



OLDE EIGHT INVESTMENT OFFERING

LAKE GREENWOOD, GREENWOOD, SOUTH CAROLINA
MAY 2024

TARGET CAPITAL RAISE: \$25,000,000 | MINIMUM INVESTMENT: \$150,000

OLDE EIGHT VISION

While centered on golf, Olde Eight will combine a unique, fun and ambitious golf experience coupled with serene and rustic amenities, recreational opportunities and nature, all situated on beautiful Lake Greenwood.

The vision of Olde Eight is to create

- ❖ An exceptional mixed-use recreational community.
- ❖ A golf haven for enjoyment and learning, appealing to all generations.
- ❖ A commitment to excellence, environmental stewardship and fostering a sense of community.
- ❖ A premier choice for those seeking a harmonious blend of golf, golf instruction, leisure and lakeside living in the heart of South Carolina.

OLDE EIGHT VISION VIDEO





OLDE EIGHT

Consists of:

- The acquisition and assemblage of up to five parcels of land, which includes the existing golf course and club facilities known as “The Links at Stoney Point” and the vacant residential real estate lots located in and around the Stoney Point residential community, all of which are located in and around Lake Greenwood.
- The renovation and rebranding of The Links at Stoney Point golf course and club facilities into a private golf club facility named Olde Eight.
- The development of a golf instruction facility, golf practice area and reversible short course in partnership with professional golfer David Duval and PGA professional instructor Shane LeBaron, along with approximately 20 golf cottage rentals.
- The new development of residential community infrastructure for up to 750 entitled residential dwellings, comprised of approximately 500 single family homes, 250 multifamily or townhomes and amenities such as a lake club, marina, fitness/health and wellness center, parks and trails.
- The development of a general store/market and development or parcel sale of a conference center and retail and/or service establishments that will complement and serve the residential development, golf facilities and the public.
- Olde Eight is expected to be completed in various phases over the course of approximately 10-12 years.

Greenwood, South Carolina

- Centrally located among major Southern markets, including Atlanta, Charlotte, Greenville, Columbia and Augusta.
- Within a day's drive of almost half of the U.S. population.
- Greenwood has four-lane access (under an hour) to I-26, I-385, and I-85.
- Three commercial airports within an easy commute.



MASTER PLAN DETAILS

Homes and Rentals:

- Approximately 130 units to be built in the existing Stoney Point Neighborhood
- 8 of the 130 will be rental cabins
- 288 units to be built in the new development area adjacent to the existing Stoney Point Neighborhood
- 18 of the 288 will be rental cabins
- Additional 70 acres residential planned for future phases; up to 332 units as multifamily and single family
- Total of 750 units planned with flexibility to build more if needed

Amenities will include:

- Lake club with a restaurant, wellness center, outdoor pavilion, resort-style pool, water amenities and an event lawn
- Championship golf course, short course, lighted putting course and practice facilities; redesign by award winning Drew Rodgers
- Golf academy with David Duval and Shane LeBaron, resort golf pro-shop, Olde Eight private clubhouse with pub
- Marina club with 20 boat slips and dock access
- Neighborhood general store open to public
- Nature trails and related outdoor activities
- Existing Stoney Point amenities to include conference and meeting center with pub, pro shop, tennis and pickleball

Future Expansion:

- Stand alone conference center and meeting space
- Retail and office space
- Multifamily or other higher density residential product
- Single family homes
- Potential hotel
- Other commercial uses to benefit the long-term viability of Olde Eight

GUIDING VALUES

LEGACY

Blend conventional and sustainable strategies to establish a 21st-century community that paves the way for a lasting legacy celebrating tradition while embracing modernity.

AUTHENTICITY

Endeavor to create a genuine and immersive experience that reflects the true essence of Lake Greenwood and enhances the overall beauty and functionality of the region.

SUSTAINABILITY

Prioritize resourcefulness and self-reliance to establish eco conscious homes that thrive on sustainable practices, ensuring a greener and healthier future for generations to come.

TRADITION

Steadfast commitment to preserving refined Southern tradition while embracing innovation, standing as a beacon of enduring quality and timeless elegance.

BALANCE

Cultivate a harmonious balance between the natural and the built environments, fostering a community that flourishes in equilibrium.

CULTURE

Create neighborhoods that reflect the legacy of the land, offering a diverse array of home types and architectural styles to nurture a diverse and inclusive community.



