

PRIVATE OFFERING

CLEAR LAKE INVESTMENT

LAND, DEVELOPMENT, AND
OPERATING PLATFORM

Clear Lake Investment presents a fully entitled, multi phase land development and operating platform located on Indian Point near Table Rock Lake and Silver Dollar City.

The offering combines build ready inventory, approved future development land, a stabilized amenity asset, and an established short term rental and property management business. The assets generate immediate liquidity, recurring income, and long term development future development potential within one controlled footprint.

This is a platform acquisition structured for phased execution across land monetization, vertical development, and income stabilization.

EXECUTIVE INVESTMENT SUMMARY

Clear Lake delivers three concurrent platform drivers:

The platform benefits from completed Phase I Environmental Assessment, approved Stormwater Pollution Prevention Plan, Missouri DNR Land Disturbance Permit, and Sediment and Erosion Control Plan.

OFFERING OVERVIEW

OFFERING TYPE: Fee Simple Sale – Multiple Asset Portfolio

ASSETS INCLUDED:

- 7 fully improved build-ready lots
- 18 platted, approved unimproved lots
- ±17 acres of entitled future development land
- ±10,250 SF clubhouse and amenity asset
- Operating short-term rental and property management platform

ZONING: Planned Development District (PDD/C2)

JURISDICTION: Village of Indian Point, Stone County, Missouri

UTILITIES: Water, sewer, electric, and road access available to all asset components

All zoning and entitlements are in place under an approved Planned Development District, with utilities available across the full development footprint, materially reducing regulatory and execution risk.

The platform supports multiple exit strategies including lot sales, vertical development, income stabilization, or bulk disposition.

01

**IMMEDIATE MONETIZATION
FROM BUILD READY AND
PLATTED LOTS**

02

**RECURRING INCOME FROM
A STABILIZED CLUBHOUSE
AND RENTAL BUSINESS**

03

**LONG TERM EXPANSION
THROUGH ZONED FUTURE
DEVELOPMENT LAND**

ASSET OVERVIEW

PROPERTY DESCRIPTION SUMMARY

Total Land Control: ±22 acres

- Improved Lots: 7 lots (fully improved and build-ready)
- Unimproved Platted Lots: 18 lots (platted and approved, infrastructure pending)
- Future Development Land: ±17 acres (zoned and entitled)

Clubhouse Asset:

- Approx. 10,250 square feet
- Constructed in 2015
- Includes indoor and outdoor pools, community hot tub, splash pads, fitness center, event space, owner lounge, playground, and management offices

Operating Status:

- Approved PDD/C2 zoning in place
- Recorded plats for existing improved and unimproved lots
- Utilities available across the development footprint
- Operating clubhouse and established STR management platform in place



