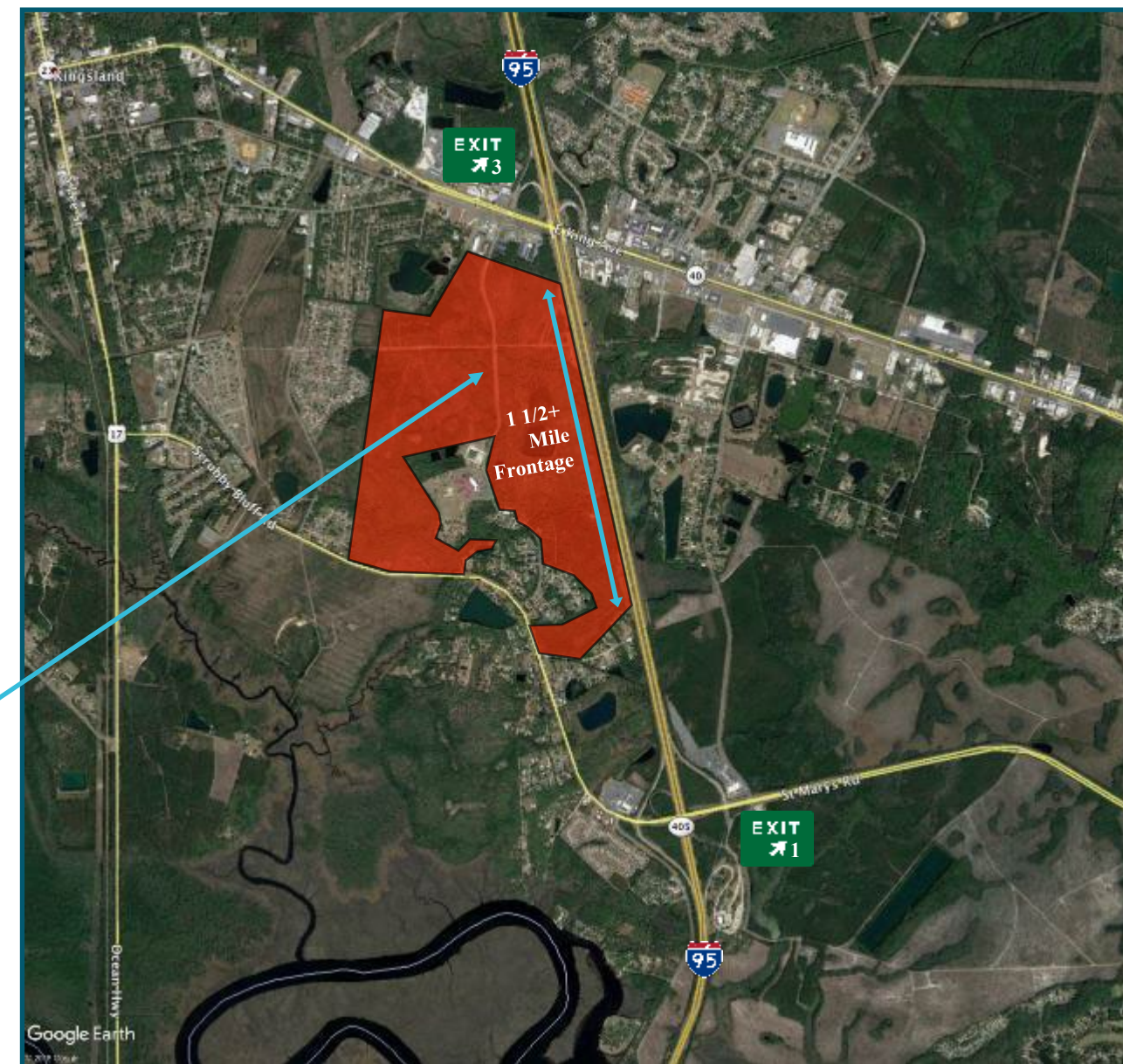


# Georgia/Florida Gateway Kingsland Georgia

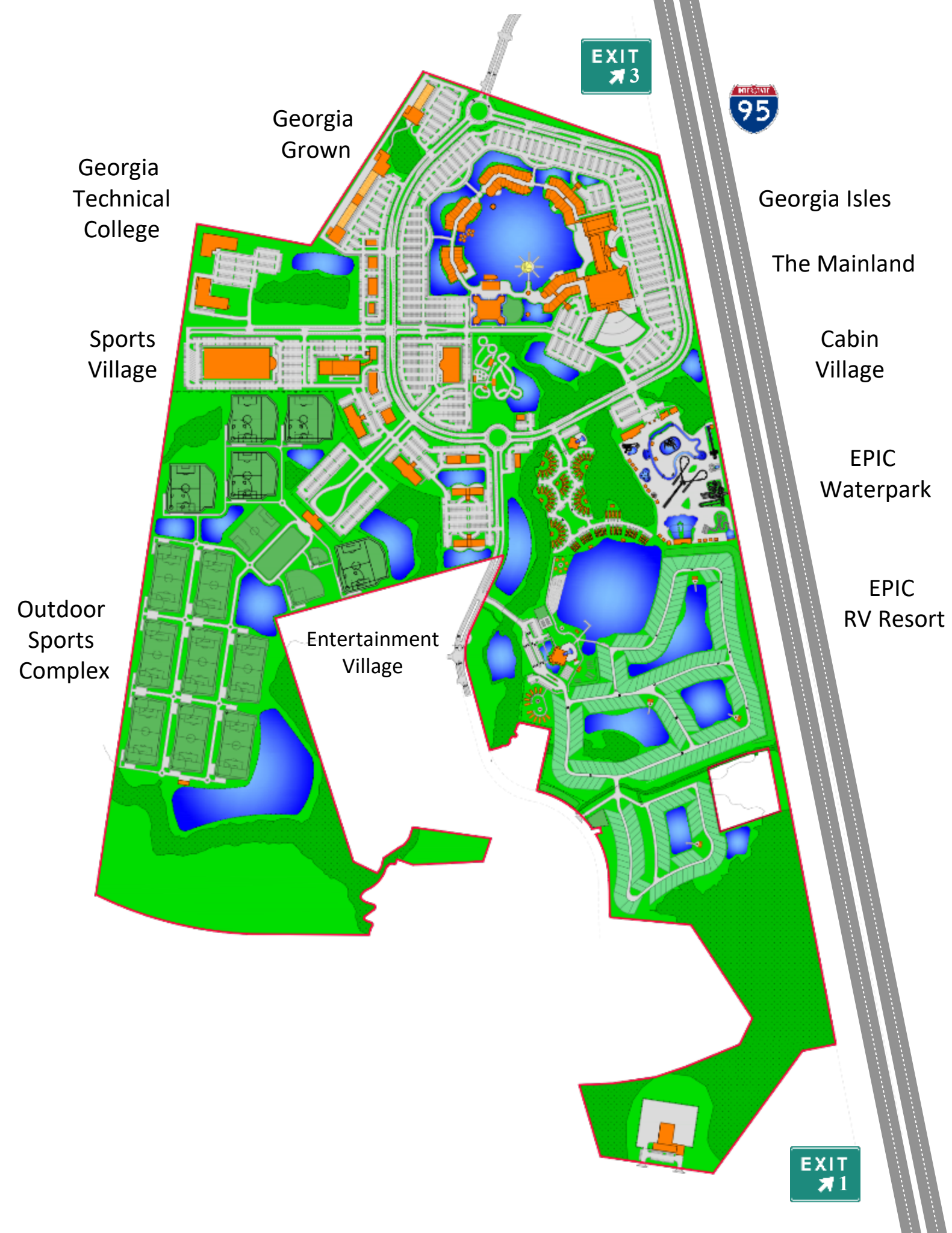
2.1.25

# Georgia/Florida Gateway

Strategically located on  
the I-95 corridor in  
Kingsland, Georgia







Georgia  
Technical  
College

Georgia  
Grown

Sports  
Village

Outdoor  
Sports  
Complex

Entertainment  
Village

95

Georgia Isles

The Mainland

Cabin  
Village

EPIC  
Waterpark

EPIC  
RV Resort

EXIT  
3

EXIT  
1



