Loving Heart Retreats

ASSET SALE PROPOSAL

A turnkey, multi-potential mountaintop commercial asset.

We are selling the asset, not the business.

Loving Heart Retreats • May. 2026

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01 Executive Summary: Project Core Value Proposition

FOR SALE: A turnkey, multi-potential mountaintop commercial asset.

This proposal presents the "Loving Heart Retreats" asset located in Burnet County, Texas. This is not just an award-winning glamping resort, but a strategically**irreplicable mountaintop property**with complete infrastructure and enormous development potential.

ASKING PRICE **$2,450,000**

"We provide you with a golden ticket to enter the top-tier US senior living and outdoor leisure market."

01 Executive Summary: Core Investment Highlights

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Scarce Location

25.6 acres of already developed commercial land with 360-degree panoramic views. The most scarce multi-use asset type in the region.

Turnkey Infrastructure

Three sets of commercial-grade septic systems, city power, and water systems are already in place, saving over $200,000 in engineering costs and 6-12 months of approval time.

Huge Market Potential

Located in the top-tier US travel and retirement destination - the Texas Hill Country. Close to the booming Austin metro area, it directly benefits from the strong demand of wealthy households and retirees.

Flexible Development Options

No strict zoning, supporting multiple development directions: continue operating as a glamping resort, develop a 55+ senior community, or build a mobile home community, which is avored by banks for long-term financing.

Proven Brand Asset

Winner of the "2024 Top 1 Glamping Brand in North America" with a heavyweight reputation of 4.8 stars. It can generate positive cash flow immediately upon handover.

02 Asset Overview: Core Information

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Loving Heart Retreats

ASKING PRICE: **$2,450,000**

Land Details
25.6 acres
Commercial electricity (no strict zoning)

Core Location
Burnet County, Texas
Prime panoramic view location

Transportation
~10 mins to Marble Falls
~1hr to Austin, ~1.5hrs to SA

Status & Infra
2024 NA Top 1 Glamping Resort
Water, electricity & septic ready

Current Operation: Loving Heart Retreats

AWARDED "2024 NORTH AMERICA TOP 1 GLAMPING RESORT"

02 Asset Overview: Geographical Location & Transportation Advantage

Strategic Location: Heart of Texas Hill Country

Nestled in the core of the Texas Hill Country, renowned for its unique natural scenery and home environment. It boasts abundant natural ecological resources and is highly attractive.

Hwy 281: Arterial of Traffic

Daily traffic flow over**18,000+**
Strong brand exposure & accessible

1 Hour from Austin

Close to Texas' capital
Enjoy metro area's population & economic dividends

10 Mins from Marble Falls

Directly connected to the city's main commercial district

03 Value Proposition: We Sell the Asset, Not the Business

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Core Logic: Asset Value > Operating Income

The annual operating income of the glamping resort (**$219k/$170k/$139k**for 2023/2024/2025) accounts for a very small weight in our valuation model and is not the main basis for pricing.

The true scarcity and core value of this asset lie in: it is a**"turnkey mountaintop development platform"**with complete infrastructure and a network. The buyer is not purchasing "a campsite," but a scarce mountaintop asset with huge development potential and appreciation space.

Footnotes:

- 2024 revenue decreased due to the original partner's own reasons and failure to complete cooperation.
- In 2025, 4 units were out of service for 2-3 months due to Hurricane and are being replaced.
- In 2026, there are already other foreign partners in discussion for cooperation.

"Asset Upgrade" in 2025, not "Business Deterioration"

✅ 4 new Domes (to be replaced in 2025), reducing future capital expenditure for 3-5 years.

✅ Proven income capacity (2023 benchmark at**$219k**).

✅ 30% room for improvement in occupancy rate (up to 40% in peak season).

The recent decline in revenue is a result of temporary operational and environmental factors, not a reflection of the asset's intrinsic value.

