828 Studios OZ Fund

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Darwin Metals and Mining OZ Fund

Project Update

Operations Update

- Most existing infrastructure preserved from previous mining due to ideal conditions
- Mine loaded with Zinc, Silver and 9 other critical minerals
- Zinc prices have more than doubled since 2020
- Expected IRR 50+%

First Phase of Capital Raised

Second Phase quadruples daily mining

Financials do not take into account recent price spikes

North Country Growers OZ Fund II

Project Update

Operations Update

- Land cleared and all permitting in place
- Produce prices steadily rising in Northeast due to fertilizer and fuel price surges
- 95% of produce currently transported into Northeast
- Expected 27% IRR and 4.76x MOIC

Phase 1 Funding nearly complete

$25 million loan released after Phase I

Q2 Anticipated Start Date for 1st Greenhouse

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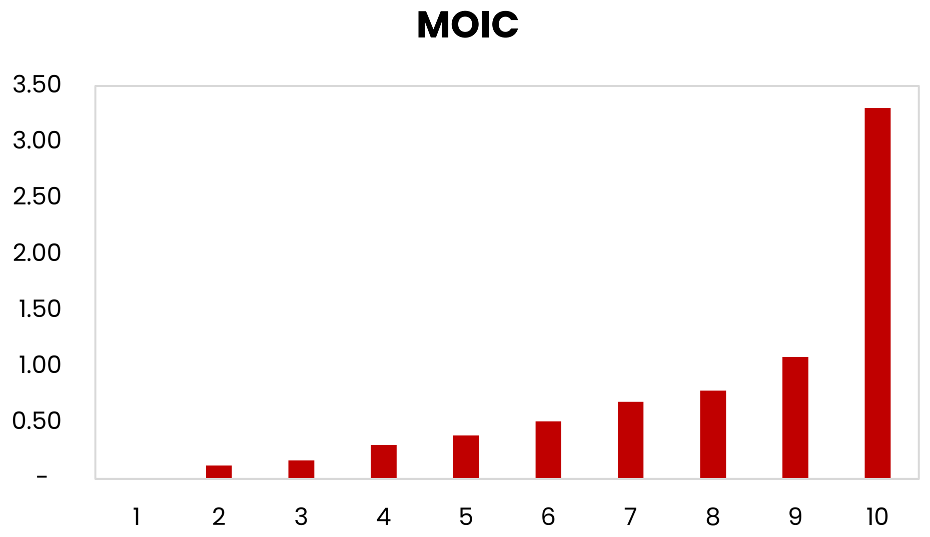
Investment Highlights

Deal Terms

- Multi Asset Fund
- $175 million total raise ($75 mm equity)
    - $50 million Studio Construction
    - $125 million Slate Financing (Short Term Production Loans/Equity)
- $250k Minimum Investment

MOIC



IRR 18.4% | **MOIC 3.3x** | **10% Pref Return**

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Deal Catalysts

City, State Incentives
- 25% Refundable Tax Credit
- 5% Las Cruces Tax Credit
- 5% Qualified Production Facility
- 35% Total
- Additional Grants from State City Possible

Federal Tax Subsidies
- IRS Section 181
- 100% Tax Deduction on first $20 million
- Deduction can be taken immediately
- No recapture
- Write off against other Passive Income

Management Team
- Todd Lundbohm award winning filmmaker
- Well established in slate financing industry
- Financed over $50 million in projects
- 3 Productions in 2022 already

Market Dynamics
- Streaming services overtaking industry
- Over 1.1 billion subscriptions
- Indie Film spending up 25% YOY
- Studio space at a premium with many booked years out

Deal Structure

Multi Asset QOF | Offered under Regulation D 506c |Accredited US Investors Only

Terms	Distributions	Lockup	Partners
• $75 million total equity raise • $250k minimum • 10% Preferred Return	• Annual • Expected IRR of 18% • MOIC 3.2x • K1 Tax Losses	• 10 Years	• JTC (Admin) • Morris Manning & Martin (Legal) • Novogradac (Consultant)

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