# Birdseye View



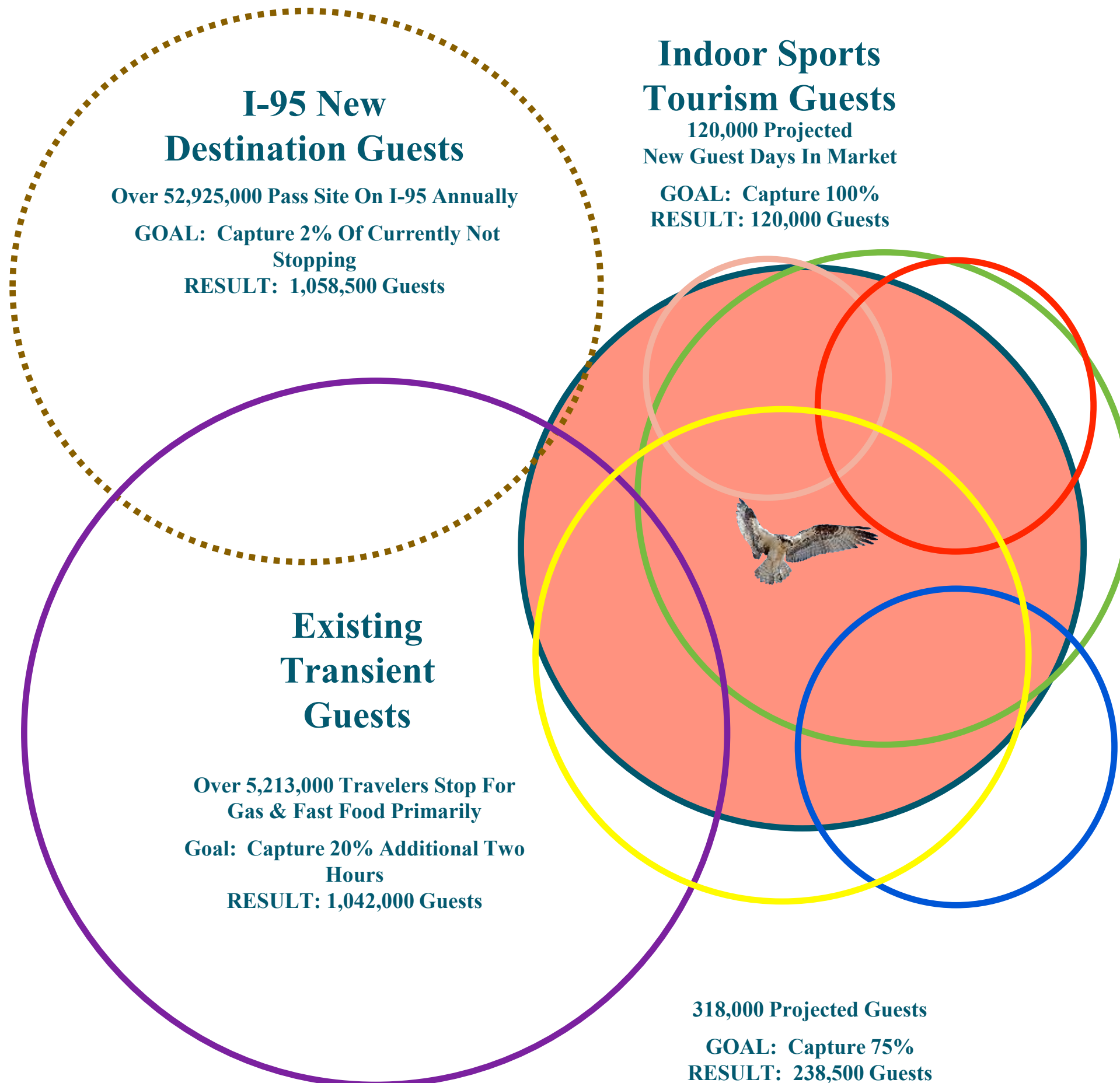




**EXIT #3**  
**Daily Traffic Counts**

Source: Georgia DOT Traffic





## Projected Attendance

**RV Resort Guests**  
180,000 Projected New Guest Days In Market  
GOAL: Capture 50%  
RESULT: 90,000 Guests

**Sports Tourism Guests**  
329,000 Projected New Guest Days In Market  
GOAL: Capture 100%  
RESULT: 329,000 Guests

**Existing Overnight Guests**  
550,000 Current Overnight Guests  
GOAL: Capture 35% Additional Two Hours  
RESULT: 192,000 Guests

