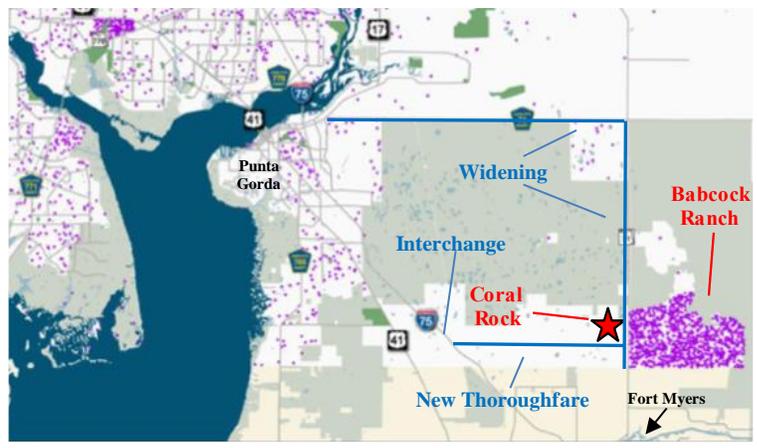

Introduction

AC Magnum Coral, LLC (“ACM” or the “Company”) is the owner of a large-scale property in Punta Gorda, Florida, the 3rd fastest growing MSA in Florida and 8th in the United States. The 1,747± acre property (“Coral Rock” or the “Property”) is situated on SR-31, directly across from the Babcock Ranch, a 19,500-home master-planned community that commenced construction in 2016.

The area is projected to account for the vast majority of growth and development in Charlotte and northern Lee counties over the next 20 years. Accordingly, both Charlotte County and the state of Florida are presently evaluating multiple infrastructure investments in the region, including the widening of 25 miles of road from two lanes to four, a new interchange at Interstate 75, and the construction of a new east-west thoroughfare from I-75 past the Property and on to the Babcock Ranch.

Coral Rock is perfectly positioned to support this projected growth and the infrastructure projects necessitated by it. The Property is home to a fully permitted limestone quarry with a multi-decade operating history, annually supplying 400,000 – 1,000,000 tons of FDOT aggregates, FDOT base rock, commercial aggregates, beach sand, and other products to southwest Florida before idling in 2011. The quarry contains ~21 million tons of limestone and sand reserves to be mined from 5 cells encompassing ~307 acres. And with no other washed aggregate producers within 20 miles, Coral Rock is poised to assume a leading market position in supporting the residential, commercial, and infrastructure construction in the area.

Charlotte County Population Growth 2010 – 2040



The Property is also approved for a diverse array of uses, including mining, industrial, agricultural, residential, and other special uses. The industrial area is ideal for construction materials operations that include ready mixed concrete, concrete products, and building material distribution. Indeed, a portion of its industrial area is already occupied by a state-of-the-art concrete block plant, operated by a multi-national construction materials company under a long-term lease agreement with the Company. ACM has recently fielded multiple inquiries from additional potential tenants seeking to establish ready mixed concrete plants and other operations onsite.

Coral Rock Site Layout



Summary Fact Sheet

Coral Rock truly does present a unique investment opportunity. Not only does the Property sit directly in the path of development in a region experiencing explosive growth, but it can also generate strong cash flows while supporting that growth. Its limestone quarry, onsite block plant, future ready mix plant, and other industrial operations will all see strong demand for their products, enabling substantial ongoing income, all while the Property's value continues to increase as regional development progresses.

Investment Considerations

Advantaged Quarry Location – Sitting in the corridor projected to account for the bulk of Charlotte County's residential, commercial, and infrastructure growth through 2040, Coral Rock enjoys a freight advantage of at least 12 – 25 miles serving northern Lee and southern Charlotte counties.

Turnkey Mining Operations – With a 30-year operating history and its permits, mine plan, haul roads, and scale house already in place, as well as potential access to an onsite processing plant, the mine could commence operations immediately, with built-in asphalt and concrete block customers.

High Barriers to Entry – A challenging permitting environment and limited high quality limestone reserves in the region make replicating the Coral Rock quarry difficult at best, and future industrial zoning so close to a high-profile community like the Babcock Ranch is highly unlikely.

Current and Future Lease Income – A high credit-quality tenant leases six industrial zoned acres on the property, generating substantial annual lease income, and multiple parties have expressed interest in leasing additional portions of the property.

Potential Leading Ready Mix Position – With no ready mixed concrete producers within 15 miles of Coral Rock, a ready mix plant on the Property has the potential to become the leading supplier to Babcock Ranch and the surrounding area, bolstered by onsite aggregate supply and short travel times.

Long-Term Development Value – As Babcock Ranch continues its buildout, and as the state and county make infrastructure investments in support thereof, the development value of Coral Rock will increase dramatically.

Additional Information

Inlet Capital Group, LLC has been engaged as the exclusive strategic advisor to the Company. Brightleaf Properties, LLC has been engaged as the exclusive listing broker for the Company. ACM is interested in exploring one or more potential transactions involving the Property. The Company will consider reasonable proposals from qualified investors and operators that involve a sale of all or a portion of the Property, a royalty lease involving the mine, or a lease of a portion of the industrial area for construction materials uses. Interested parties are invited to contact Inlet Capital Group for additional information.

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