LAND INVENTORY OVERVIEW

LAND INVENTORY BREAKDOWN

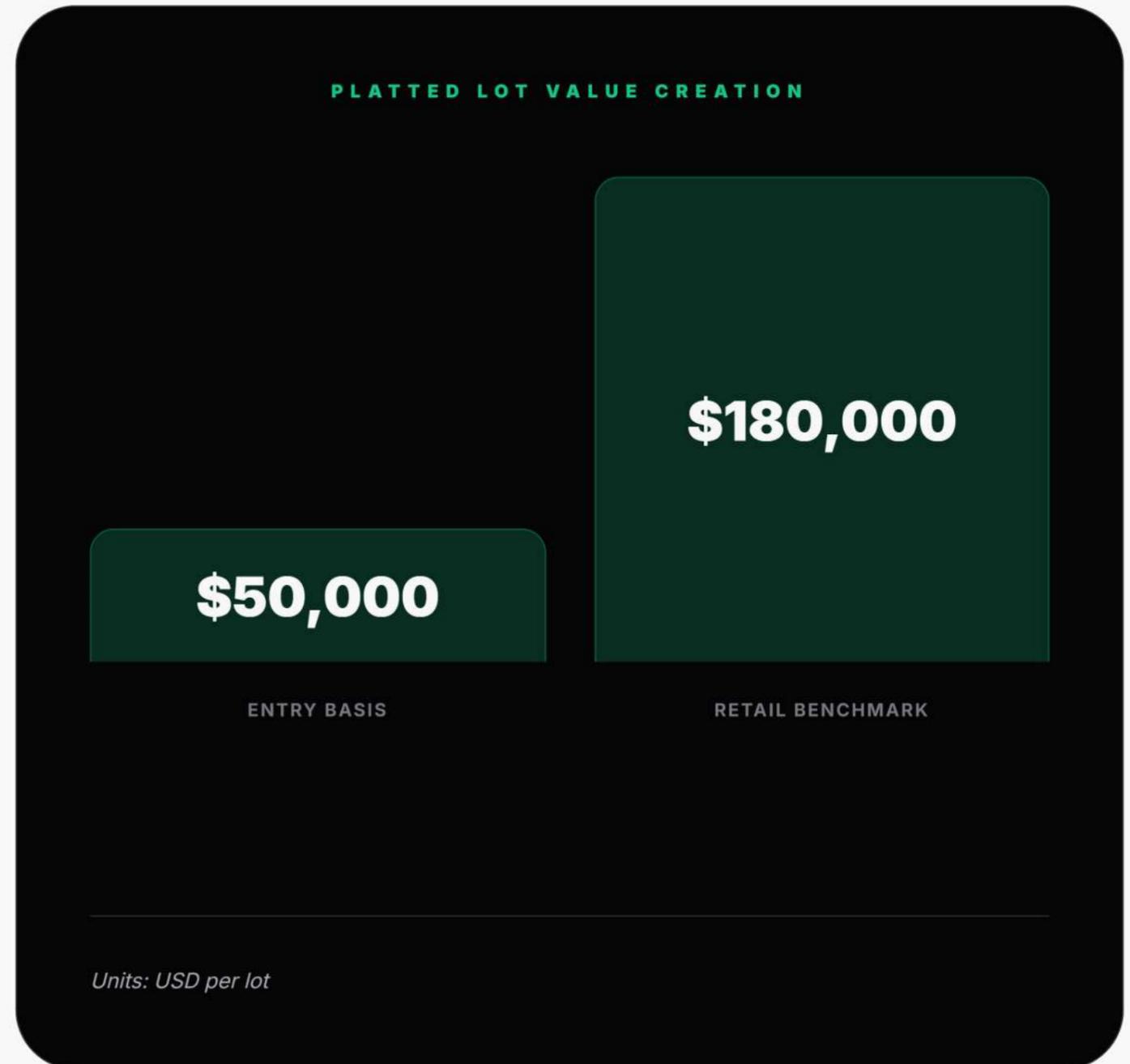
IMPROVED LOTS

- Total Lots: 7
- Status: Fully improved and build-ready
- Current Lot Basis: Approximately \$120,000 per lot
- Observed Retail Benchmark: Approximately \$180,000 per lot

PLATTED UNIMPROVED LOTS

- Total Lots: 18
- Status: Platted and approved; infrastructure pending
- Current Lot Basis: Approximately \$50,000 per lot
- Observed Retail Benchmark Once Improved: Approximately \$180,000 per lot

These lots establish market pricing for subsequent phases and are positioned for margin creation through buyer controlled infrastructure completion.



FUTURE DEVELOPMENT LAND

FUTURE DEVELOPMENT LAND DESCRIPTION

Total Acreage: Approximately 17 acres

Status:

- Zoned and entitled under the existing Planned Development District (PDD/C2)
- Approved density and development parameters in place
- Infrastructure access available, including water, sewer, electric, and road access

Development Positioning:

- Future development land is intended for phased activation
- Development is anticipated following absorption of existing lot inventory and stabilization of the operating rental platform
- Land may support low-rise, mid-rise, or alternative development formats subject to applicable approvals



LAND VALUE SUMMARY

PLATFORM VALUE AT A GLANCE

AS-IS LAND VALUE SUMMARY (ILLUSTRATIVE)

Improved Lots (7): Approximately \$840,000

Platted Unimproved Lots (18): Approximately \$900,000

Future Development Land (±17 acres): Approximately \$560,000

Total Illustrative As-Is Land Value: Approximately \$2,300,000

Notes:

- Valuations are supported by prior third-party appraisals completed in July 2023
- Retail benchmark value for 25 finished lots approximately \$4,500,000
- Values exclude vertical development and construction margins



CLUBHOUSE AMENITY ASSET

Building size: approximately 10,250 square feet, constructed in 2015.