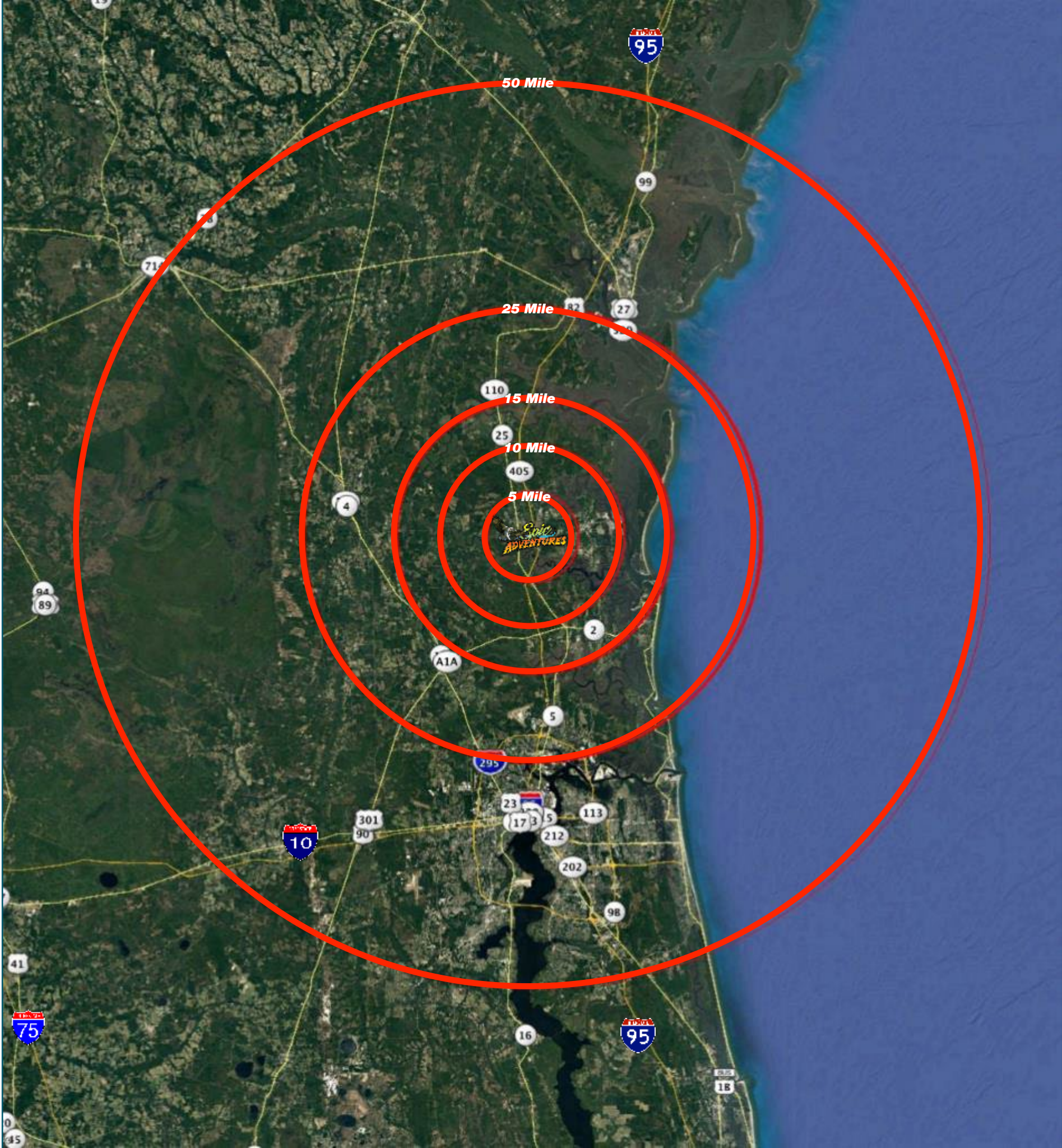
Source: \* William L. Haralson & Associates  
\* CBRE  
\* HVS Hospitality, Convention, Sports & Entertainment Facilities  
\* Kingsland Convention & Visitors Bureau  
\* Sports Force Parks



Local Population

<u>Radius</u>	/	<u>Population</u>
0-5 Mile	/	20,515
15-10 Mile	/	25,870
10-15 Mile	/	19,155
15-25 Mile	/	135,908
25-50 Mile	/	<u>1,235,064</u>
Total		1,436,512

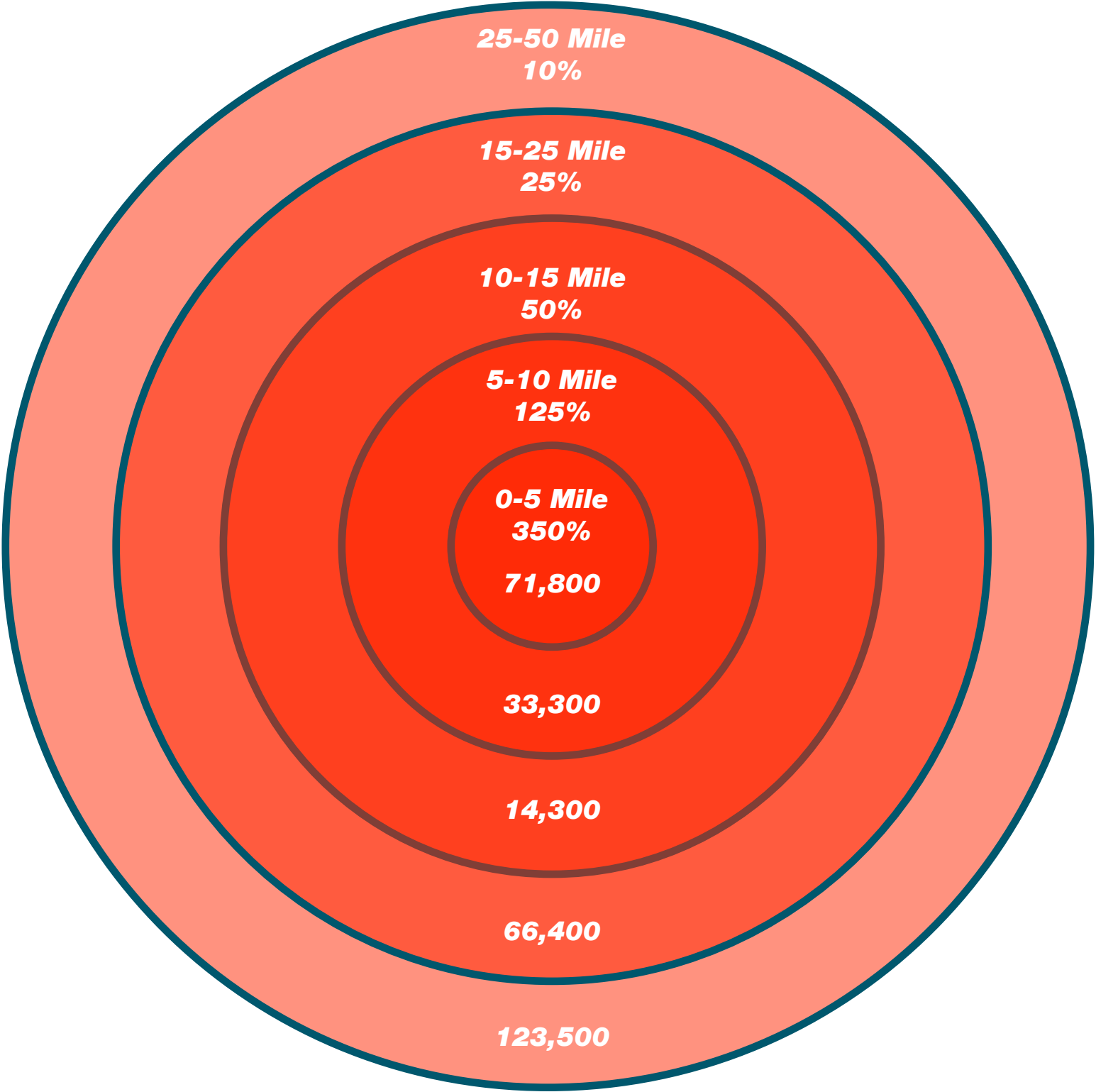
Source: ESRI Business Information Solutions