03 Value Proposition: Market Pricing Benchmark Analysis

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501 Block (10.28 Acre)

MLS# 176852

$510,700 / Acre

🏔️ Mountain view: None
🏭 Commercialization: None
💧 Water/Sewer: None
💰 Cash flow: None
🏷️ Brand: None
📋 Plan: ~180 units expected

HWY 281 (3.56 Acre)

MLS# 6827165

$69,944 / Acre

🏔️ Mountain view: None
🏭 Commercialization: None
💧 Water/Sewer: Available
💰 Cash flow: None
🏷️ Brand: None

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25.6 Acre | Developable Unit Price

$95,703 / Acre

🏔️ Mountain view:**360-degree**
🏭 Commercialization:**3 sets available**
💧 Water/Sewer:**Available**
💰 Cash flow:**$17-21k/year**
🏷️ Brand:**North America No.1**

HWY 281 (2.3 Acre)

MLS# 78651

$565,000 / Acre

🏔️ Mountain view: None
🏭 Commercialization: City water/sewer
💧 Water/Sewer: Available
💰 Cash flow: None
🏷️ Brand: None

Conclusion: Although our asset's unit price is higher than ordinary land, considering its**irreplicable views, existing infrastructure, brand value, and immediate cash flow, it is highly cost-effective.**

03: Value Proposition: Comprehensive Pricing Analysis

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1. Mountaintop Land Value

(25.38 acres)

$1.50M - $1.70M

Based on Burnet County unzoned mountaintop land, benchmarked against roadside commercial land

2. Existing Infrastructure

$0.20M - $0.25M

Three septic systems + power + water system (saves $200k+ & 12-18 months)

3. Brand + Immediate Cash Flow

$0.30M - $0.50M

North America No.1 brand + $17-21k/year income + 20% repeat customer rate

4. Value Premium (No Zoning)

$0.10M - $0.20M

Compared to city restricted land, with 4+ more development options

REASONABLE VALUATION RANGE

$2.10M - $2.65M

Combined conservative estimate of all tangible & intangible assets

ACTUAL ASKING PRICE

$2.45M (In the middle of the reasonable range)

An attractive offer within the fair market value bracket

"We promise: with the same capital, you cannot find a second mountaintop location with faster start-up, lower risk, and higher flexibility."

03: Value Proposition

Valuation Component	Key Explanation	Range
Hilltop Land (25.6 ac)	360° views · no zoning · commercial land	$1.70-1.90M
Ready-to-Use Infrastructure	Three septic systems + power + water	$0.20-0.25M
Immediate Cash Flow	Annual revenue $170k-219k, takeover ready	$0.15-0.25M
Licenses + Platform +	Operating licenses, reviews, dome cost etc	$0.05-0.10M
Future Growth Option	Marriott + State Park + population growth	$0.15-0.20M