The clubhouse functions as the amenity anchor and operational hub for rentals. Amenities include indoor and outdoor pools, splash pads, community hot tub, fitness center, event space, owner lounge, playground, and management offices.

The clubhouse directly supports absorption, pricing power, and STR performance across all build types. The clubhouse houses on site management offices and serves as the physical check in, check out, and guest support center for the rental operation.

AMENITY ASSET ROLE

The clubhouse functions as:

- Central amenity hub for the development
- Operational headquarters for the short-term rental program
- Guest check-in, check-out, and support center
- Demand driver supporting resale values and rental performance across all product types



CLUBHOUSE INCOME PROFILE

Documented recurring income profile

The clubhouse generates stable, recurring income through amenity subscriptions, contracted STR revenue share, and on-site operational fee income governed by existing POA agreements and on site operations. Referenced valuation figures reference a prior third party appraisal and an income based valuation range, which are presented to illustrate value support.

Income is contractual in nature and not dependent on future development assumptions.

STR revenue is calculated at a 25% management share on eight operating condominium units.

Amenity and access fees are governed by recorded agreements with participating property owners associations. For the BWV eight-plex, the clubhouse receives fixed monthly access fees and a contracted management fee with no direct operating expense offset.

Valuation is presented on an income basis to reflect the clubhouse's role as a stabilized operating asset rather than a speculative component.

CLUBHOUSE INCOME BASED VALUATION RANGE

\$1,590,000

VALUATION LOW

\$2,100,000

VALUATION HIGH

ANNUAL GROSS INCOME

\$127,030

Assumptions include eight operating units, a 25% STR revenue share, contracted monthly fees, and cleaning margin. Routine maintenance is excluded.

SHORT TERM RENTAL AND MANAGEMENT PLATFORM

Integrated Short Term Rental and Property Management Platform

Clear Lake operates a centralized platform that controls guest experience, protects brand standards, and supports long term asset performance across the development.

The short term rental program has operated continuously since 2016 through multiple market cycles, including the COVID period, and includes centralized booking, guest services, on site staffing, and coordinated amenity access.

Centralized systems enable consistent pricing strategy, coordinated guest services, and unified amenity access while reducing operational friction at the individual owner level.

The platform functions as the operational backbone of the community, supporting absorption, retention, and resale performance rather than operating as a standalone rental business.

The platform is designed to scale automatically as additional units are developed and activated.

