



GOLDEN RIDGE STUDIOS AND RANCH

3,630 ACRES · TEXAS HILL COUNTRY

— ONE CAPITAL. HARD ASSETS. —
DIVERSIFIED RETURNS.

A LEGACY-SCALE INVESTMENT OPPORTUNITY

Golden Ridge Studios and Ranch delivers diversified, hard-asset returns across film, real estate, and wildlife — built for family offices and high-net-worth investors.

- ◆ YEAR 5 CASH YIELD: 8.0–9.8%
- ◆ TARGET IRR: 15–20%
- ◆ PHASE 1 CAPITAL RAISE: \$100M
- ◆ TOTAL PROJECT SIZE: \$225–250M

WHY GOLDEN RIDGE? WHY NOW?



45% Texas film production cash rebates



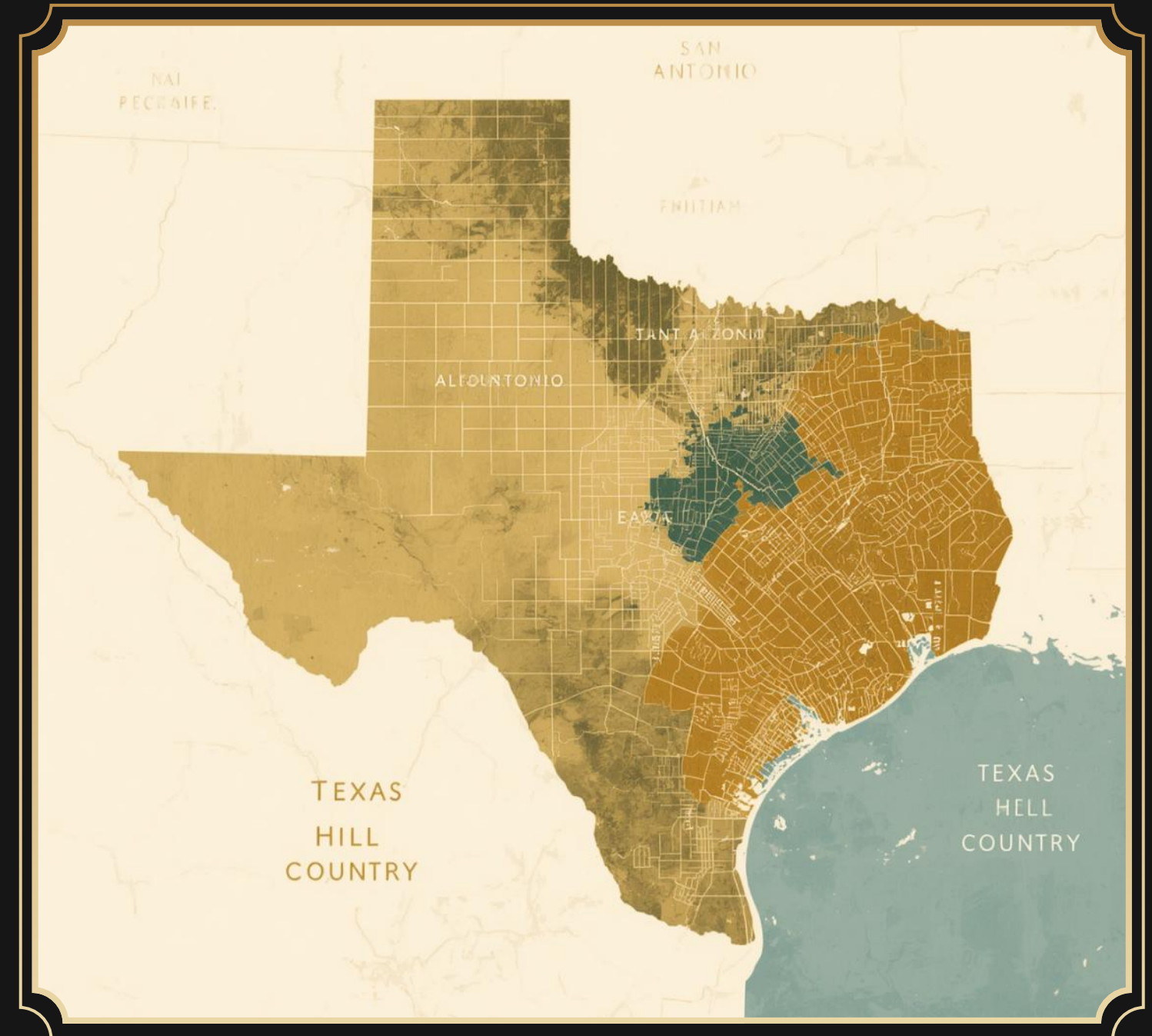
Ranch tax advantages incl. Section 179 depreciation



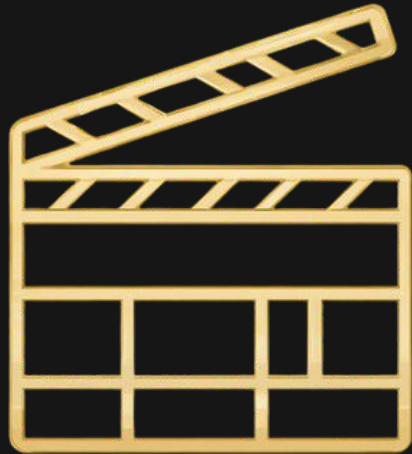
Wealth migration trends to Texas Hill Country



New freeway expansion & no state income tax



ONE CAPITAL. FIVE INTEGRATED BUSINESSES.



