

## IMMERSIVE DISNEY EXHIBIT – Branson, MO

### SALIENT DEAL FACTS

<b>Estimated Up-Front Project Costs:</b>	\$5,815,766
<b>Funding Source(s):</b>	<p>\$3,815,766 Capital Provided by Philcrest Properties (Financial Statements/Banking References available upon request)</p> <p>\$2,000,000 Developer Requested Funds From City of Branson Economic Incentives</p>
<b>Immersive Disney Operator:</b>	Lighthouse Immersive (full biography available upon request)
<b>Operational Partnership:</b>	50/50 partnership between Philcrest Properties and Lighthouse Immersive
<b>Venue Details:</b>	<p>Branson Mill currently has a +/- 41,000 square foot Trampoline Park leased to Big Air Trampoline Park.</p> <p>The Immersive Disney Exhibit will take the entirety of the Big Air Trampoline Park space and Philcrest Properties will be responsible for relocating Big Air Trampoline Park.</p> <p>The venue has a maximum capacity of 15,810 guests per week or 822,120 guests per annum.</p>
<b>Revenue/Expense Projections:</b>	<p>We have based our revenue and expense projections on 38% of capacity in Year 1 (6,000 guests per week or 312,000 guests per annum) and an average ticket price of \$45.</p> <p>We have based our visitor projections on a 5% increase Year Over Year</p> <p>Our basis for these projections were historical figures provided from the operator's (Lighthouse Immersive) blockbuster hit Immersive Van Gogh along with actual historical figures from Lighthouse Immersive's other 16 Disney Immersive exhibits and PGAV Planner's feasibility study analysis. PGAV recently put together the The Aquarium at The Boardwalk's Cost/Benefit Analysis and has a thorough understanding and collection of Branson's attraction visitation data.</p>
<b>Important Notes:</b>	<p>Philcrest Properties to repay Upfront Start-Up Costs through net profits after Operational Partnership split.</p> <p>Current Big Air Trampoline Park tax obligation to City of Branson is \$115,000 per annum.</p> <p>Revenue Projections for Big Air Trampoline Park include a 2% increase in revenue Year over Year</p> <p>Tax Projections for current operation of Big Air Trampoline Park over a 10-Year period are <b>\$1,257,331</b></p> <p>Tax Projections + New Economic Impact from the Disney Immersive Exhibit over the same 10-Year Period are <b>\$33,474,304</b></p> <p><b>The Net Increase in Economic Activity by adding the Disney Immersive Exhibit through our incentive-based funding request for City of Branson is projected to be \$32,216,973 over the 10-Year Period</b></p>