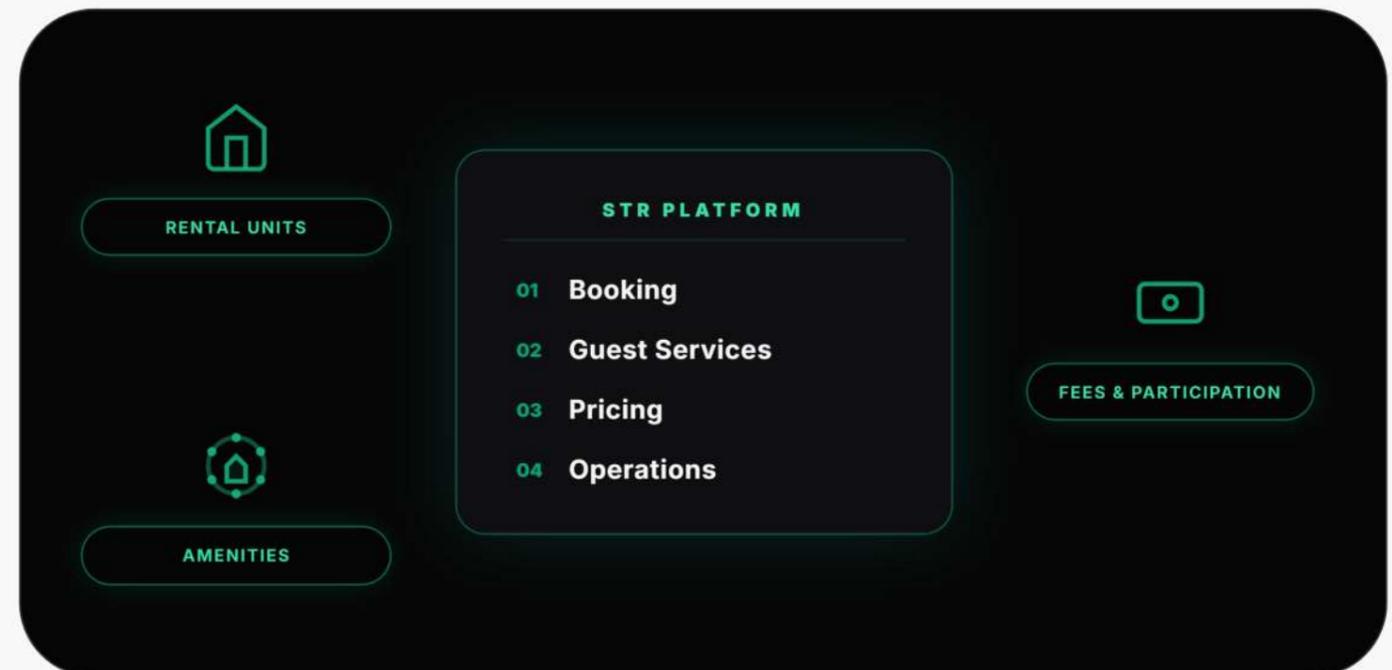
Platform revenue is captured through management fees, fixed resort fees paid by non participating units, and amenity access fees tied to clubhouse usage.

This structure ensures every rental unit contributes economically to the platform.

OPERATING PLATFORM SUMMARY

PLATFORM CREDENTIALS

- 4.9-star Google rating
- Airbnb Superhost status
- VRBO Premier Host designation
- Best of Branson award recipient
- Two-year operating history with active short-term rental performance
- Property management platform: clearlakecondorentals.com



MANAGEMENT REVENUE STRUCTURE

Platform level revenue structure

Clear Lake utilizes a dual participation structure to ensure every short term rental unit contributes economically to the platform.

Recorded covenants require all short term rental units to participate in the designated rental program or pay fixed resort fees, preventing revenue leakage.

This framework preserves brand and service consistency and aligns owner behavior with long term operational stability.

The result is predictable, scalable platform revenue that grows as inventory and guest activity increase.

MANAGEMENT FEE MODEL

This option provides full service short term rental management, including guest services, pricing, marketing, cleaning coordination, and on site support.

Revenue participation scales directly with rental performance and unit quality.

RESORT FEE MODEL

This option allows owner self management while maintaining access to shared amenities, branding, and resort infrastructure.

Fixed per booking fees ensure contribution regardless of management structure.

Resort fees are fixed per booking and generate high margin revenue independent of rental performance.

MODELED VERTICAL DEVELOPMENT ECONOMICS

BUYER FACING ILLUSTRATIVE ECONOMICS

IMPORTANT DISCLOSURE

All figures presented in this section are illustrative only.

No construction, financing, or resale assumptions constitute representations or guarantees.

Figures derived from Ozark Mountain Group development experience and current market averages.

Assumptions include:

- Land basis consistent with pricing presented earlier in this document
- Vertical construction costs inclusive of hard costs, soft costs, and contingency
- No leverage assumed
- Exit values based on historical resale performance

Figures are presented for comparative evaluation only.