FILM
STUDIOS



TALENT
HOUSING



WILDLIFE
PRESERVE



FALCONRY
CENTER

PRIME LOCATION

40 minutes from San Antonio
International Airport, nestled in
the heart of the Texas Hill
Country.



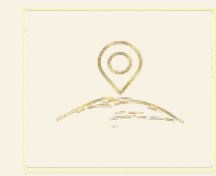
San Antonio



Golf & Dining



Ranch Lifestyle



Hill Country



GOLDEN RIDGE FILM STUDIOS

State-of-the-Art Film & Virtual Production
Campus

- 10 Sound Stages
- 20,000+ sq ft LED Volume
- Up to 45% Production Rebates





TALENT HOUSING & FUTURE ANCILLARY DEVELOPMENT

On-site housing for talent and production staff, with planned mixed-use development along the future 211 freeway frontage — boutique hotels, restaurants, and lifestyle retail.





EXCLUSIVE OWNER COMMUNITY

Where the stars and the antelope play · Deeded 5-acre parcels · A lasting legacy asset for family offices and investors



ACCREDITED WILDLIFE PRESERVE & FALCONRY CENTER

World-class exotic wildlife breeding, conservation, and a premier falconry experience set across 3,630 acres of Texas Hill Country.



Exotic wildlife breeding & native Texas elk



100% Section 179 depreciation on ranch assets



On-site master falconer & falconry amenities



Accredited preserve with conservation legacy



ATTRACTIVE RISK-ADJUSTED RETURNS



Diversified revenue streams across studios, wildlife, and real estate deliver compelling yields with hard asset backing.

- ◆ STABLE CASH YIELD: 8.0–9.8% BY YEAR 5
- ◆ TARGET IRR: 15–20% OVER INVESTMENT HORIZON
- ◆ REVENUE STREAMS: STUDIO RENTALS, WILDLIFE TOURISM, REAL ESTATE
- ◆ PHASE 1 RAISE: \$100M · TOTAL PROJECT: \$225–250M

OWNERSHIP STRUCTURE & INVESTOR BENEFITS



PROPORTIONAL OWNERSHIP

Deeded land parcels proportional to investment, offering tangible hard-asset ownership in a legacy-scale property.



SECTION 179 DEPRECIATION

100% Section 179 depreciation benefits on qualifying ranch and studio assets, delivering immediate tax advantages.



ACTIVE INVESTMENT OPTIONS

Hands-on participation in studio operations, wildlife preserve management, and community development decisions.



PASSIVE INVESTMENT OPTIONS

Fully managed passive income streams from studio rentals, wildlife tourism, and real estate sales with no active duties.

PHASED DEVELOPMENT & CAPITAL DEPLOYMENT



PHASE 1
STUDIO
CONSTRUCTION
\$100M RAISE



PHASE 2
WILDLIFE & COMMUNITY
DEVELOPMENT



PHASE 3
COMMERCIAL &
RESIDENTIAL
EXPANSION



TOTAL PROJECT
\$225-250M
FULL BUILDOUT



WHY GOLDEN RIDGE STANDS APART

Traditional ranches offer isolation and seasonal use. Golden Ridge delivers diversified assets, year-round engagement, and multiple revenue streams.

TRADITIONAL | TRADITIONAL
LUXURY RANCH

— TOP | P | MFS | I | S | T | HRS —



INVESTMENT OPPORTUNITY

\$1,000,000

PHASE 1:
\$100M RAISE

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— APPENDIX & DISCLAIMERS —
RANCH

LEGAL NOTICES & RISK DISCLOSURES

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LEGAL NOTICES & RISK DISCLOSURES

FORWARD-LOOKING STATEMENTS

FORWARD-LOOKING STATEMENTS: This presentation contains forward-looking statements and projections based on current assumptions and estimates. Actual results may differ materially from those projected. Past performance is not indicative of future results. All financial projections, including IRR targets of 15–20% and cash yields of 8.0–9.8%, are estimates only and are not guaranteed.

INVESTMENT RISKS

INVESTMENT RISKS: Investment in Golden Ridge Studios and Ranch involves significant risk, including loss of principal. This offering is intended solely for accredited investors as defined under Regulation D of the Securities Act of 1933. Interests have not been registered under federal or state securities laws and are subject to restrictions on transfer. Prospective investors should carefully review all offering documents and consult with their own legal, tax, and financial advisors prior to investing. Tax benefits, including Section 179 depreciation, depend on individual tax circumstances. Golden Ridge Studios and Ranch, LLC makes no representations regarding tax outcomes.