Reasonable Range	$2.25-2.70M
Asking Price	$2.45M Middle Price Range

04 Market Opportunity: Explosion of the Texas 55+ Active Adult Community Market

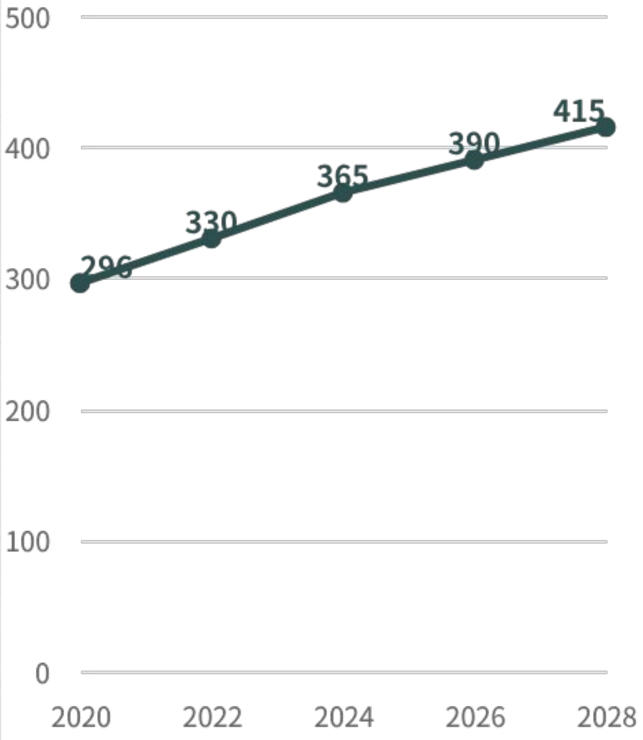
Market Scale: Explosive Growth

Valued at **$29.6 Billion** (2020)

Projected **$41.5 Billion** (2028)

CAGR: **4.42%**

Market Size Growth Trend (2020-2028)



Strategic Positioning: Core Location Advantage

Austin is listed as the core city for Texas' 55+ community market. The property is only a 1-hour drive from Austin's wealthy asset group, perfectly positioned to undertake the expatriate living needs of this high-value population.

Demand Driver: Population & Preferences

・**Population Shift:** Baby boomers (56-76) entering retirement, pursuing maintenance-free living & a sense of community.

・**Destination Advantage:** Texas' low cost, no income tax & pleasant climate make it a top US relocation spot. Marble Falls is the closest ideal tourist destination.

04 Market Opportunity: Burnet County - The Next Growth Pole in Texas

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Burnet County is experiencing unprecedented development waves, from hundreds of millions in infrastructure investment to commercial headquarter relocations. A series of major projects provide a strong long-term growth narrative for this asset.

2023 • State Park Development Approved

Approved investment of **$100M+** to build a new Texas state park, reshaping regional tourism. Upon opening in 2028 **Surrounding land prices are expected to surge.**

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2025 • Marriott Hotel Officially Breaks Ground

A world-class brand filling the high-end accommodation gap. Only 10 minutes from Loving Heart Retreats.**2026 Fall will Grand opening**

2026+ • Explosion of Supporting Facilities & Transportation

- A new $31.3M school bond passed; Marriott Hotel to open soon.
- Hwy 183A expansion underway, greatly shortening Austin commute.
- Population **grew16.1% (5x national avg)in 5 years**.

Infrastructure & Demographic Boom

Unmatched Catalysts for Long-term Value Appreciation

04 Market Opportunity: Mature Outdoor Tourism Ecosystem

The asset is surrounded by five state parks and numerous outdoor attractions, forming a mature tourism ecosystem. This provides a solid customer base for any form of leisure development and has the ability to attract a large number of outdoor and vacation tourists.

Inks Lake State Park

📍 ~8 miles from the asset

Famous for its clear water and rich water sports, hiking, and cliff diving activities. A popular destination for locals and tourists alike.

Pedernales Falls State Park

📍 ~30 miles from the asset

Boasts one of the most spectacular waterfall views in Texas, with hiking and mountain biking trails for all levels, highly attractive to nature lovers.

Colorado Bend State Park

📍 ~23 miles from the asset

Home to Gorman Falls, one of the tallest waterfalls in Texas, offering unique cave exploration experiences, deeply loved by outdoor adventure enthusiasts.

05 Development Potential: Turnkey Development Platform

The buyer does not need to bear high upfront engineering costs and a long approval cycle. The infrastructure is fully ready.

Three Commercial-Grade Septic Systems

Directly saves engineering costs of **$50k - $120k** and avoids a lengthy municipal approval cycle of **12-18 months.**

City Power Connection System

Saves power connection costs of **$10k - $15k** and avoids the common power supply delays and capacity waits for new developments.

Complete Water System

A complete water system saves **$10k - $15k** and completely eliminates the uncertainty of water right approval.

05 Development Potential: No Strict Zoning, Maximizing Development Freedom

Since the land is outside city jurisdiction, development has great flexibility and can be flexibly adjusted according to market demand:

No Height Restrictions

Building design is not restricted by height.

