PRIVATE PLACEMENT · NORTHWOODS WISCONSIN

Eagle Shores *Redevelopment*

A private lakefront redevelopment on Garth Lake — retiring an aging resort to build a small community of stand-alone Northwoods homes.

$5.0M	8%	70 / 30	~2 yr
CLASS A RAISE	PREFERRED RETURN	PROFIT SPLIT	TARGET HOLD

THE OPPORTUNITY

A cost-controlled build on an irreplaceable lakefront

Eagle Vision Fund is acquiring the former Eagle Shores Resort — 18.77 wooded acres with 475 ft of frontage on Garth Lake — and redeveloping it into 19–20 sellable parcels: 17 stand-alone condominium homes plus 2–3 lots.

- An irreplaceable position — the lake's only boat launch sits on this property.
- Infrastructure largely in place — wells, power, and an oversized septic hold down site cost.
- Efficient product — modest, repeatable homes to a controlled per-foot budget.
- Phased sell-through — waterfront first, funding the balance.

Key terms

Security	**Class A Units**
Price / minimum	**$1,000 · $50,000 min**
Target raise	**Up to $5,000,000**
Preferred return	**8% to Class A**
Profit split (after pref)	**70% A / 30% B**
Exemption	**Reg D 506(c) · accredited**
Target hold	**~2 years (2026–2028)**

THE ASSET

18.77 acres of private, wooded lakefront

18.77	**475 ft**	**~116 ac**	**$1.25M**
WOODED ACRES	SAND/STONE FRONTAGE	ALL-SPORTS GARTH LAKE	ACQUISITION UNDER CONTRACT

POSITION & BASIS

A private, high-ground wooded peninsula with 475 ft of sand-and-stone frontage — and the lake's only boat launch.

Under contract at $1,250,000 — roughly **72% of the assessor's fair-market estimate** ($1.74M).

INFRASTRUCTURE LARGELY IN PLACE

- Water: 3 existing wells; the plan pipes them to a shared pressure tank — no new drilling.
- Power: 4 on-site transformers; utility runs the first 125 ft of service free.
- Septic: sized for 28 bedrooms, rebuilt ~15 yrs ago, on an expandable field in sandy soil.
- Entitlement base: an existing recorded condominium plat to amend.

THE MARKET

Resilient second-home demand, thin new-build supply

The Minocqua–Hazelhurst corridor is one of Wisconsin's most established Northwoods second-home markets — and new-construction lake product is scarce.

- New off-water homes: ~$485–500K for ~1,600–1,800 sf (recent Hazelhurst/Woodruff builds).
- Fee-simple lakefront: $750K–$1.35M, mostly older/updated stock.
- Waterfront premium: ~1.35–1.4× off-water on a per-foot basis.
- Supply gap: almost no new lake-access product in the micro-market.

TARGET PRICING VS. THE MARKET

Homes (17) — avg target	**$500,000**
Sellable lots (2–3) — each	**$100,000**
Gross sell-out (base)	**$8,800,000**

Waterfront walk-out units are expected to price above the average and interior units below it, blending to the target. Interior pricing is the key sensitivity.

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19–20 parcels, built to a repeatable, cost-controlled spec

8 · Waterfront

Stand-alone condo homes with walk-out lower levels on the 20-ft grade to the water. The premium tier.

9 · Interior

Stand-alone condo homes with shared beach and dock access to the lake. The volume tier.

2–3 · Lots

Sellable non-condo lots (300 ft road frontage / ~1.2 acres), each paired with a non-buildable condo lot for lake access. Count subject to approval.

THE HOME

- ~1,000 sf main-floor footprint, 2 bed / 2 bath.
- Full basement (finishable) — walk-out on waterfront units.
- Main-floor laundry + basement hookups.

AMENITIES & PARKING

- 16 detached garage stalls — two 6-stall + one 4-stall buildings.
- Private community water access + the lake's only launch.
- Repeatable design = predictable cost and schedule.

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AMENITY & OPTIONAL UPSIDE

The lake's only boat launch

CONTROL

The only boat launch on Garth Lake sits on this property. The community controls motorized access to the lake — a genuine, private amenity for buyers that no competing development can offer.

An optional revenue lever

30 other lakefront properties ring Garth Lake (nearly all with homes), and every owner needs a ramp to put a boat in the water. That creates an option to convey paid launch access:

- A modest annual access fee could fund launch upkeep and offset HOA dues — lowering buyers' carrying costs and improving resale appeal.

A nice-to-have, not the thesis — and not in the base projections. (Count from county parcel + lake-boundary data.)

EXECUTION & TIMELINE

A phased, self-funding build-out

TIMELINE

- 2026 — Close & prepare. Acquire (Sept.), amend the condo plat, begin phased demolition.
- 2027 — Phase 1 (Waterfront). Build the 8 waterfront homes over the summer; begin sales.
- 2028 — Phase 2 (Interior + Lots). Build and sell the 9 interior homes and lots; target sell-out.

COST & APPROVAL DISCIPLINE

- Entitlement: amend the existing plat; retaining the structure count targets an administrative approval.
- Demolition: value-engineered — bury inert concrete on-site, burn permissible debris, haul only essentials. Bids in hand.
- Construction: a licensed GC with a recent local track record, building to a fixed per-foot budget.