ARCHITECTURAL STYLE

- Defined home building program administered by Front Light Building Co.
- Home building plans ranging from 2500-4000 SF+.
- Plans will be predetermined with each home buyer having the ability to customize certain design selections.
- 3-4 distinct design styles to include Classic Contemporary, Modern Tudor and Traditional Southern.
- Approximately 35-45 homes built per year.
- Community architecture and patterns will be designed in accordance with an Olde Eight pattern book.
- Distinct residential districts having unique and differentiating design elements managed by a design review board.

POTENTIAL HOME DESIGN MODELS

TRADITIONAL SOUTHERN

A traditional Southern cottage boasts a quaint exterior characterized by a front porch, decorative shutters, and pitched roofs, evoking a sense of charm and warmth emblematic of Southern architecture. Its modest size and inviting façade often feature elements like clapboard siding, dormer windows, and vibrant paint colors, encapsulating the timeless allure of Southern living.



POTENTIAL HOME DESIGN MODELS

MODERN TUDOR

A modern Tudor style home showcases a distinctive exterior with steeply pitched roofs, half-timbering details, and stucco or brick facades, blending traditional Tudor elements with contemporary design features. Large windows, asymmetrical layouts, and sleek lines contribute to its updated aesthetic, offering a unique fusion of classic charm and modern sophistication.



POTENTIAL HOME DESIGN MODELS

CLASSIC CONTEMPORARY

A classic contemporary home features a sleek and minimalist exterior design characterized by clean lines, large windows, and a mixture of materials. Its architectural style emphasizes simplicity, functionality, and an integration with the surrounding landscape, reflecting a timeless yet modern aesthetic.



SOUTH CAROLINA DYNAMICS

- People are seeking a simpler lifestyle and a better quality of life; South Carolina is experiencing rapid growth state-wide.
- The state of South Carolina was the fastest growing state in the U.S. in 2023, adding 250,000 new residents.
- Represents a 5% overall growth in population.
- South Carolina's mild weather offers the ability to play golf and enjoy Lake Greenwood's many attributes year-round.
- Home sales today range from \$300-370 per sf in the community.
- Greenwood County has very strong hospital and healthcare facilities.
- Major industries continue to make Greenwood County home with its close proximity to infrastructure and other southeastern states.
- Golf tourism is the largest industry for the state.
- South Carolina is projected to continue to see robust growth over the next 20 years.



OLDE EIGHT CLUB - OUR TEAM



Mitch Kovitz

In October 2003, Mitch and his partners founded Kovitz to provide asset management services and financial solutions to high-net worth individuals and institutions nationwide. Mitch serves as the firm's Co-Chief Investment Officer in Chicago and sits on multiple investment teams, including Core Equity Strategy, Hedged Equity, Industrial Real Estate, Diversified Real Estate and Chicago Capital Partners, a private equity holding company. He is the managing principal of the firm's Family Office Services division and serves as CIO to certain families. In early 2024, Mitch was named Vice Chairman of Focus Financial Partners. As a firm, Kovitz applies the valued-based investment methodology pioneered by Benjamin Graham and further developed by Warren Buffett and Charlie Munger.

Mitch has led the incorporation of this methodology into many of the firm's alternative investment strategies, such as Real Estate and Private Equity. In addition, Mitch oversees the hiring of investment personnel for all investment strategies. Prior to founding Kovitz, Mitch was President of Rothschild Investment Corporation. Mitch has been featured in publications such as Crain's Chicago Business, the Chicago Tribune, the Chicago Sun-Times, U.S. News & World Report, and Value Investor Insight. He has also appeared on Bloomberg broadcast television. Mitch graduated from the University of Illinois at Urbana-Champaign in 1986 with a bachelor's in accounting. He became licensed as a Certified Public Accountant in August 1986 and received a master's in taxation from the University of Illinois in 1987. Mitch is a CFA® Charterholder.



Matt Green

Matt Green has over 25 years' experience in the construction and development business. Matt has been involved in every type of project including commercial, mixed-use, land and residential.

Matt owns and operates Front Light Building Co., a residential homebuilding company; company's gross revenues in 2023 were \$41mm and the company has 23 employees. He developed and sold 100-acre mixed-use town center project called Buckwalter Place in Bluffton, SC; tenants include Publix, Kroger, St. Joseph Candler hospital, Town of Bluffton and more. Matt has worked with Plum Creek holdings entitling a 10,000+ acre land annexation project in Ridgeland, SC called Genesis Landing.

Matt is also the owner of JCM Ventures, LLC, and consults on many large real estate projects in the coastal South Carolina and Georgia region. Matt began his career as an accountant for Arthur Anderson. His desire to start a career in real estate led him to leave the industry and join Bennett Development, a real estate development firm in the greater Boston area. As Project Manager working on various residential real estate development projects, he had responsibility for planning and feasibility studies, acquisitions, permitting all projects, and running the daily operations of the company. In 2004, Matt left Bennett Development to found Live Oak Group, LLC and shortly thereafter Live Oak Property Group, LLC and JCM Ventures, LLC.