No Urban Zoning Constraints

Breaks through traditional municipal regulations.

Simplified Approval Process

Shortens the cycle and reduces approval costs.

Completely Free Use

Flexible switching between commercial/residential/mixed-use.

In Texas, such land commands a **20% - 50%** market premium.

Development Opportunity

Unlimited possibilities for mixed-use development, leveraging natural landscapes and proximity to urban centers.

Example: High-End Senior Community

Leveraging the surrounding natural environment and transportation advantages to build a modernized retirement destination.

05 Development Potential: Comparison of Four Optional Development Directions

Low Investment • Fast Return

Continue as Glamping Resort

Suitable for**lifestyle buyers / glamping operators.** Leverage the existing brand for asset upgrade, quickly generate cash flow. The operation model is mature, and the startup threshold is relatively low.

Medium Investment • Fast Return

Mobile Home Community

Suitable for**residential developers / industrial investors.** Standardized construction, fast project turnover, can effectively balance development costs and market demand.

Low Investment • Slow Return

Land Banking

Suitable for**long-term land investors / family offices.** Acquire the premium block at a soft cost, wait for regional value maturation, and realize profit maximization through land appreciation.

High Investment • High Return

Senior Apartment (55+ Community)

Suitable for**professional senior care / integrated developers.** High initial investment, requires high medical and living facilities, but the customer demand is rigid, with long-term stable and growing benefits.

05 Development Potential: Financial Return Comparison (Conservative Estimate)

Scenario	Estimated Total Investment (excl. land)	Stable Annual Income Cash Flow	Payback Period	IRR (Estimated)
Continue as Glamping Resort (Current Status)	$20k - $100k	$170k - $219k	2 - 5 years	Detailed financial model available upon signing NDA
Mobile Home Community	$300k - $500k	$200k - $250k	2 - 4 years	**12% - 18%**
55+ Senior Apartments (Phase I)	$2.5M - $4M	$500k - $800k	4 - 6 years	**10% - 15%**
Land Banking	$0	Appreciation Gain	3 - 7 years exit	**8-15% (annualized rate)**

*Note: The above are conservative estimates for reference only. Detailed Pro Forma available upon signing NDA.**

06 Valuation, Terms & Next Steps

Valuation & Transaction Terms

Asking Price: **$2,450,000**

Transaction Method: Asset transfer / Equity transfer are both acceptable, flexible and adaptable.

Full Support: Provide complete financial records and legal documents; the original management team can provide 3-6 months of handover and transition support.

Financing Solution: To facilitate the transaction, partial classified financing support can be provided.

Next Steps Action Suggestion

01 Sign Non-Disclosure Agreement (NDA)
After signing, you can access the detailed financial statements, engineering drawings, and legal documents.

02 Arrange Site Visit
Experience the stunning 360-degree mountain views firsthand and inspect the asset on-site.

03 Initiate and Complete Due Diligence (DD)
Our team will fully cooperate to efficiently advance the legal and financial due diligence process.

→ Jointly consult and sign the final purchase agreement

07 Risk Disclosure & Mitigation

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Market Risk

Regional Growth Underperformance

Mitigation: Major projects like the Marriott Hotel and the new state park have already secured investment. With the dual drive of key enterprises and government projects, regional growth certainty is high.

Operational Risk

Seasonal Customer Fluctuation

Mitigation: Leveraging Texas' mild climate and scenic geographical advantages, and with flexible transformation capabilities, we can switch to high-end senior care, long-term rentals, etc., to resist seasonal fluctuations.