Annual Capture Rates  
Local & Jacksonville  
1.4M MSA

<u>Radius</u>	/	<u>Population</u>	/	<u>Market Penetration</u>	/	<u>Annual Visitation</u>
0-5 Mile	/	20,515	/	350%	/	71,800
5-10 Mile	/	25,870	/	125%	/	33,300
10-15 Mile	/	19,155	/	75%	/	14,300
15-25 Mile	/	135,908	/	50%	/	66,400
25-50 Mile	/	<u>1,235,064</u>	/	10%	/	<u>123,500</u>
Total		1,436,512				309,300





# Projected Attendance

I-95 New Destination Guests	1,058,500
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Existing Transient Guests	1,042,000
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Waterpark	238,500
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Existing Overnight Exit #3 Hotel Guests	192,000
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Sports Tourism Guests	329,000
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RV Resort	90,000
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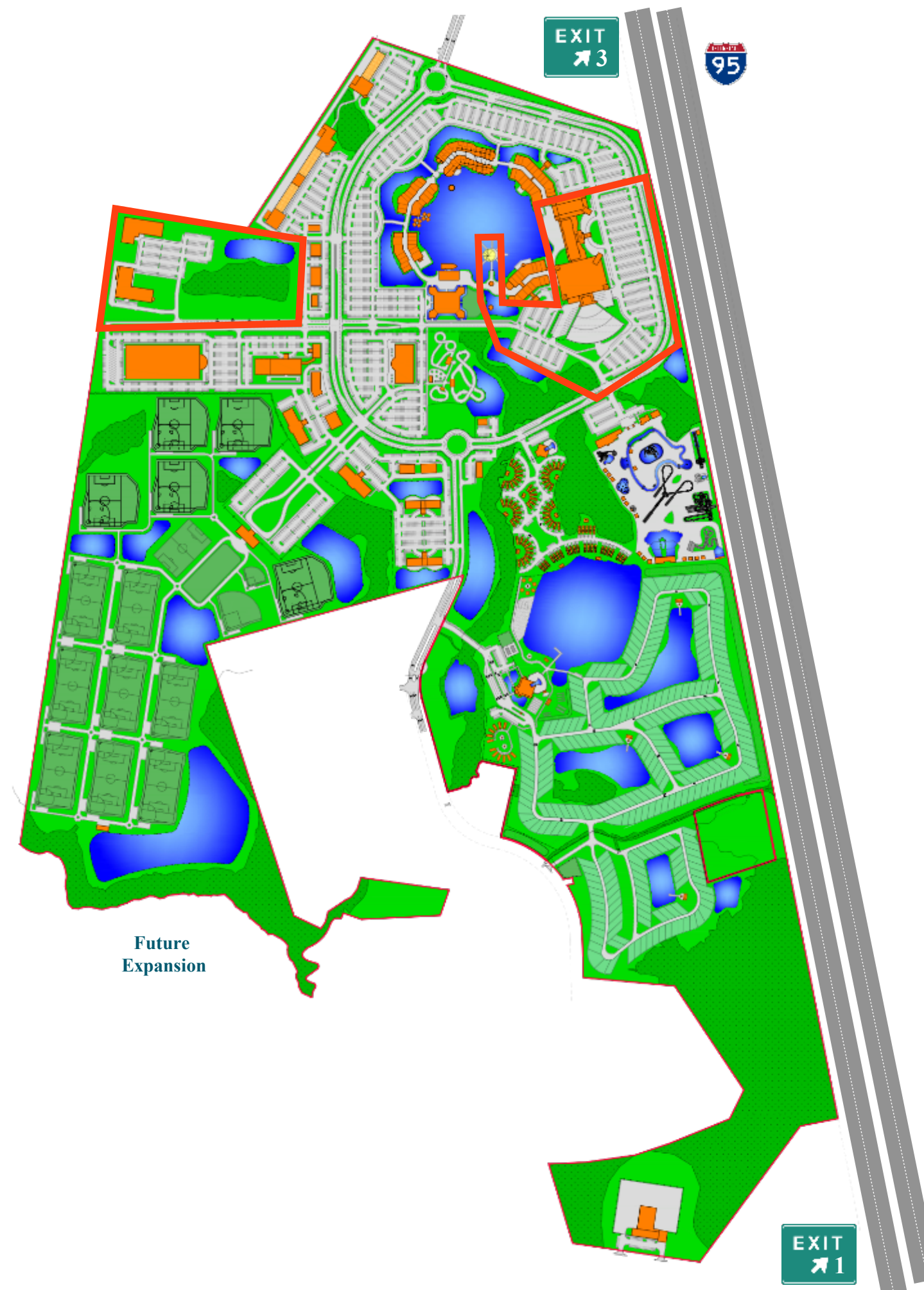
Indoor Sports Tourism (EXPO)	120,000
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Local Jacksonville MSA	<u>309,300</u>
------------------------	----------------

Total Projected Attendance	3,379,300
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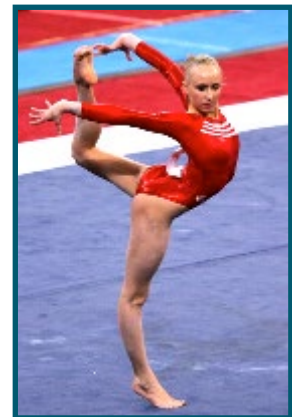
Note: Projected Attendance Does Not Include Impact Of  
Georgia Grown, Sports Village, Cabin Village





# The Mainland

- 150 Room Marquee Hotel
- 17,000 ft<sup>2</sup> Conference Center
- 70,000 ft<sup>2</sup> EXPO & Indoor Sports Complex
- 85,000 ft<sup>2</sup> Festival Plaza & Amphitheater

