

ROCKY LEDGE ESTATES

BURNEY FALLS - 8TH WONDER OF THE WORLD!

Vacation Destination Opportunity near Mt Lassen National Park and Mt Shasta Ski Resort

DIRECT ACCESS TO 2.2 M ACRES OF NATIONAL FOREST

Hat Creek/Fall River/McCloud River/Pit River

LEGACY WITH BENEFITS

Optional H.O.A. – Onsite Management - LLC
Shared access to boats, ATV, Jeeps, and more
Short-Term Rental –” Four Wallets” Affordable
Family Vacation with the cousins!

4- and 5-acre parcels on paved streets with
water and power at the curb!

9/01/2022



ABOUT US

Private Owner – 8 parcels
Retired healthcare executive with
experience in owner-builder
construction using the experienced
subcontractors.

Custom designed estate for maximum
ROI and minimal owner actions.

We are selling six parcels to generate
the capital to build our estate.

We have the plans and will share them
with you when you become a member
or our H.O.A. and benefit from our
shared onsite management team.

Trade with points to travel the world.

Own with an LLC/Trust that will allow
your heirs to benefit from your legacy.





Lake Britton always full!



Family first, then friends & charity

PROBLEM

MARKET GAP

Private Estates that have room for multiple families are expensive and lack the privacy and comfort for groups to easily divide the rent.

COSTS

Our build lowers the costs to operate with owner-builder and no realtor commission. This is a hold strategy.

CUSTOMERS

Short-term Rentals are popular when located within driving distance of the bay area, Sacramento and Reno.

USABILITY

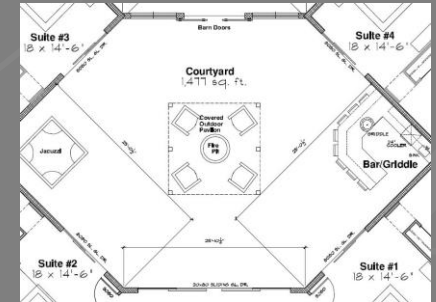
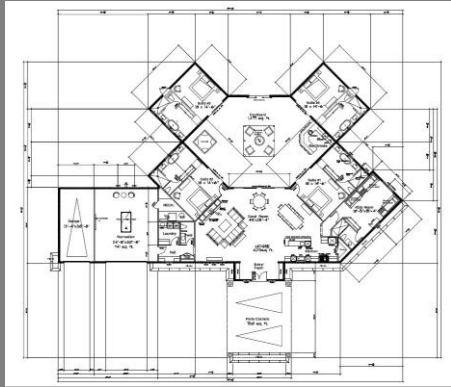
Evolve Vacation Rentals manage our rentals. Trade-To-Travel allows our members to enjoy new locations each year.

FINANCIALS

\$250 per night for each family with equal accommodations that include a King Size Bed and Private Bathroom

LEGAL

Our LLC Trust Strategy is designed to pass the benefits to future generations tax free.



SOLUTION

“Four-Wallets” has four king-size suites with private baths for each couple”

CLOSE THE GAP

Build for 20-36% less
and lower your property
tax in the process. Lock
in the lower rate for
your future generations!

TARGET AUDIENCE

Savvy Investors that care
about their heirs and are
looking for ways to
enhance the family
experience

COST SAVINGS

Buy and own the land.
Transfer investment
dollars into Real Estate
Build for less.
Rental income to LLC

EASY TO USE

Onsite H.O.A. manager
so your guests are using
your estate without you
having to be there!

PROCESS OVERVIEW

UNIQUE

When you rent for \$1K per night and \$7K week, and your costs are low, the CAP Rate is amazing!

TESTED

Families love to be with their family and friends in a beautiful area. \$250 per night per family = \$7,000 per week.

