



GOLDEN RIDGE STUDIOS & RANCH

Texas Hill Country

✦ *Where the Stars and the Antelope Play* ✦

Film Studio • Exclusive Owner Community • Wildlife Animal Actors Breeding & Preserve • Falconry Center

Projected Year 5 Annual Cash Yield: 8.0% – 9.8%

Target IRR: 15–20%

Golden Ridge Studios – Partnership Opportunity

We are seeking qualified active and passive partners to co-own a diversified portfolio of high-quality, hard-asset businesses on a breathtaking historic 3,600-acre ranch in Texas Hill Country.



Investment Structure

Your investment delivers proportional ownership in the land, operating businesses, and all hard assets. A portion of every investment includes the allocation and deciding of approximately 5 acres of secure, luxury gated land within the community (subject to final structuring).

Multiple Revenue Streams Built on Tangible Assets

1 Golden Ridge Film Studios – 10-studio hybrid film & virtual production campus with a minimum 20,000 sq ft LED volume and professional recording facilities.



2 Exclusive Gated Owner Community Deeded parcels + HOA revenue in a one-of-a-kind, low-tax sanctuary. Nestled in the prestigious high-growth outskirts of San Antonio, a planned freeway along the ranch's southern boundary can create retail development potential.



3 Native & Exotic Animal Preserve & Actor Ranch – Professionally managed collection for film, breeding, falconry, and legacy (100% first-year tax deductions on animals and infrastructure).



4 Potential Ancillary Businesses – Hospitality, golf, tours, events, and a possible high-efficiency closed-loop AI data center (subject to approvals).



Total Project Scale (Phase 1 & 2): \$225-250 million

Build Your Legacy at Golden Ridge

Unlike traditional film studios, partners have the rare opportunity to build a luxury family home on their own multi-acre deeded parcel inside the gated community. Additional investment can secure more land and higher future revenue participation. Wake up to exotic animals or even see an occasional star walking by!

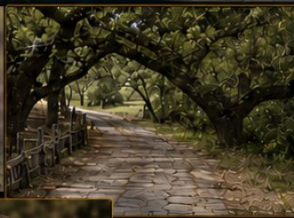


Location

Texas Hill Country • Approximately 40 minutes from San Antonio International Airport

Lifestyle & Amenities

- Native and exotic animal and raptor viewing
- Fishing and hiking when there are no active film shoots
- Near-world-class golf courses and high-end communities
- Access to equestrian, polo, rodeo, fine dining, and luxury retail
- Live among other strategic partners who value privacy, legacy, and influence



Powerful U.S. Tax & Incentive Advantages

- Up to ~45% combined Texas film production Cash Rebate*
- 100% first-year deductions on qualifying animals, infrastructure, and construction on the exotic facilities (Section 179)
- Agricultural property tax valuation keeps taxes low
- No state income tax in Texas



Ideal Partners

- Accredited investors seeking diversified, asset-backed opportunities with strong tax benefits and lifestyle upside
- Active partners with expertise in film production, hospitality, real estate development, animal operations, or capital raising



Serious inquiries only.



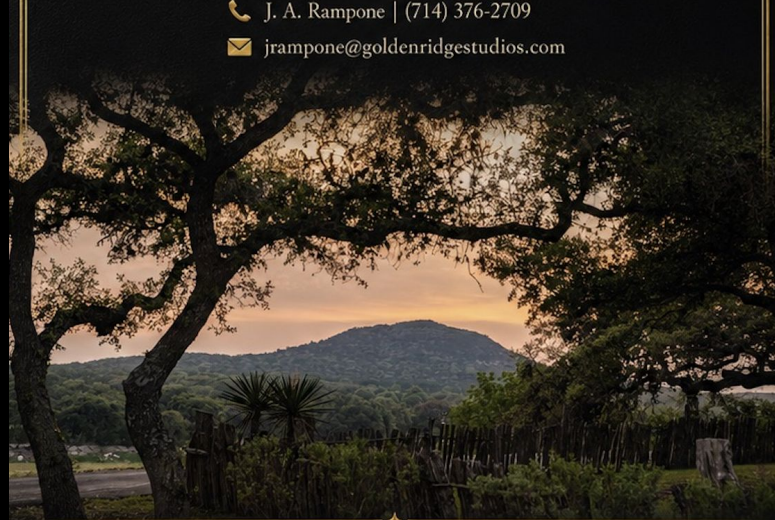
With genuine hope for a meaningful, long-term partnership,

The Golden Ridge Team

 GoldenRidgeStudios.com

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