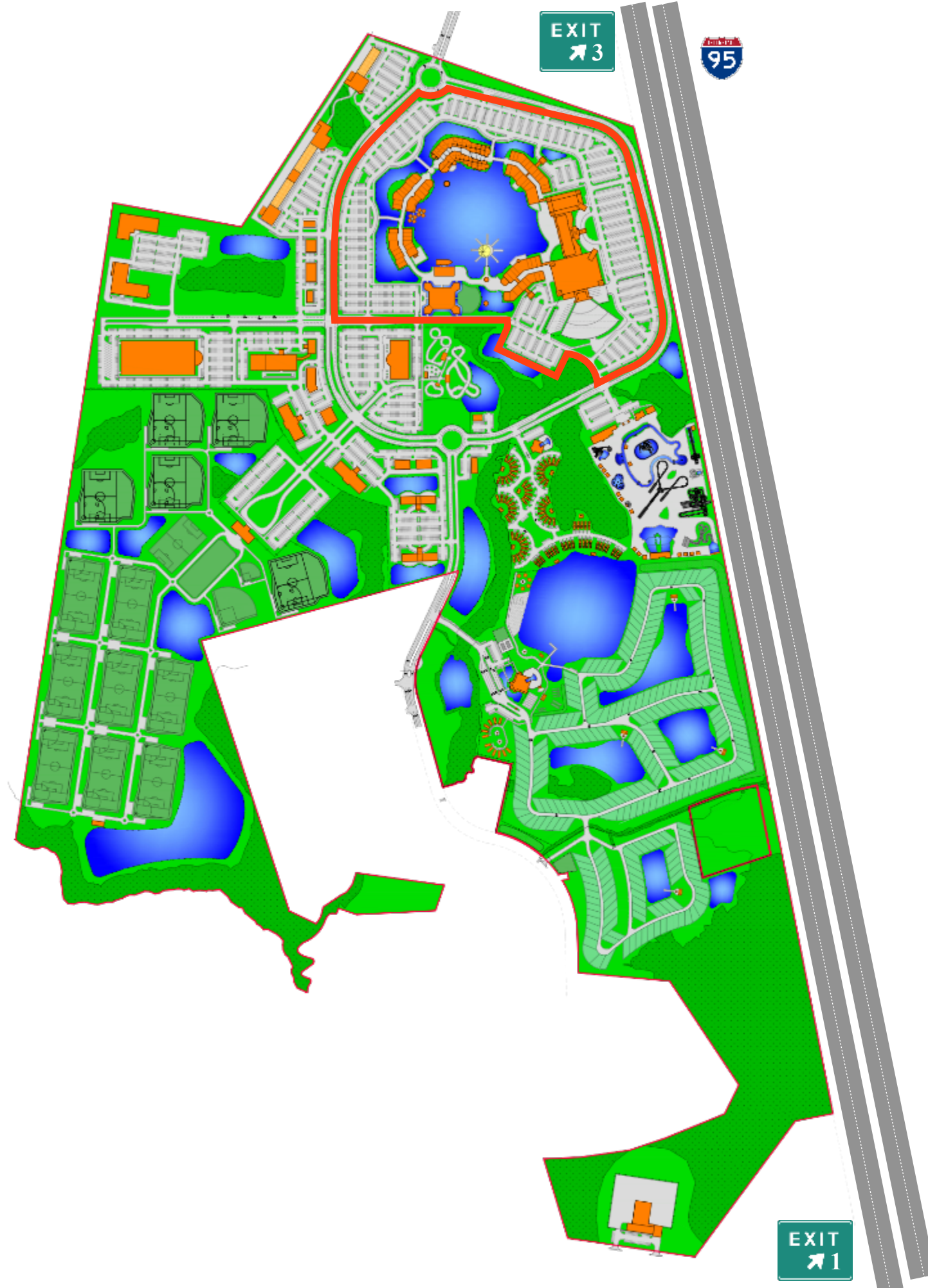




# Georgia Isles







# Georgia Isles

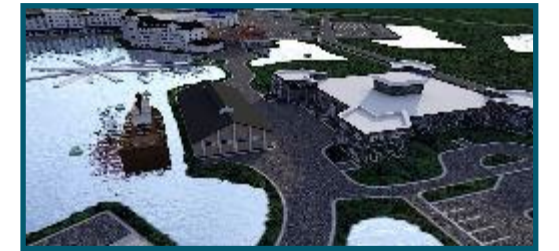
## Jekyll Island

90 Room Themed Hotel  
15 Boutique Shops (32,592 ft<sup>2</sup>)  
Marquee Restaurant



## Blackbeard Island

31,900 ft<sup>2</sup> FEC  
“Tree Top” Zip Lines  
EPIC Balloon Ride  
Ship Restaurant & Bar



