y.	35.00	done
Class A-1 Rip Rap (Erosion Protection)	250	C.Y.	50.00	done
Underdrains	60	L.F.	24.00	done
15" Culvert, ADS-N12	208	L.F.	25.00	done
18" Culvert, ADS-N12	188	L.F.	30.00	done
24" Culvert, ADS-N12	80	L.F.	40.00	\$3,200.00
48" Culvert, ADS-N12	60	L.F.	80.00	done
Culvert Endwall	4	L.S.	8,000.00	done
Surveying, (Road, Site, Lots, Pads)	1	L.S.	4,000.00	\$4,000.00
Park Entrance-Exit Signs & Directional Signs	1	L.S.	800.00	\$800.00
Park Perimeter Fence (Optional)	0	L.S.	0.00	\$0.00
Front Entrance Electronic Security Gates	2	L.S.	6,000.00	\$12,000.00
ACCESS ROADS SUBTOTAL				\$358,077.40
SITE IMPROVEMENTS				
Unclassified Excavation	1	L.S.	\$10,000.00	\$10,000.00
Unsuitable Material Excavation & Disp.	1	L.S.	\$3,000.00	\$3,000.00
Clearing & Grubbing & Disposal	1	L.S.	4,500.00	\$4,500.00
Seeding	13.40	AC.	2,500.00	\$33,500.00
Diversion	1,350	L.F.	3.00	\$4,050.00
Class A-1 Rip Rap (Erosion Protection)	100	C.Y.	45.00	\$4,500.00
Landscaping	1	L.S.	25,000.00	\$25,000.00
SITE IMPROVEMENTS SUBTOTAL				\$84,550.00

AGAPE RETREAT – ESTIMATED PROJECT COSTS

WATER SYSTEM & WATER LINE EXTENSIONS

Well Pump House, Tanks & Fittings	1	L.S.	\$80,000.00	PUBLIC WATER
Tap Fee to Water System	1	EA.	2,500.00	\$2,500.00
4" Water Line, C900	1,955	L.F.	18.00	\$35,190.00
2" Water Line, SDR 21	500	L.F.	14.00	\$7,000.00
4" Sprinkler Line, SDR-21 (No Heads)	2,000	L.F.	16.00	\$32,000.00
4" Gate Valve	6	EA.	600.00	\$3,600.00
2" Gate Valve	4	EA.	350.00	\$1,400.00
Blowoff Valve	3	EA.	1,200.00	\$3,600.00
3/4" Service Line/Valve to Coach Sites	49	EA.	400.00	\$19,600.00
2" Air Release Valve	2	EA.	2,000.00	\$4,000.00
Waterline Water Leak Test	2	EA.	3,000.00	\$6,000.00

SANITARY SEWER

WATER SYSTEM & WATER LINE EXTENSIONS SUBTOTAL

\$114,890.00

Sanitary Sewage Treatment Plant	1	L.S.	\$100,000.00	PUBLIC SEWER
8" Gravity Sewer, SDR-35	2,250	L.F.	35.00	\$78,750.00
6" Service Laterals, SDR-35	2,835	L.F.	25.00	\$70,875.00
Service Lateral Cleanouts	28	EA.	500.00	\$14,000.00
4' Dia. Manhole, Complete	22	EA.	2,000.00	\$44,000.00
8" Discharge Line SDR-35	1,100	L.F.	25.00	No Longer Needed
Grinder Pump Station	1	L.S.	60,000.00	PUBLIC SEWER
Surveying, (Stake Manhole)	1	L.S.	1,200.00	\$1,200.00

SANITARY SEWER SUBTOTAL

\$208,825.00

TOTAL DEVELOPMENT ESTIMATE

\$766,342.40

OPTIONAL CLUBHOUSE - BUILT OUT CLOSER TO HOA EXIT IN MODEL

Clubhouse Construction	3,000	SqFt	70.00	\$210,000.00
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ESTIMATE WITH CLUBHOUSE

\$976,342.40

Agent: Charles DeHart (276) 237-4311

UNLEVERED RETURNS

Using Total Lot Sales of \$5,030,015

Project Exit Year 5
Internal Rate of Return 55.3%
Equity Multiple 3.56

	<u>Year 0</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Cash to Land Purchase	(\$545,000)					
Cash to Construction		(\$766,342)				
RV Rental Net Income		(\$14,135)	\$38,158	\$25,451	\$12,194	(\$1,631)
HOA Net Income			\$3,093	\$9,474	\$16,122	\$0
Clubhouse			(\$210,000)			
Percentage of Lots Sold			25.0%	25.0%	25.0%	25.0%
Net Lot Sales			\$1,144,328	\$1,144,328	\$1,144,328	\$1,144,328
Cash Flows	(\$545,000)	(\$780,477)	\$975,580	\$1,179,254	\$1,172,645	\$1,142,698

* Optional - Built Prior to HOA Exit

Using Total Lot Sales of \$6,118,532

Project Exit Year 5
Internal Rate of Return 68.5%
Equity Multiple 4.31

	<u>Year 0</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Cash to Land Purchase	(\$545,000)					
Cash to Construction		(\$766,342)				
RV Rental Net Income		(\$14,135)	\$38,158	\$25,451	\$12,194	(\$1,631)
HOA Net Income			\$3,093	\$9,474	\$16,122	\$0
Clubhouse			(\$210,000)			
Percentage of Lots Sold			25.0%	25.0%	25.0%	25.0%
Net Lot Sales			\$1,391,966	\$1,391,966	\$1,391,966	\$1,391,966
Cash Flows	(\$545,000)	(\$780,477)	\$1,223,217	\$1,426,892	\$1,420,283	\$1,390,335