Compliance Risk

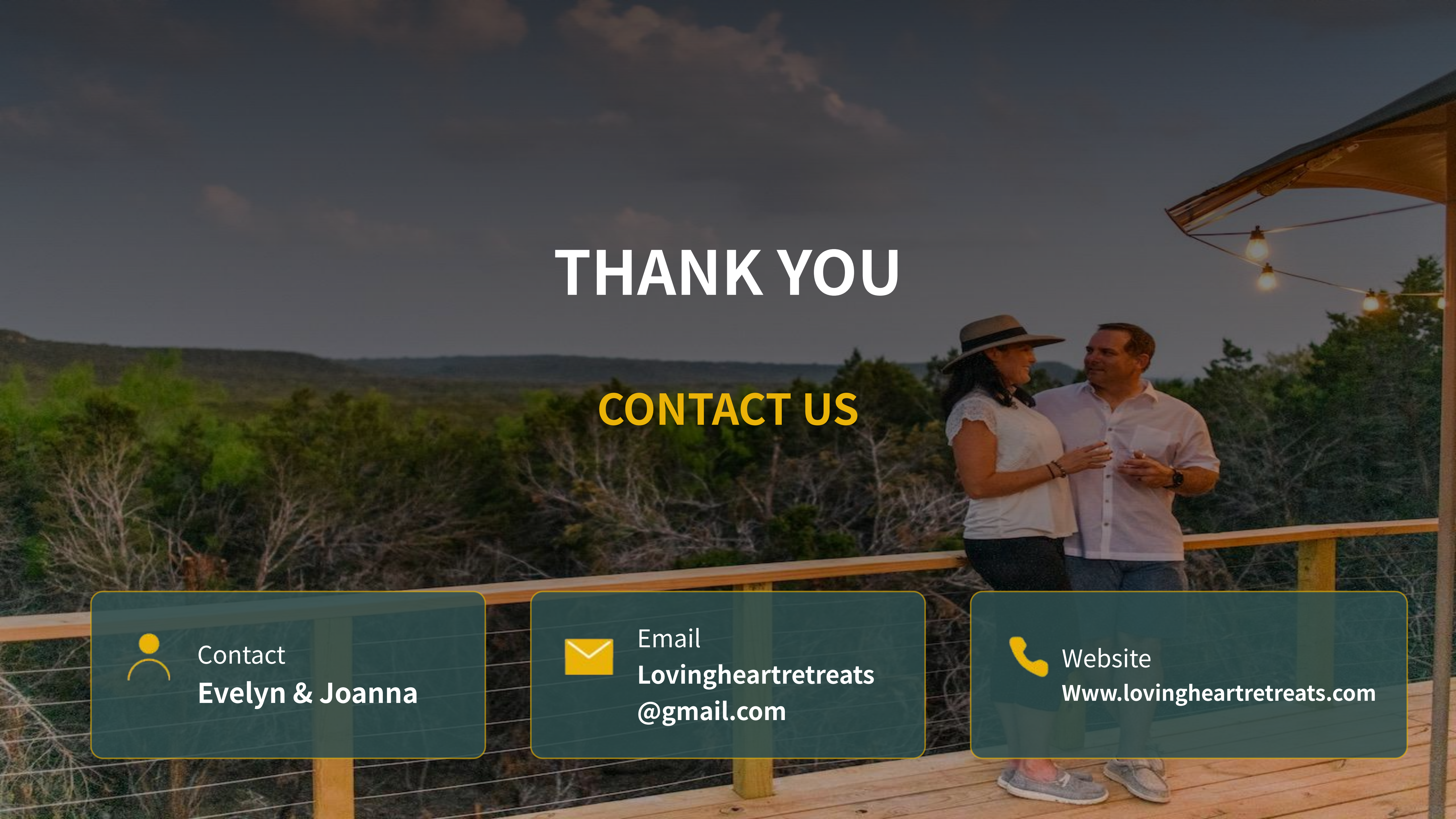
Septic & Water Right Changes

Mitigation: Commercial-grade treatment systems have been installed and are operating in compliance. Complete and compliant engineering and operation documents are held, completely avoiding this risk from a hardware and compliance perspective.

Exit Risk

Multiple Exit Pathways

Mitigation: Equity transfer, asset transfer, and bank financing are all viable exit strategies.



THANK YOU

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