## Floyd’s Island

13 Boutique Shops (23,788 ft<sup>2</sup>)  
Marquee Restaurant



## Sapelo Island

14 Boutique Shops (26,722 ft<sup>2</sup>)  
Marquee Restaurant



## St. Simons Island

21 Boutique Shops (39,370 ft<sup>2</sup>)  
Marquee Restaurant



## Cumberland Island

90 Room Themed Hotel  
17 Boutique Shops (36,428 ft<sup>2</sup>)  
Marquee Restaurant





## Jekyll Island Hotel



Lakeside Elevation



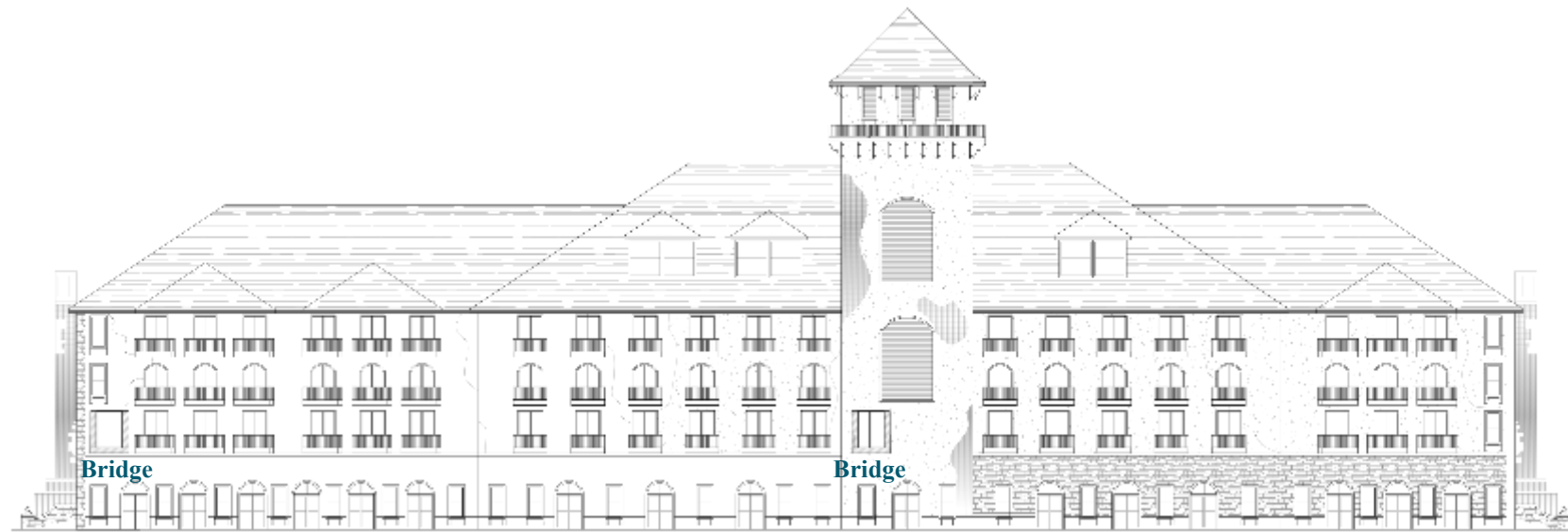
Pedestrian Street Elevation



Textures & Colors Patterned After Jekyll Island Club / Jekyll Island



# Cumberland Island Hotel



**Pedestrian Street Elevation**



**Textures & Colors Patterned After  
Dungeness On Cumberland Island**



**Lakeside Elevation**

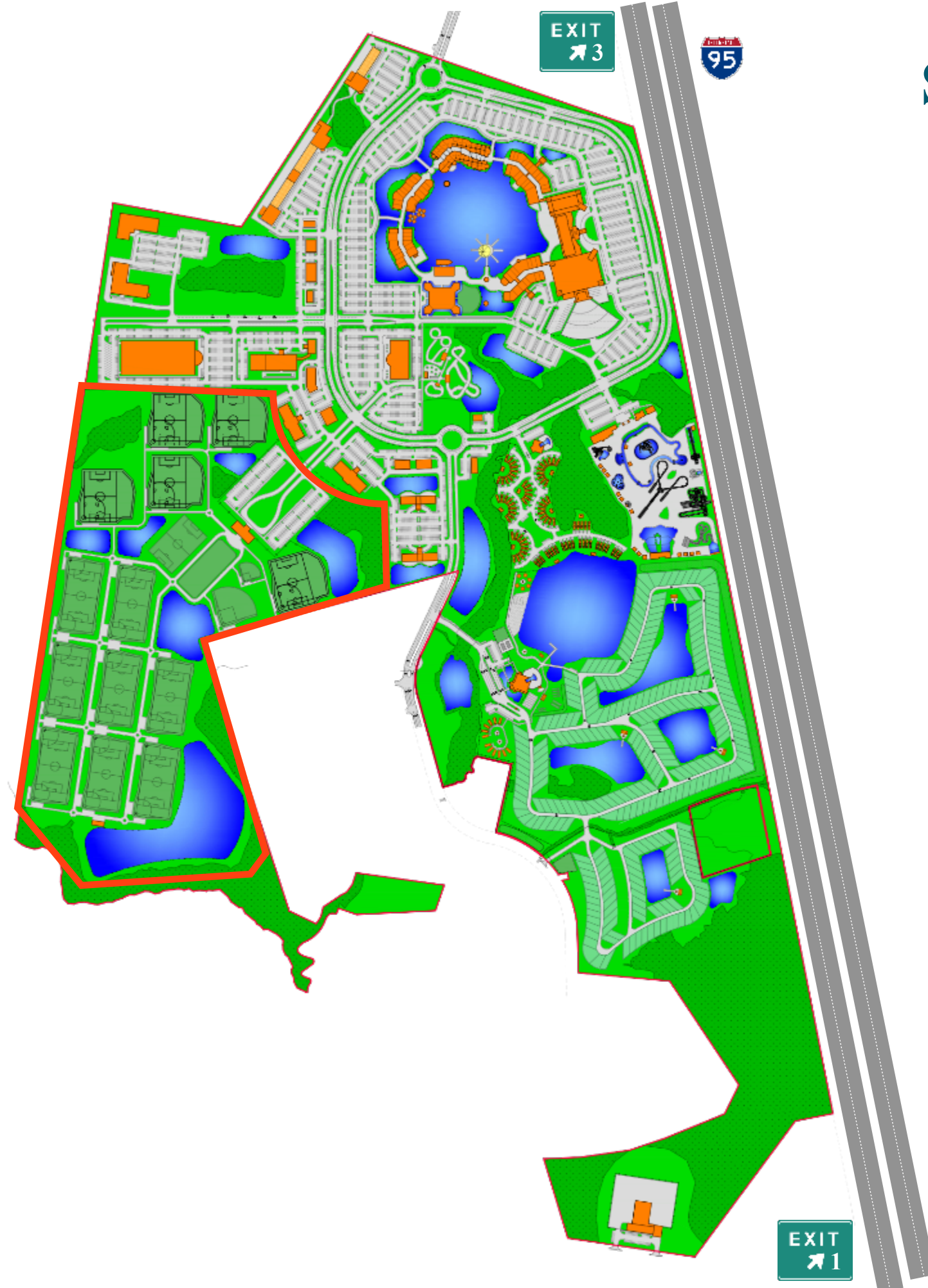




# Sports Force Parks Complex







# Sports Field Complex

**115 Acres**

**10 Multi Purpose Fields Complex**

**ADA Accessible Stadium**

**Central Plaza & Family Play Areas**

**Food & Beverage  
& Merchandise Outlets**

**Corporate Outing Facilities**

**12 Month Design & Construction**







# Waterpark

- Family Wave Pool
- Zero Entry
- Mat Racing Slides
- Tube Slides
- Body Slides
- Kid's Interactive Play Area
- Plaza Entry / Ticketing
- Various Food Outlets
- Merchandise / Lockers
- Multiple Cabana Areas

