

CONFIDENTIAL EXECUTIVE SUMMARY

IMI CAPITAL NEEDS AND INVESTMENT OPPORTUNITY

IMI is currently seeking capital for the acquisition of real estate, club, golf, lake and wellness amenities owned by Arendale/Cliffs Communities. After evaluating the various projects that make up the portfolio of properties and assets, we believe there is a significant opportunity for strong success. The balance of this page sets forth a summary of key metrics related to the overall investment opportunity and potential return on the sale of lots and club membership revenues.

There are currently 402 developed land lots for sale in The Cliffs Communities. In addition, there are 702 platted lots, which will require infrastructure development to bring to market. Therefore, total lots available for sale are 1,174. IMI is forecasting 1,174 sales over a twelve-year (12) period from 2018 to 2029 with the average lot price of approximately \$300,000. Sales from these two categories are projected to generate \$349,505,000 in gross sales revenue over the life of project.

The cumulative club revenues over the twelve-year (12) period are projected to generate a total of \$616,560,850.

The total real estate and club gross cash flow for the twelve-year (12) period is \$180,272,345.

IMI is seeking an investment of \$34mm (+/-) for a preferred equity position that would be used for the following:

- obtaining a controlling ownership position in Arendale/Cliffs
- purchase 80% of outstanding club note holder debt – (targeted at approximately a 75% discount)
- providing capital for new amenities, development and new construction

Peak Capital	\$ 34,000,000
Total Interest @10%	\$ 15,716,667
Total Return	\$ 105,031,363
Multiple of Peak Capital	3.10x

Note: The above proforma numbers are based on various assumptions contained in the information provided by Arendale/Cliffs. In addition to the assumptions related to future operational performance there are other key factors, such as market conditions that will affect the proforma numbers. There are also several different scenarios that could play out as it relates to the recapitalization and restructuring of Arendale/Cliffs existing debt and equity structure.

