

# Mangrove / MCMR Project Overview

Existing Waterfront Asset · Phased Activation · Resort & Entertainment Development

## 1. Project Snapshot

Mangrove Country Music Resort & Marina is a phased repositioning and development of an existing 60-acre waterfront resort and marina asset in Hopkins, Belize. The project combines operating marina infrastructure, waterfront land, residential lot inventory, hospitality assets, and guest watercraft with a future resort and entertainment destination centered on country music, marina lifestyle, and curated guest experiences.

60-acre waterfront asset

Hopkins, Belize

Operating marina / private canal

Existing real estate & hospitality

Country music repositioning

Phase One + Phase Two

## 2. Existing Asset Base

| Asset / Component         | Current Status / Opportunity            |
|---------------------------|-----------------------------------------|
| 42-slip marina            | Private canal system, operational       |
| Residential lot inventory | Oceanfront, canal, and treehouse lots   |
| Condo development lots    | Planned multi-story condo parcels       |
| Marina-side cabins        | Five cabins in rental pool              |
| Yacht & watercraft        | 47-ft yacht, fishing boat, wave runners |
| Core infrastructure       | Water filtration, septic, gated entry   |
| Prior operating history   | Sittee Point Limited, established 2014  |

A tangible waterfront asset base with monetizable real estate and hospitality components — not raw land only.

## 3. Phase One — Rebrand, Activate, Monetize

- Acquire / control the interest in Sittee Point Limited
- Rebrand as Mangrove Country Music Resort & Marina
- Activate marina, cabins, treehouses, and guest-experience assets
- Sell available lot inventory where appropriate
- Begin phased monetization across lots, marina, rentals, and programming

Potential Early Revenue Streams

Canal & treehouse lot sales

Yacht & watercraft experiences

Marina cabin rental pool

Early guest programming & events

Marina operations / slip activity

F&B activation as operations scale

Potential early revenue streams to be validated in the financial model.

## 4. What Investor Capital Activates

Investor capital is intended to help activate:

Acquisition / control of the Sittee Point / Mangrove waterfront asset

Rebrand and launch of Mangrove Country Music Resort & Marina

Activation of existing marina, cabin, lot, and guest-experience assets

Working capital and operational ramp

Project management, planning, and execution coordination

Preparation for Phase Two resort, venue, F&B, and hospitality development

## 5. Phase Two — Resort & Entertainment Development

- 100-room luxury hotel
- 500-seat indoor performance venue
- Restaurant, bar, and event-support F&B
- Artist / production support infrastructure
- Guest amenities integrated with marina operations
- Long-term resort, music, event, hospitality, and marina revenue platform

## 6. Revenue & Monetization Framework

| Revenue Stream      | Timing                | Asset / Driver                        | Status                  |
|---------------------|-----------------------|---------------------------------------|-------------------------|
| Lot sales           | Phase One / early     | Oceanfront, canal, treehouse lots     | Existing inventory      |
| Marina operations   | Phase One & ongoing   | Slips, services, guest access         | Existing infrastructure |
| Hospitality rentals | Phase One & ongoing   | Cabins, treehouses, rental pool       | Existing / activating   |
| Guest experiences   | Phase One & ongoing   | Yacht, watercraft, tours, programming | Existing assets         |
| Food & beverage     | Phase Two / operating | Restaurant, bar, event support        | Planned                 |
| Events / music      | Phase Two / operating | Performance venue, artist programming | Planned                 |
| Hotel / resort      | Phase Two             | 100-room resort hotel                 | Planned                 |
| Resort real estate  | Phase Two             | Units / lots, if applicable           | To be modeled           |

Revenue streams are expected to activate in phases; timing, margins, and cash-flow assumptions will be validated in the financial model.

## 7. Execution Team / Strategic Partners

**CAPITAL / GP / PROJECT OVERSIGHT**  
**Mycelium Capital** — capital oversight, structuring, execution coordination  
**LAND PARTNER / LOCAL ASSET CONTEXT**  
**Class B Land Partner / Rollover LP** — landowner, asset context, development history  
**HOSPITALITY / MUSIC / GUEST EXPERIENCE**  
**Lauren Kemper** — music programming and live entertainment  
**ITA Global** — hospitality, guest experience, destination programming  
**REAL ESTATE / F&B / LOCAL EXECUTION**  
**Rick Wahlberg** — F&B operations  
**Rob Witkera** — sales and marketing  
**Bradley Rhinehart** — Belize legal, permitting, title, local coordination  
**Strategic partners** — design, construction, ticketing / payment processing, insurance, operating vendors

## 8. Bridge to Financial Model

01

Existing asset monetization

02

Development value creation

03

Long-term equity upside

Bridge to the financial model

The financial model quantifies the capital stack, refinance strategy, phased cash-flow potential, and investor economics connected to this development plan.