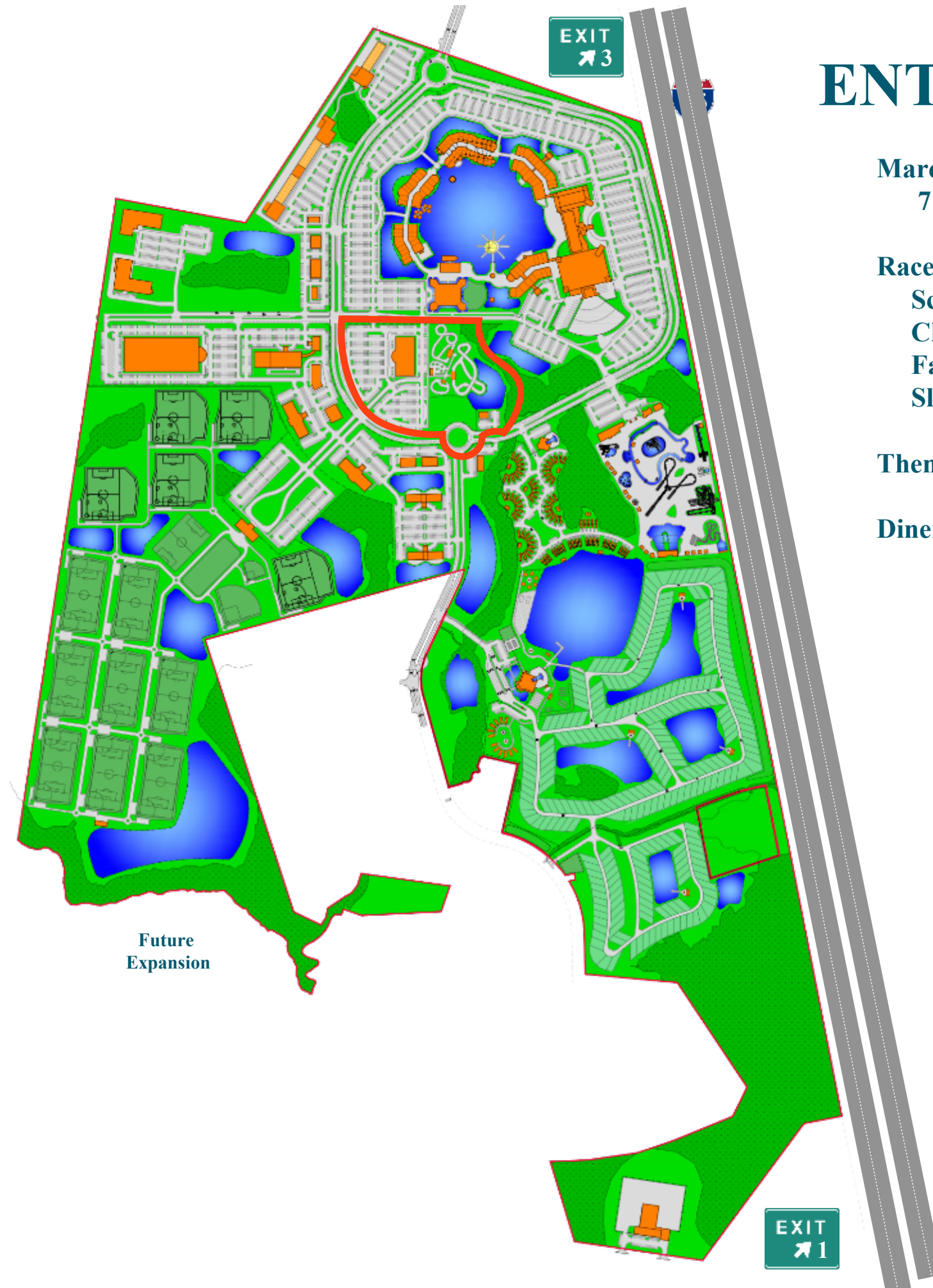




# Waterpark







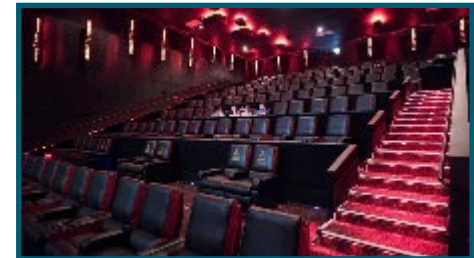
# ENTERTAINMENT VILLAGE

**Marquee Theater**  
7 Screen Reclining Seats (31,500 ft<sup>2</sup>)

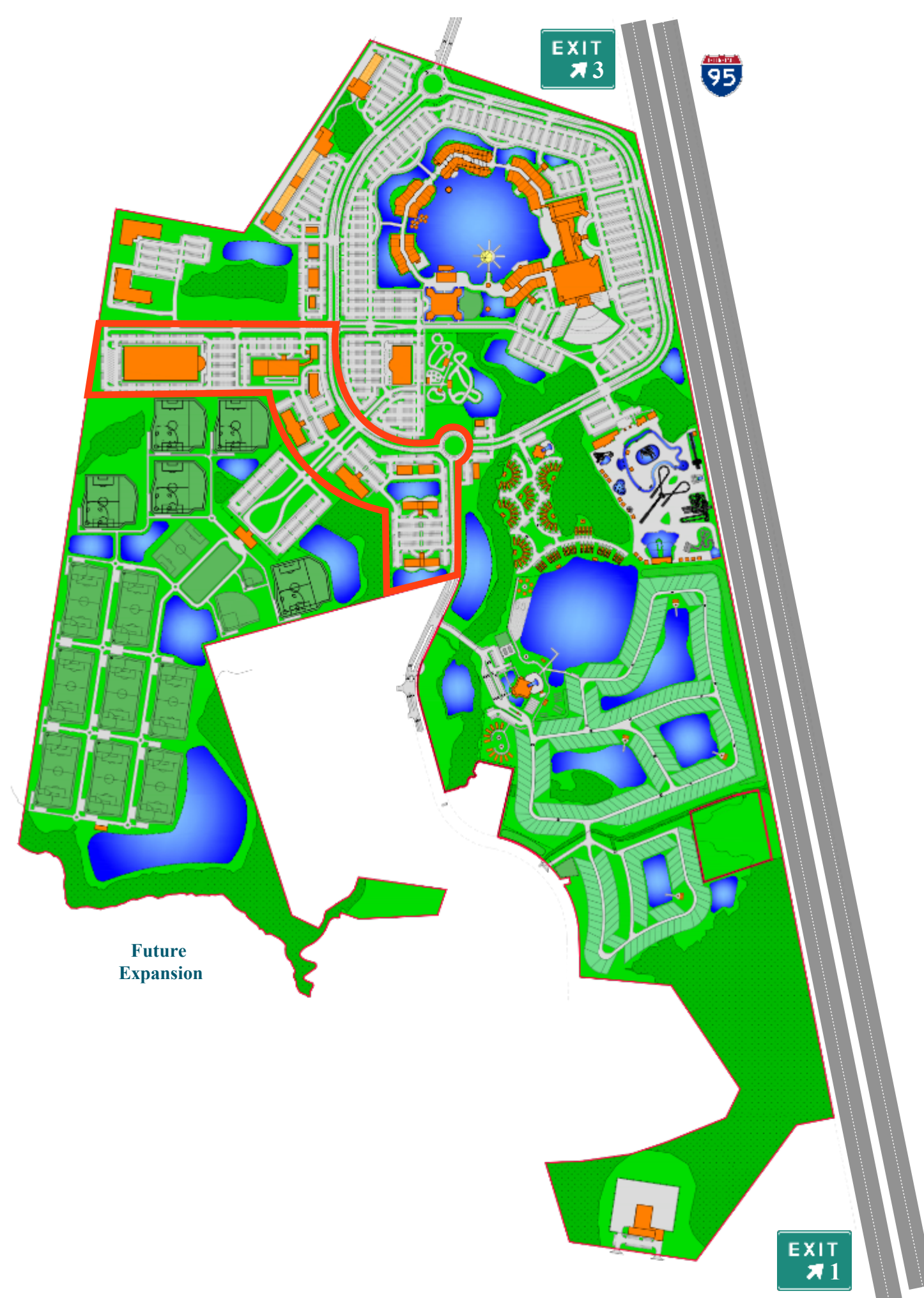
**Raceway (Six Acres)**  
Scale Stock Car Track  
Children's Formula 1 Track  
Family Challenge Track  
Slick Track

**Themed Mini Golf (36 Holes)**

**Diner Restaurant (2,400 ft<sup>2</sup>)**







# SPORTS VILLAGE

**Dedicated Indoor Sports Venue (110,000 ft<sup>2</sup>)**

**Sports Medicine Clinic (10,000 ft<sup>2</sup>)**

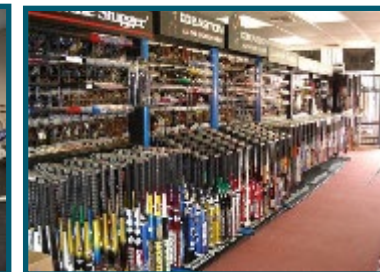
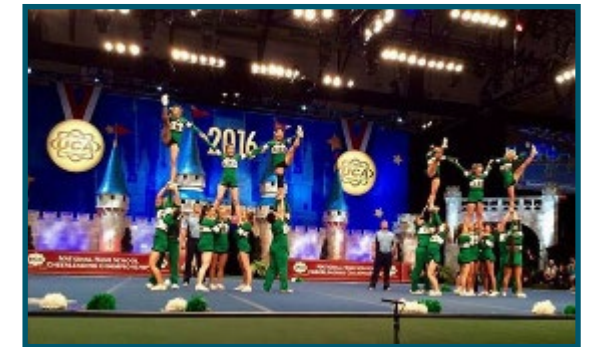
**Fitness Center (20,000 ft<sup>2</sup>)**