Early waterfront sales are structured to help fund the interior phase, limiting the capital at risk at any one time.

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THE NUMBERS

Three ways it can go

USES OF CAPITAL — BASE CASE

Land acquisition	$1,250,000
Demolition	$225,000
Site & infrastructure	$350,000
Vertical construction (17 homes)	$3,220,000
Detached garages (16 stalls)	$280,000
Soft costs / entitlements	$175,000
Contingency (10%)	$407,500
Sponsor fee (per SEC filing)	$500,000
Sales & marketing	$150,000
Total project cost	**$6,557,500**

Base: sponsor targets — $200/$180 per foot on ~1,000 sf footprints. **Downside:** construction +50%, prices −8%, 2 lots, realtors, longer hold. **Upside:** prices +8% plus lower demo, soft costs, and contingency.

OUTCOME — CLASS A INVESTORS

	DOWNSIDE	BASE	UPSIDE
Gross sell-out	$7.99M	$8.80M	$9.51M
Project cost	$8.58M	$6.56M	$6.20M
Profit (pre-pref)	($0.59M)	$2.24M	$3.31M
Net to Class A	**($0.59M)**	**$1.81M**	**$2.56M**
Total return	**−11.8%**	**+36.2%**	**+51.1%**
≈ annualized	**loss**	**~18%/yr**	**~26%/yr**

Returns run on the full $5.0M raised. The sponsor fee (≈$500K) is earned **regardless of profit**; the 30% promote is paid only after the 8% preferred. The boat-launch lever is **not** included above.

SPONSOR & TEAM

Who is executing this

Robert Ditmars

SPONSOR · EAGLE VISION LLC

Robert is an accomplished business leader and real estate investor active since 2012. He possesses deep expertise in property acquisitions, asset management, and complex financial analysis.
He successfully built and scaled an industrial manufacturing supply and vinyl business, bringing highly structured operational management to the fund's execution.

Derek Dombeck

OPERATIONS & DEVELOPMENT

Derek has navigated the real estate and debt markets since 2003, executing thousands of transactions over a 20+ year career.
As co-founder of a successful private lending company, he has managed millions in investor capital and renovated hundreds of properties, bringing extensive execution security to the resort redevelopment.

General Contractor

CONSTRUCTION

A licensed Wisconsin builder with a recent local track record, engaged to deliver the homes to a fixed per-foot budget.

The Manager (Class B) directs the Company and holds majority voting control. This is a newly formed entity assembled for this project — see Risk Factors. Investor references available to qualified prospects under NDA.

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INVESTMENT TERMS

How the offering is structured

Security	**Class A Membership Units**
Price per unit	**$1,000**
Minimum investment	**$50,000 (50 units)**
Maximum offering	**$5,000,000**
Preferred return	**8%, accrues from closing**
Profit split (after pref)	**70% Class A / 30% Class B**
Exemption	**Reg D Rule 506(c)**

MANAGER COMPENSATION

- Sponsor fee: ≈ $500,000 — a 2% acquisition fee plus a modest management fee across the term.
- Promote: up to 30% of profits, after the Class A preferred.
- Fee terms are governed by the Operating Agreement.

CONTROL & LIQUIDITY

- Class B holds ≥67% of the vote and appoints management; Class A is non-voting.
- Illiquid — no public market; capital returned only as units and lots sell (~2 yrs, may extend).
- Accredited-investor status is verified as required under 506(c).

RISK FACTORS

What has to go right — and what could go wrong

- Construction cost is the swing factor. Finished basements or overruns can compress or eliminate profit — the downside shows a loss.
- Approvals aren't guaranteed. The plan relies on an administrative plat amendment and shoreland compliance; a fuller process would add time or cost.
- Sales pace / absorption. Returns depend on selling on schedule; the phased plan relies on early sales funding later phases.
- Interior pricing. The $500K average leans on the waterfront units; interior demand at target prices is unproven.
- Newly formed manager. No operating history, and a first-of-kind ground-up project for the sponsor.
- Fees are earned regardless of outcome. In a downside, the Manager still collects its fee while Class A may lose principal.
- Single asset, single market. No diversification; concentrated in one Northwoods lake.
- Illiquidity & loss of capital. No public market; investors could lose some or all of their investment.

This is a summary of selected risks only. Review the complete Risk Factors in the Private Placement Memorandum before investing.

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NEXT STEPS

How to participate

1 — Review the Private Placement Memorandum, Operating Agreement, and Subscription Booklet.

2 — Verify accredited-investor status (required under Rule 506(c)).

3 — Subscribe by completing the Subscription Booklet and funding your commitment.

CONTACT

Eagle Vision Fund LLC
Manager: Eagle Vision LLC · Robert Ditmars
Neenah, Wisconsin

IMPORTANT DISCLOSURE

This presentation is confidential and for accredited investors only under Reg D Rule 506(c). It is a summary and does not constitute an offer to sell or a solicitation to buy any security; any offer is made solely through the Private Placement Memorandum and definitive offering documents, which govern in all respects. Financial figures are estimates, are forward-looking, and are not guaranteed. An investment is speculative, illiquid, and involves the risk of loss of the entire investment. Prospective investors should consult their own legal, tax, and financial advisors.