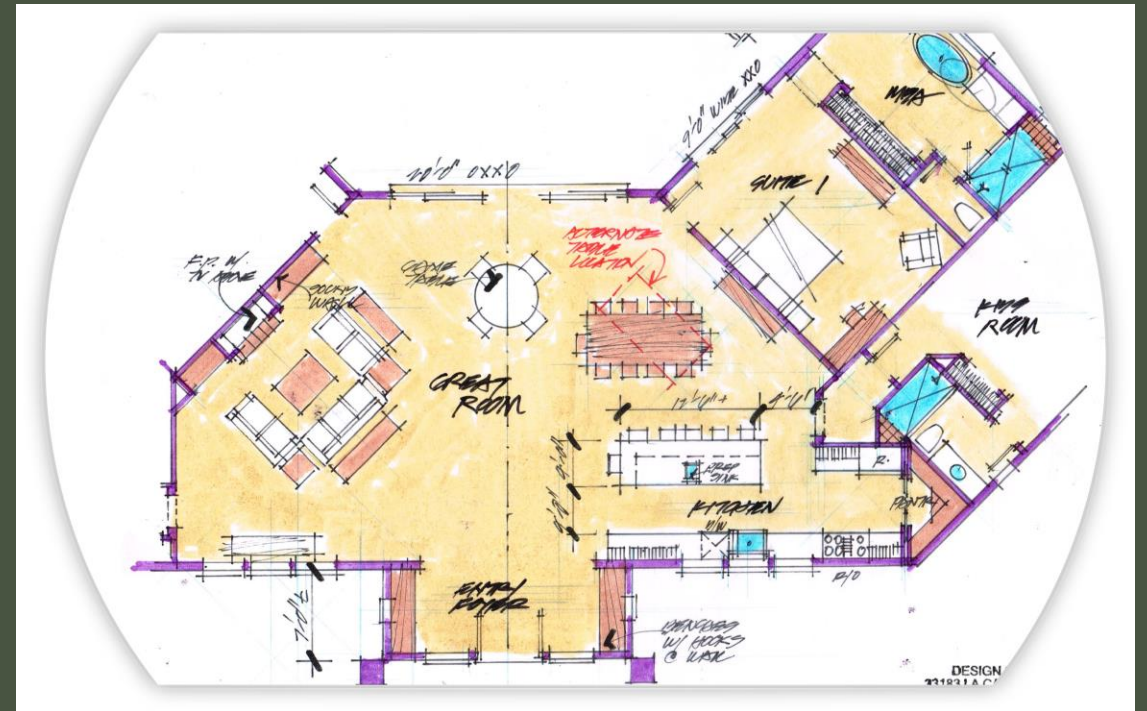
FIRST TO MARKET

First, beautifully designed estate designed to last for years while easy to maintain and located in a highly desirable.

AUTHENTIC

Designed with the help and input of world travellers for maximum comfort.

Private courtyard for all the loud laughter!



PROCESS BENEFITS

<https://www.luxuryhomeexchange.com/>

REAL ESTATE

Fee Simple Deed
Transfer out of equities
Living Trust – You control
Lower taxes LLC \$800/yr
Build to rent not sell!

USE OUR PLANS




Buy the parcel and join
the optional LLC to have
our manager assist in the
build, furnishing, and
upkeep for you!

EVOLVE RENTS IT!