**Urgent Care Center (4,500 ft<sup>2</sup>)**

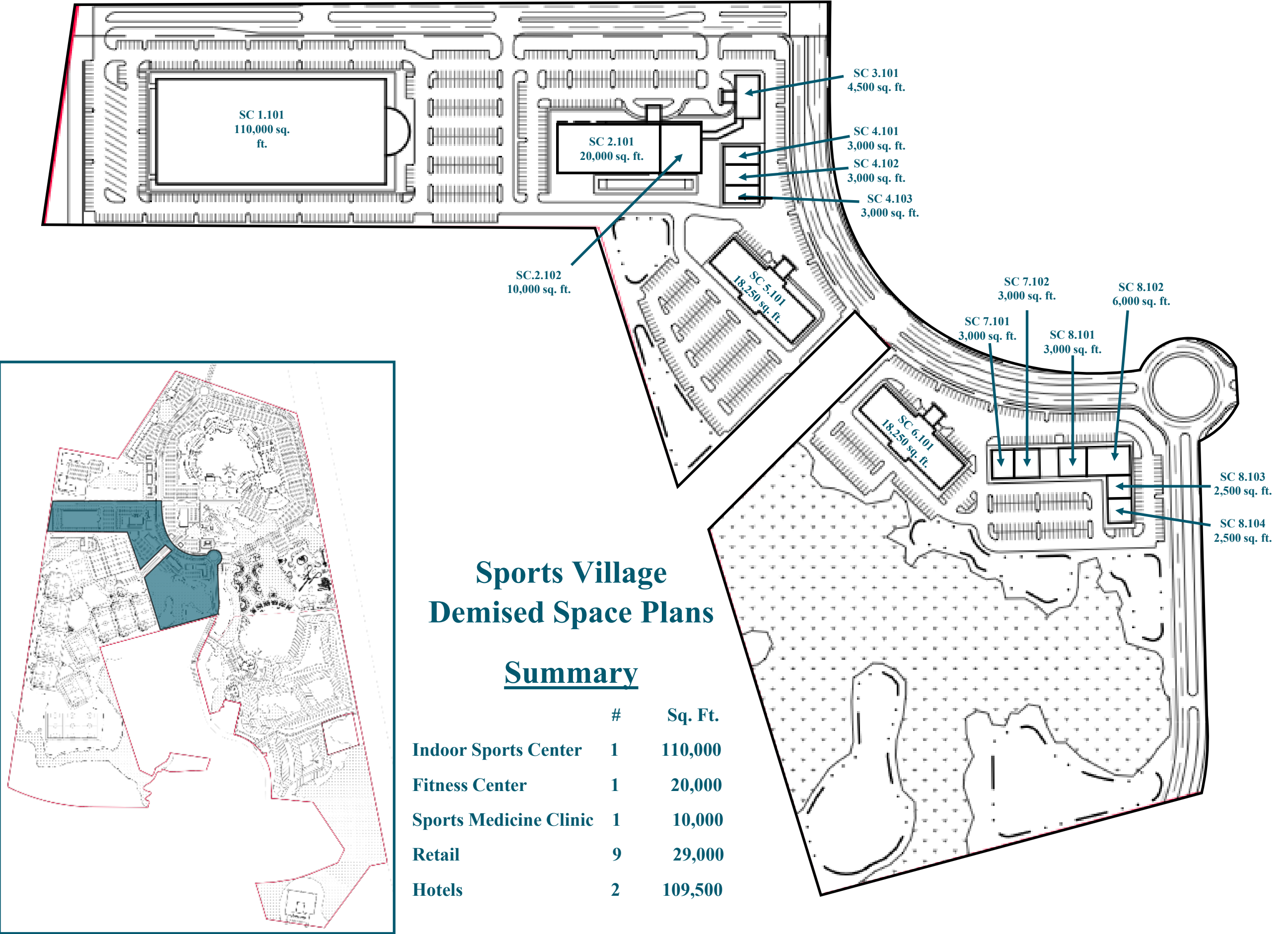
**Service Retail (37,500 ft<sup>2</sup>)**

**North Sports Hotel (100 Room)**

**South Sports Hotel (100 Room)**









# NOTICE

THIS IS NOT AN OFFER TO PURCHASE OR SELL SECURITIES. THIS EXECUTIVE SUMMARY IS FOR INFORMATIONAL PURPOSES AND IS NOT AN OFFER TO SELL OR SOLICITATION OF AN OFFER TO BUY ANY SECURITIES IN CTS LC LP, A LIMITED PARTNERSHIP, AND MAY NOT BE RELIED UPON IN CONNECTION WITH THE PURCHASE OR SALE OF ANY SECURITY. NO SECURITY DESCRIBED IN THIS EXECUTIVE SUMMARY HAS BEEN REGISTERED UNDER THE ACT, OR AN EXEMPTION FROM THE REGISTRATION REQUIREMENT OF THE ACT IS AVAILABLE. INTERESTS IN THE PARTNERSHIP, IF OFFERED WILL ONLY BE AVAILABLE TO PARTIES WHO ARE “ACCREDITED INVESTORS” (AS DEFINED IN RULE 501 PROMULGATED PURSUANT TO THE SECURITIES ACT OF 1933, AS AMENDED) WHO ARE NO U.S. PERSONS WITHIN THE MEANING OF RULE 902, AND WHO ARE INTERESTED IN INVESTING IN THE LIMITED PARTNERSHIP ON THEIR OWN BEHALF. THIS EXECUTIVE SUMMARY IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT PURPORT TO BE A COMPLETE DESCRIPTION OF THE BUSINESS AND PROSPECTS OF CARDON OR THE COMMUNITY, THE TERMS OF THE LIMITED PARTNERSHIP INTERESTS, OR THE RISKS OF INVESTING THEREIN OR ANY OTHER MATTER. ANY OFFERING OR SOLICITATION WILL BE MADE ONLY TO QUALIFIED PROSPECTIVE INVESTORS PURSUANT TO A CONFIDENTIAL OFFERING MEMORANDUM, AND THE SUBSCRIPTION DOCUMENTS, ALL OF WHICH SHOULD BE READ IN THEIR ENTIRETY.

FOREIGN INVESTORS SHOULD CONTACT THIS WRITER FOR INTRODUCTION TO OUR BROKER DEALER WHO WILL PROVIDE ACCESS TO THE “PORTAL” TO VIEW ALL PROJECT DOCUMENTS. FOREIGN INVESTORS WILL THEN NEED TO CONTACT AN IMMIGRATION ATTORNEY IN THEIR COUNTRY OF ORIGIN, FILE AN I-526 PETITION WITH THE U.S. CONSULATE, AND PROCEED WITH THE INVESTMENT AND APPLICATION FOR THE TEMPORARY VISA, ULTIMATELY LEADING TO A PERMANENT GREEN CARD AND CITIZENSHIP IN THE UNITED STATES.

TRANSACTIONS ARE STRUCTURED IN A MANNER THAT IS INTENDED TO ENABLE THE IMMIGRANT INVESTORS TO COMPLY AND PARTICIPATE IN THE EB-5 VISA PROGRAM CURRENTLY BEING OFFERED BY THE UNITED STATES CITIZENSHIP AND IMMIGRATION SERVICES (USCIS) WITH A MINIMUM INVESTMENT OF \$800,000 (USD).





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