OLDE EIGHT CLUB - OUR TEAM



Shane LeBaron

Shane LeBaron is among the best young minds in golf instruction. Shane has worked with or studied under many of the country's elite teachers including Jim Hardy, Stan Utley and Butch Harmon.

Shane is a Level 3 Plane Truth Certified Instructor and a member of Callaway Golf Master Staff. Shane has been recognized as Golf Digest "Best Teacher in Your State" in three states including Colorado, Arizona and Illinois. Golf Magazine nominated Shane as a "Top 100 Instructor" 2014-2015 and 2017-2018 along with being nominated by Golf Digest for "Best Instructor Under 40" in 2011-2012. Arizona Foothills Magazine "Best in the Valley" nominated Shane as "Best Instructor" along with Best Golf Instructor LCCC in Lake Forest, IL 2019-2020. In 2010 Shane was recognized as South Region College Golf Coach of The Year (South Carolina - Beaufort) and Top 50 US Kids Instructor.

Shane currently has students playing on the Champions Tour, Canadian Tour and LPGA Symetra Tour along with a variety of students playing Division 1 college golf. Shane spent 2003-2012 in Hilton Head Island, South Carolina as Director of Instruction at Belfair Golf Club and served as Director of Golf for the University of South Carolina Beaufort. In 2012 Shane moved to Phoenix, Arizona to become the Director of Instruction at the Plane Truth Performance Center at the Wigwam Resort. In May 2014 Shane moved to Lake Forest, IL to become the Director of Instruction at Knollwood Club where he taught in the summer months and in the winter months in Scottsdale, Arizona at Mirabel Golf Club as the Director of Instruction. In May 2021 Shane became the Director of Instruction at Cherry Hills Country Club in Cherry Hills Village, CO.



David Duval

David Duval is an American professional golfer and former World No. 1 Golfer who competed on the PGA Tour and currently plays on the PGA Tour Champions. Duval won 13 PGA Tour tournaments between 1997 and 2001; including one major title, The Open Championship in 2001.

Duval received his PGA Tour card in 1995, earning it after becoming two-time ACC Player of the Year, 1993 National Player of the Year, and playing two years on the Nike Tour (where he won twice). Between 1997 and 2000, Duval finished all four seasons top-5 on the PGA Tour's money list, including being the leading money winner and scoring leader in 1998. In addition to his major title, he also won the 1997 Tour Championship and the 1999 Players Championship.

Following David's distinguished early career, he became a golf analyst and commentator, working for Golf Channel and ESPN. After turning 50 and gaining eligibility, Duval began playing on the PGA Tour Champions in 2022.

OLDE EIGHT CLUB - OUR TEAM



Dan Keefer

Daniel Keefer is a founding partner at Witmer-Jones-Keefer; a full-service land planning and landscape architectural firm. He obtained his Bachelor of Landscape Architecture with honors from West Virginia University and has over 25 years of experience. His expertise includes community recreation planning, zoning and entitlement approvals, and site planning. Dan has worked on several premier communities including Palmetto Bluff, Berkeley Hall, Oldfield, Belfair, and Kiawah River in South Carolina; Ford Plantation, Savannah Quarters, and Waterways in Georgia; and Olde Stone in Bowling Green, Kentucky.

The firm's projects aim to create value and improve the quality of life for users, from small private gardens to urban and rural spaces and town plans. WJK strives to maintain a healthy balance between built and natural environments, preserving and promoting health, safety, and welfare for people. Dan's recent projects include Moreland Village in Palmetto Bluff, Belfair Club Amenities, and Chechessee Creek Golf Cottages.



Jim Medford

James L. Medford boasts over 25 years of Senior Executive experience in the Pharmaceutical Field. As the Principal Owner, Chairman, President, and CEO of Aaron Industries (1999-2014), he led the company to prominence in Private Label Over the Counter remedies. From 2017 to 2020, he served as President & CEO at KC Pharmaceuticals, a leading manufacturer of Private Label Eye Care Products.

Jim served as Owner & Chairman of Hole 19 LLC, overseeing The Links at Stoney Point in Greenwood, SC (2010-2014 and ongoing). Additionally, he holds the same roles at Hole 19 Properties LLC, contributing to Land Development in the Stoney Point Community since 2014.