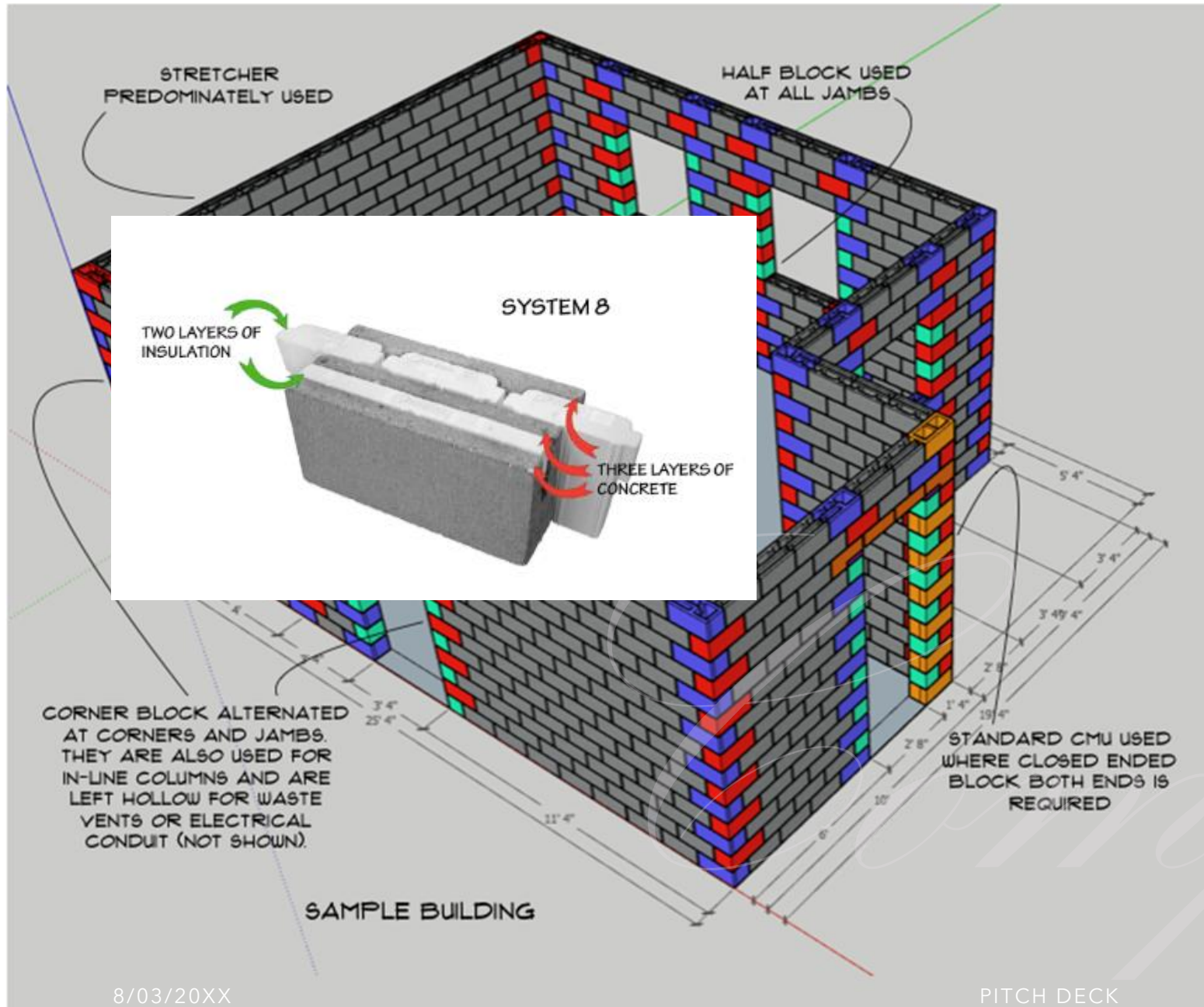
We pay a 10% fee, so
they advertise and
contract for you. The
guest pay the cleaner,
occupancy tax,
insurance for damages.

TRADE-TO-TRAVEL

You will earn 14-28,000
points every year so you
can stay in a new
vacation home with your
family and friends.

Bahamas, Kamalame Cay Property Number: T2849  Bedrooms: 1 Bathrooms: 1 Max Occupancy: 3 Credits: 5600 - 8925 Will also rent Click here for more information on this property >> RENT THIS PROPERTY	US Virgin Islands, St. Thomas Property Number: T3416  Bedrooms: 3 Bathrooms: 2 Max Occupancy: 6 Credits: 5600 - 6650 Will also rent Click here for more information on this property >>	Saint Lucia, Gros Islet Property Number: T1183  Bedrooms: 9 Bathrooms: 10 Max Occupancy: 20 Credits: 5300 - 13000 Will also rent Click here for more information on this property >>
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One point is equal to one dollar based on the weekly rental fees. When you provide your property for other TTT members, you get the points, even if no one uses your dates! Holidays pay double!



CONSTRUCTION OVERVIEW

OmniBlock are the best
thermally efficient building
system on the market today!

Fireproof/Stucco/Drywall
Hurricane/Earthquake resistant

Soundproof, bullet proof, build
to last generations!

OmniBlock estimate = \$33K!
9'2 walls – No Cutting – Legos!