* Optional - Built Prior to HOA Exit

* See "Agape Underwriting" Excel File if you would like to run your own scenarios to include debt scenarios

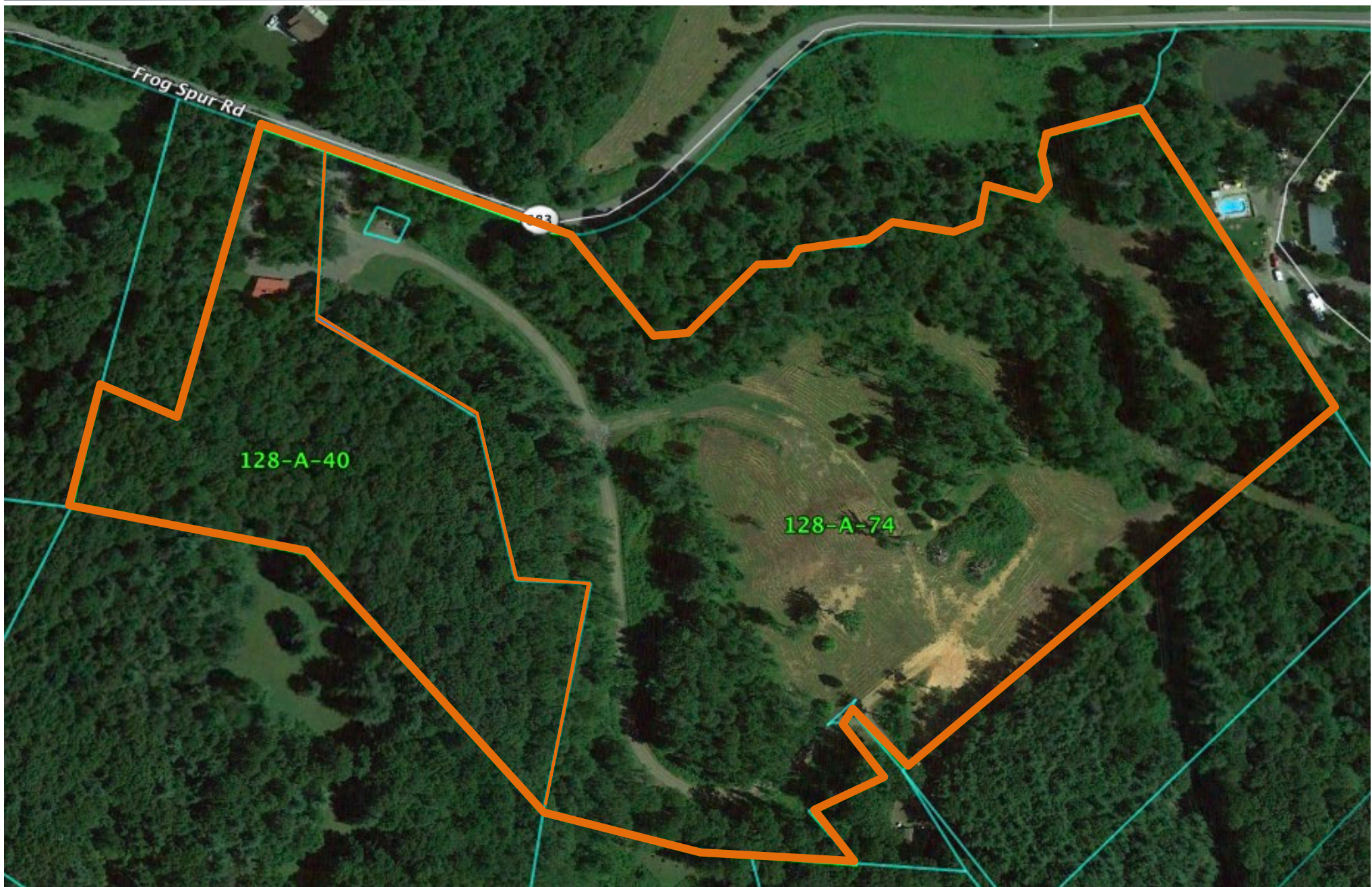
MARKETING PLAN FOR CUSTOMERS

Based on the feedback provided by the seller, the ideal marketing plan appears to be:

1. Sell lots to existing owners at Deer Creek and/or offer referral fees if those owners refer friends who buy a lot in Agape.
2. Attend the three major RV trade shows in FL where most of these types of projects are sold at:
 - a) [Florida RV Super Show](#) – Tampa, FL
 - b) [Ft Myers RV Show](#) – Ft Myers, FL
 - c) [West Palm Beach RV Show](#) – West Palm Beach, FL
 - d) Attend local RV shows: (Charlotte/Greensboro/Roanoke/Bristol)

Contact information will be provided for the owners at Deer Creek as part of Due Diligence *
Agent: Charles DeHart (276) 237-4311

PARCEL OUTLINE



Agent: Charles DeHart (276) 237-4311

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