With a blend of leadership, entrepreneurship, and dedication, Jim has made a lasting impact on the pharmaceutical industry and the fields of golf club ownership and land development.

OLDE EIGHT FINANCIAL INFORMATION

Key Assumptions and Return Metrics

Land Costs	11,750,000	<u>Unlevered Returns</u>	<u>Project</u>
Hard Costs	341,268,946	Internal Rate of Return	21.78%
Soft Costs	44,759,541	Equity Multiple	2.59X
Carry Costs	<u>17,296,162</u>	Net Profit	206,696,196
Total Project Costs (Including Debt)	415,074,649	Profit Margin	34.19%
Total Unit Sales	588,465,866	<u>Levered Returns</u>	<u>Project</u>
- Selling Costs	(20,000,000)	Internal Rate of Return	27.52%
+ Tax Rebate	<u>36,008,816</u>	Equity Multiple	5.74X
Net Proceeds from Units Sales	604,474,683	Distributions	189,400,034
Net Project Profit (Levered)	189,400,034	Contributions	<u>40,000,000</u>
		Net Cash Flow and Returns	149,400,034
		Profit Margin	38.10%

NOTE: No customary sponsor fees, such as acquisition/disposition, asset management, construction management, financing, or promote.

PROJECT PARTNERS

DAVIS & FLOYD
PLAN | DESIGN | ENGINEER

Civil Engineer

Witmer Jones Keefe
Ltd.
landscape architecture
land planning

*Land Planner and Landscape
Architect*

 **KUO
DIEDRICH
CHI**

Architect

**BURR
FORMAN** LLP

Land Use Attorney

 **PEARCE
SCOTT
ARCHITECTS**

Architect

**ROYAL OAKS
DESIGN**
EST. 1988

Architect

 **MAYNARDNEXSEN**

Attorney

CONTACT INFORMATION



For more information about Olde Eight,
please contact:

GREENWOOD LAND HOLDINGS, LLC
c/o Greenwood Land Holdings Manager, LLC
Attention: Mitchell A. Kovitz
mkovitz@icloud.com

DISCLAIMER - IMPORTANT NOTICE

This summary ("Summary") is for informational purposes only, and is not intended to provide, and should not be relied on, for investment, tax, legal or accounting advice and shall not be deemed to constitute such advice under any United States federal law. It is not provided with regard to your specific investment objectives, financial situation, tax exposure or particular needs. This Summary does not constitute an offer to sell, or a solicitation of an offer to purchase, any securities, which only can be made at the time a qualified offeree receives a confidential private placement memorandum, limited liability company operating agreement and subscription agreement ("offering materials"). All information contained herein is qualified in its entirety by information contained in the offering materials. The information contained herein does not constitute part of the offering materials. Any such offer or solicitation will be made in accordance with applicable securities laws.

Investing involves significant risk and has the potential for partial or complete loss of funds invested. Diversification does not assure a profit or guarantee against loss in declining markets. You should consider your investment objectives, risks, charges and expenses of the investment and consult your personal tax, legal and accounting advisors before engaging in any transaction. You should carefully read the final offering memorandum and/or other organizational, supplemental and controlling documents before making an investment decision regarding any security. You are encouraged to ask questions of and receive answers from the sponsor and to obtain any additional information you deem necessary concerning the matters described herein.

Investments, including interests in real estate and private funds, are subject to investment, tax, regulatory, market, macro-economic and other risks, including the potential loss of the entire principal amount invested. Projections or forecasts used or discussed in this summary are not indicative of future results. Statements contained herein are forward looking, and such statements necessarily involve known and unknown risks and uncertainties that may cause actual performance and financial results in future periods to differ materially from any projections of future performance or result expressed or implied by such statements.

This Summary is not intended to be a risk disclosure statement. The views, opinions, and assumptions expressed herein are as of the date herein, are subject to change without notice, may not come to pass and do not represent a recommendation or offer of any particular security, strategy or investment. The contents herein do not purport to be complete and are subject to change and may be modified, deleted or replaced at any time in the sponsor's sole discretion and without prior notice. The sponsor undertakes no duty to update any forward-looking statements appearing in this Summary. The sponsor will not provide any individualized advice or consulting unless agreed to by a separate written agreement.