OWNER - BUILDER

RESEARCH

Legal way to use the same subcontractors and lower the cost of the build by 20-30%.

EXPERIENCED CONTRACTOR CONSULTANT - KEITH KELSCH

We enrolled in his course and follow his proven advice; we use his knowledge from building hundreds of custom homes!

DESIGN

Every family gets equal value and with concrete construction our homes are fire-proof, sound – proof, bullet proof, and no termites!



<https://www.howtobuildyourownhome.com/pages/about-us>



PROJECT OVERVIEW

\$1.2M

Sale of six parcels to H.O.A. members that will build their own short-term vacation rental property. We use money to build out our home and validate costs and subs.

\$1M

Estimated total build costs using OmniBlock for each 4,300 sq/ft and 1,200 sq/ft second residence for your private use. (including land)

14 CAP

When you are not paying for a mortgage, and you rent via Evolve with a 50% success rate. Your TTT account will have 14-28,000 points for your personal travel!

MARKET COMPARISON



\$800K

COST TO BUILD

Using OmniBlock and based on our best estimates during inflationary times!



\$200K

COST FOR PARCEL

3.5 -5.0 Acre Parcels



\$3M

COMPARABLE RENTALS

Build to rent not for resale

While any investment comes with a certain amount of risk, **owning a vacation rental property can be both rewarding and profitable**. Before investing in a vacation rental business, it's important to consider the pros and cons of entering the industry, and whether you are willing to put in the required work. Nov 29, 2021



OUR COMPETITION

LAKE TAHOE

A five-acre estate with 5-bedrooms and 6 baths would sell for millions and costs would require higher rental rates and lower the CAP rate.

