

INVESTMENT HIGHLIGHTS

Scalable Resort Platform

Established hospitality infrastructure including a 72-room lodge, food service, fuel operations, and adventure support facilities provide a functioning operational base with opportunities for repositioning and growth.

Significant Entitled Land Position

Approximately **493 acres of resort-zoned development land** supports multiple expansion pathways including outdoor hospitality lodging, RV resort development, residential product, and experiential tourism uses.

Land Assembly Upside

Opportunity to acquire **100+ developed lots and additional expansion acreage** at negotiated pricing through coordination with the existing lender, enabling the creation of a large-scale master-planned destination footprint.

Gateway to Iconic Recreation Market

Strategically located near North Lake Powell and within access range of Capitol Reef National Park, Canyonlands National Park, and extensive backcountry recreation areas.

Emerging Regional Demand Drivers

Planned National Park Service improvements to lake access infrastructure and the potential reactivation of regional resource-sector employment may support future growth in visitation and year-round economic activity.

Local Uranium Mines and Mills are reopening after several decades of closure, providing increased lodging and development demands

Multiple Value-Creation Pathways

Investors may unlock value through:

- Operational repositioning and brand enhancement
- Development of new lodging and RV resort offerings
- Experiential tourism programming
- Phased land development and asset optimization

Flexible Transaction Structures

Ownership is open to recapitalization, joint venture participation, strategic operating partnerships, or full acquisition, allowing investors to structure involvement based on their capital and operating strategy.