None of the information contained herein has been filed or will be filed with the Securities and Exchange Commission, any regulator under any state securities laws or any other governmental or self-regulatory authority. No governmental authority has passed or will pass on the merits of this offering or the adequacy of this document. Any representation to the contrary is unlawful. Any investment vehicle described herein will not be registered under the Investment Company Act of 1940, as amended, in reliance on an exception thereunder. Interests in such vehicles will not be registered under the Securities Act of 1933, as amended (the "Securities Act"), or the securities laws of any state and are being offered and sold in reliance on exemptions from the registration requirements of said Act and such laws. Any investors in such vehicles will be required to be "accredited investors," as such term is defined under the rules and regulations promulgated under the Securities Act. The contents of this summary are provided to you on a strictly confidential basis. The contents herein are a trade secret, the disclosure of which is likely to cause substantial and irreparable competitive harm to the sponsor and or its investment vehicles and their respective affiliates. Any reproduction or distribution of this Summary, in whole or in part, or the disclosure of its contents, without the prior written consent of the sponsor is prohibited. All right, title and interest in and to the information contained in this presentation is the sole and exclusive property of the sponsor.

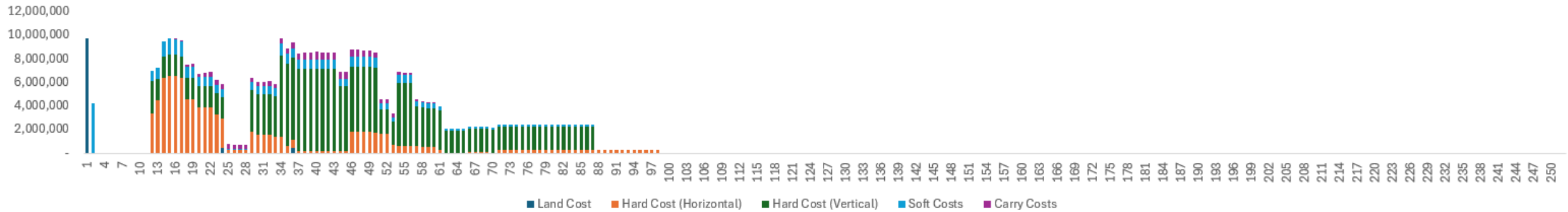
APPENDIX



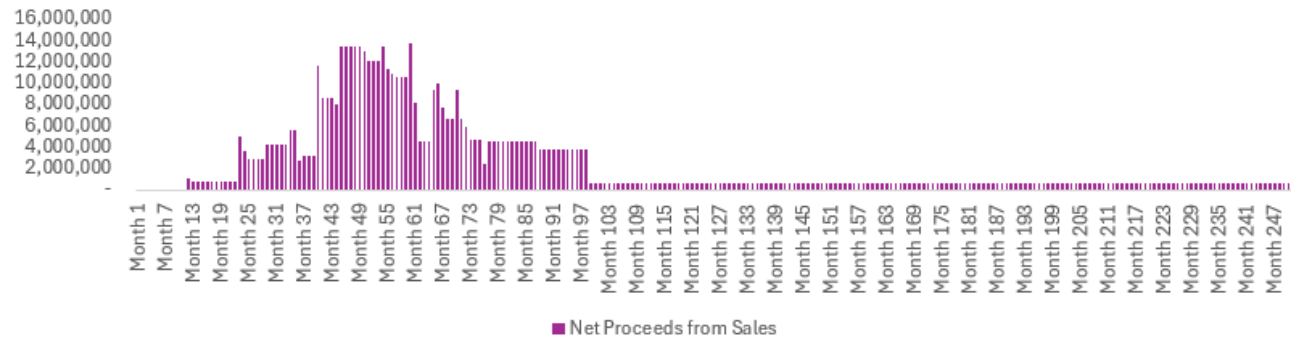
OLDE EIGHT FINANCIAL INFORMATION

Project-level Cash Flow Visualization

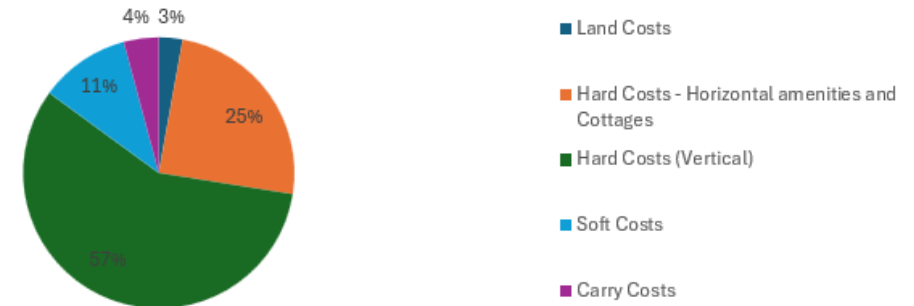
Total Project Costs Including Financing



Net Proceeds from Sales



Total Project Costs Including Financing





THANK YOU