<https://www.worldcpm.com/5-bedroom-rentals/>

COMPETITORS

2081 Tahoe Mt. Rd - \$5,248,000

4 bds 4 b 3185 sq./ft

2.5 Acres

Lot/Land for sale - \$999,000

5.01-acre lot/Land for sale - \$850,000

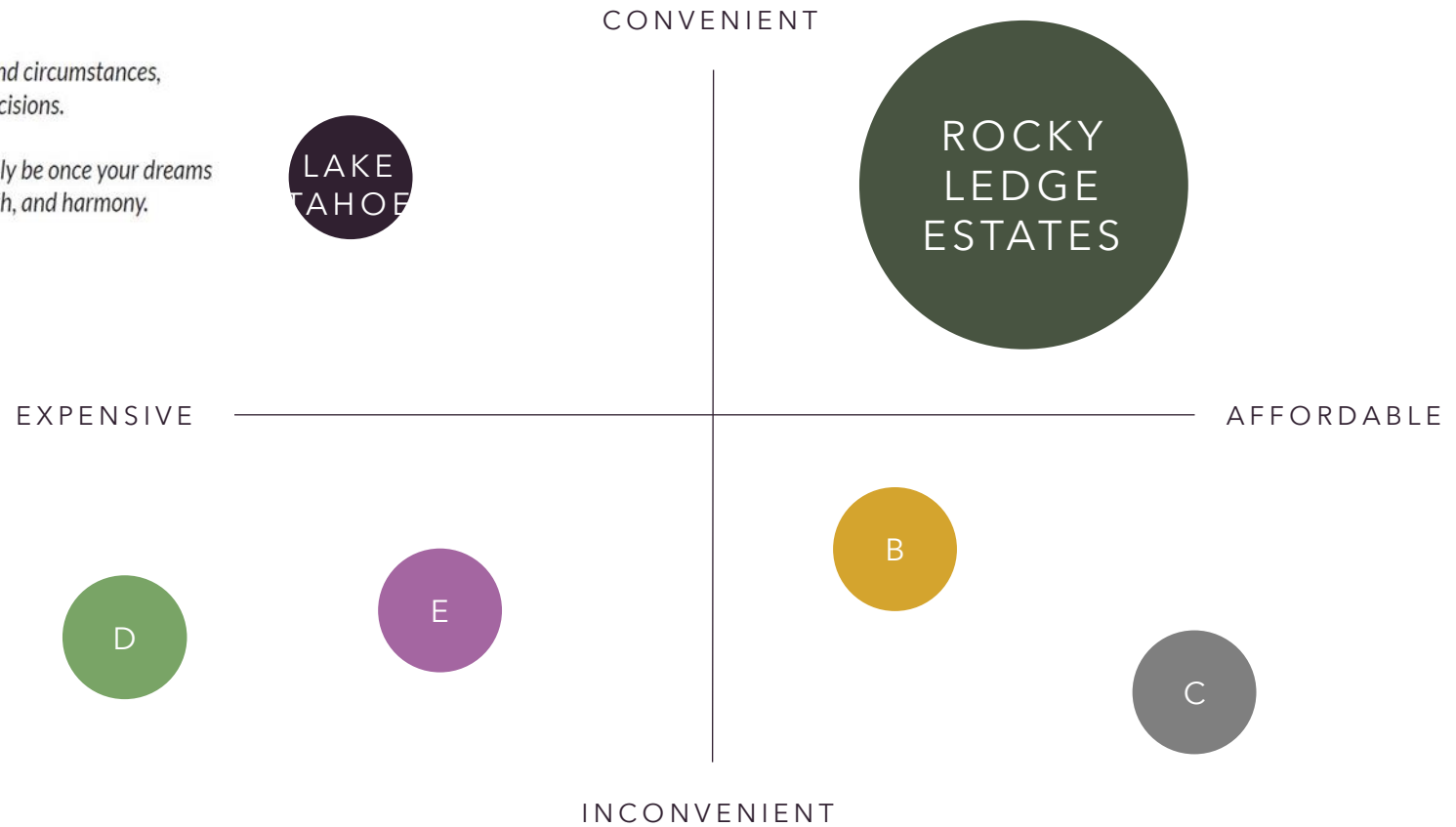
Lot 2 Sawmill Rd. South Lake Tahoe

COMPETITION

*Resist the temptation to base today's decisions upon today's facts and circumstances,
which are little more than what remains of yesterday's decisions.*

*Instead, base them upon the facts and circumstances as they will inevitably be once your dreams
have already come true, once you're deep in friends, laughter, health, and harmony.*

Ready? Go...
THE UNIVERSE



GROWTH STRATEGY

How we'll scale in the future



FEB
2023

First build in process
Building Permits
Subcontractors
Actual Build Costs



MAY
2023

Each HOA owner will be
invited to experience the
“Four-Wallets”
Luxury Vacation Rental