BUYER FACING PROFIT METRICS BY BUILD TYPE

BUILD TYPE	AVG LOT BASIS	AVG BUILD COST	AVG TOTAL BASIS	AVG RESALE PRICE	GROSS PROFIT (\$)	GROSS MARGIN (%)
Lodge Style Homes	\$120,000	\$450,000	\$570,000	\$750,000	\$180,000	24%
Unique Custom Builds	\$120,000	\$405,000	\$525,000	\$675,000	\$150,000	22%
A Frame Homes	\$120,000	\$250,000	\$370,000	\$425,000	\$55,000	13%
Glass Homes	\$120,000	\$299,000	\$419,000	\$475,000	\$56,000	12%

Figures derived from Ozark Mountain Group development experience and current market averages.

INTERPRETATION OF BUILD ECONOMICS

HISTORICAL RESALE PERFORMANCE BY PRODUCT TYPE

BUILD TYPE	TYPICAL RESALE RANGE (\$)	AVG DAYS TO SALE	BUYER PROFILE	RESALE VOLATILITY
Lodge Style Homes	\$675,000 – \$1,200,000	180	Primary / Second Home / STR	Low
Unique Custom Builds	\$525,000 – \$950,000	150	Custom Buyer / STR	Moderate
A Frame Homes	\$425,000 – \$650,000	120	Lifestyle / STR	Moderate
Glass Homes	\$475,000 – \$800,000*	90	Lifestyle / STR	High

* Glass home pricing reflects base configurations; premium views, pools, and additional amenities can materially increase resale value.

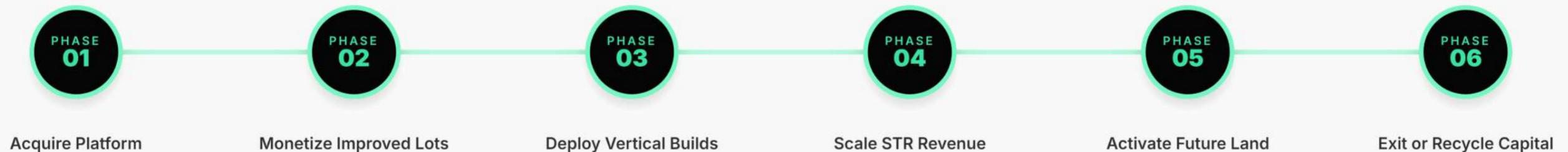
Note: Resale ranges vary based on build size, bedroom count, finish level, view corridor, and amenity packages. Values shown represent market-observed ranges rather than fixed pricing.

Lodge style homes demonstrate the most stable pricing profile, supported by consistent buyer demand and the lowest overall resale volatility. Unique custom builds offer broad pricing flexibility but exhibit higher variability in outcomes, largely driven by design specificity and a more selective buyer pool. A-frame homes achieve clear market differentiation, with improved liquidity relative to custom builds and moderate resale volatility. Glass homes command strong attention and premium potential, accompanied by the highest variability in pricing and buyer timing.

EXECUTION AND EXIT PATH

The platform is acquired as a fully entitled, integrated system to establish immediate control of land, amenities, and operations. Early monetization of improved lots provides near-term liquidity and market absorption while limiting execution risk.

Vertical development is then deployed selectively to optimize capital efficiency and leverage existing infrastructure and approvals. As inventory grows, short-term rental revenue scales through centralized operations and enforceable participation covenants, creating stable recurring income. Future development land is activated only after core absorption and income are established, preserving long-term optionality. Exit strategies include retail disposition, bulk sale, or sale of a stabilized income-producing platform, allowing capital recycling without sacrificing future development potential.



— STRATEGIC FINANCING

Seller may consider structured or creative financing solutions for qualified buyers. Any such arrangements, if offered, would be subject to separate negotiation and definitive documentation.

INVESTOR CONCLUSION

Clear Lake Investment is a development and operating platform with established income, approved inventory, and controlled long term expansion supported by existing entitlements and operations.

Quantified build economics, in place entitlements, and a functioning STR engine distinguish this offering from conventional land sales.

This is a system designed for disciplined execution and multiple exits.



VIEW FROM THE CLUBHOUSE DECK