OCT
2023

Gather feedback from
Evolve Clients and local
community

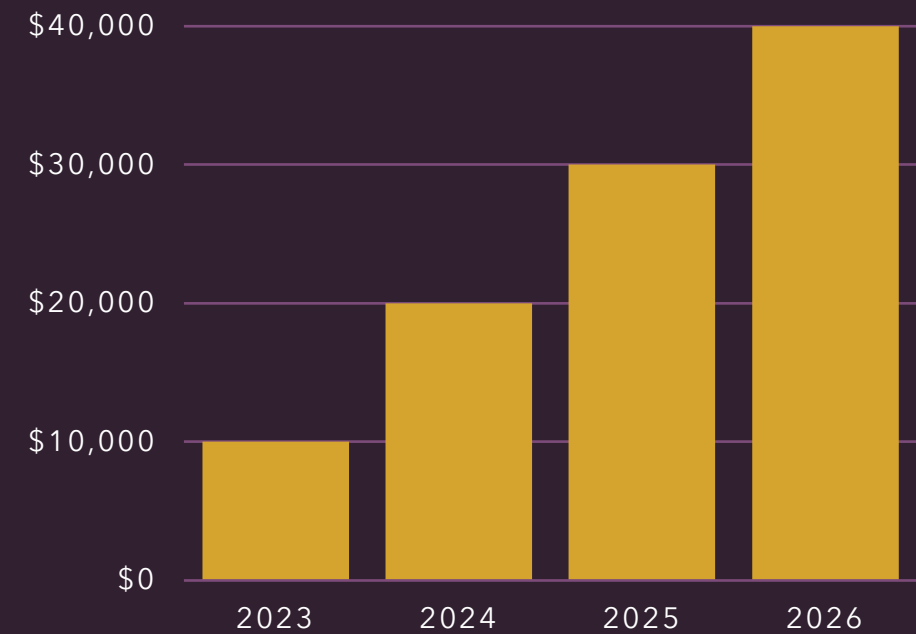
TRACTION

Forecasting for success

KEY METRICS

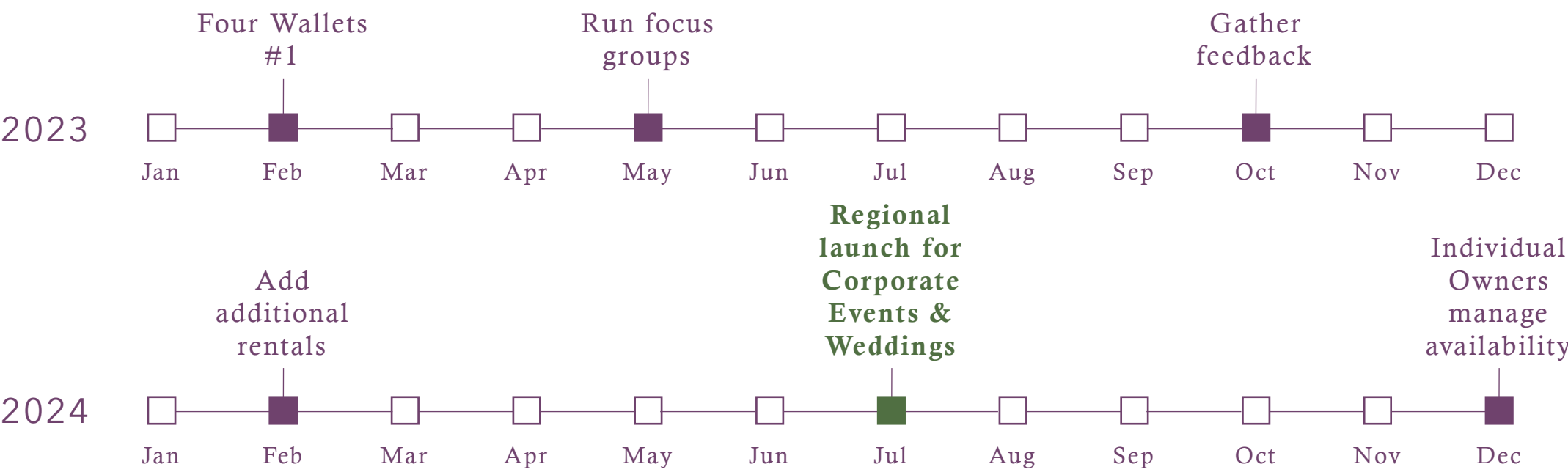
	CLIENTS	PER WEEK	GROSS AVENUE	NET REVENUE
2023	10	\$7000	\$70,000	\$7,000
2024	20	\$7500	\$150,000	\$78,000
2024	30	\$8000	\$240,000	\$168,000
20XX	40	\$9000 (\$321/fam)	\$360,000	\$280,000

REVENUE BY YEAR



“Four-Wallets” assumes four families will reserve one week with each family paying \$250/night, increased for inflation.

2-YEAR ACTION PLAN





FINANCIALS - FOUR WALLETS #1

Multiply time six to see the ROI for a single investor!

	YEAR 1	YEAR 2	YEAR 3	
Income / Success Rate	20%	40%	60%	
Weekly Rentals (\$)	7,000	7,504	8000	
Sales	73,000	156,512	250,536	
Average Price per family	\$250	\$268	\$286	
Annual Expenses	40,416	50,916	50,916	
GROSS PROFIT	\$32,584	\$116,096	\$199,620	
Expenses				
Evolve Vacation Rental (10%) on success only	included	\$15,561 Included	151,200,000	10%
Cleaning Fee (collected)	\$350	Paid by client	Collected By Evolve	
Property Tax (included)	0.76	\$6000	6,000	5%
H.O.A.	TBD	\$12,000	\$12,000	2%
ESTIMATED CAP	4%	10.6%	20%	

MEET THE TEAM



LAWRENCE FINDLETON
President



MARTINE FINDLETON
Interior Design



RON BRENIER
Design & Plans



ROBERT COYLE
Design Group

FUNDING FOR ONE PARCEL



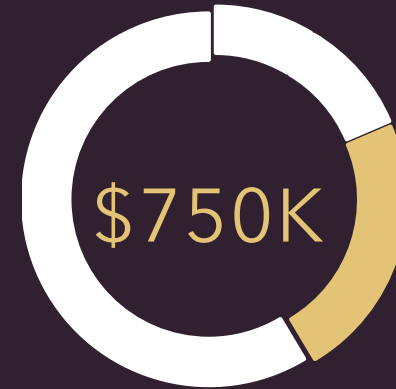
PER PARCEL

Fee Simple Deed
Escrow & Title
6 parcels Available



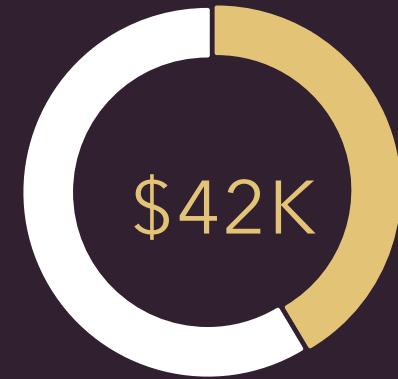
LAND SALES INVESTMENTS

Six Parcels
Single Investor or
Individuals



ESTIMATED COST TO BUILD "FOUR WALLETS"

OmniBlock Construction
Radiant Floor Heat
Metal Roof



ESTIMATED COST TO FURNISH

Includes extra linens and
towels for maid services
Utensils/Pots/Pans

FUNDING FOR SIX PARCELS



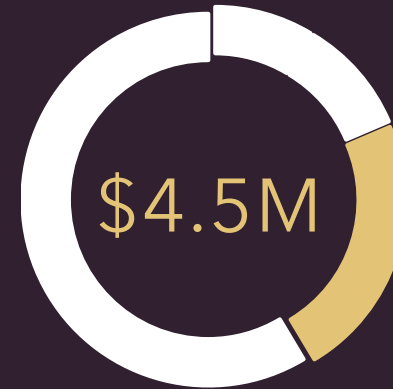
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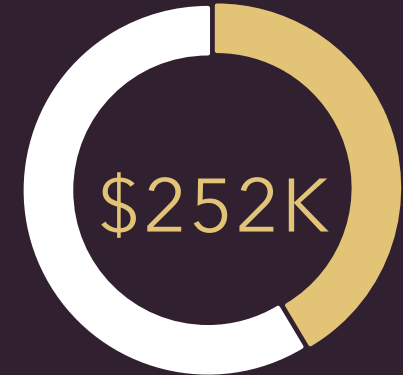
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SUMMARY

Rocky Ledge Estates is in the GEM of Northern California, where the water begins! We have the support of the local community. Their economy needs our clients, and their services will keep our guest coming back for more! "Efficiencies will come from proactively transforming how we do business."

NO INCOME TAX STRATEGY

YOUR LLC PAYS EXPENSES TO YOUR MEMBERS

Until you distribute income by distribution to members, the LLC can reimburse travel and business-related expenses.

YOUR LIVING TRUST OWNS THE LLC

Cost per LLC \$800

You choose your executors/members in LLC

Majority Vote to sell/All profit goes to charity!

YOU CHOOSE WHO RENTS AND WHEN

14 days per year to Trade-to Travel for points

Approximately 10 weeks create break-even

Your guest use the other 40 weeks for free!

The maximum rental strategy includes corporate retreats and weddings.

Auxiliary Residence – 1,200 sq/ft Monthly

Rental only or personal use only.

9/03/2022



PITCH DECK

21



THANK YOU

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- 530 906-6188
- sales@rockyledgestates.com
- www.rockyledgeestates.com

The information provided does not intend to constitute legal or financial advice, instead all information, content, and materials are for general informational purposes only. The parcels are for sale and a new HOA will requires Board of Directors and operating agreement approved by any new members.