

INVEST NOW

RV Park Opportunity Fund

 High Returns

 Resilient Growth

 Scalable Consolidation

 Tax Advantaged

 BlueCapital

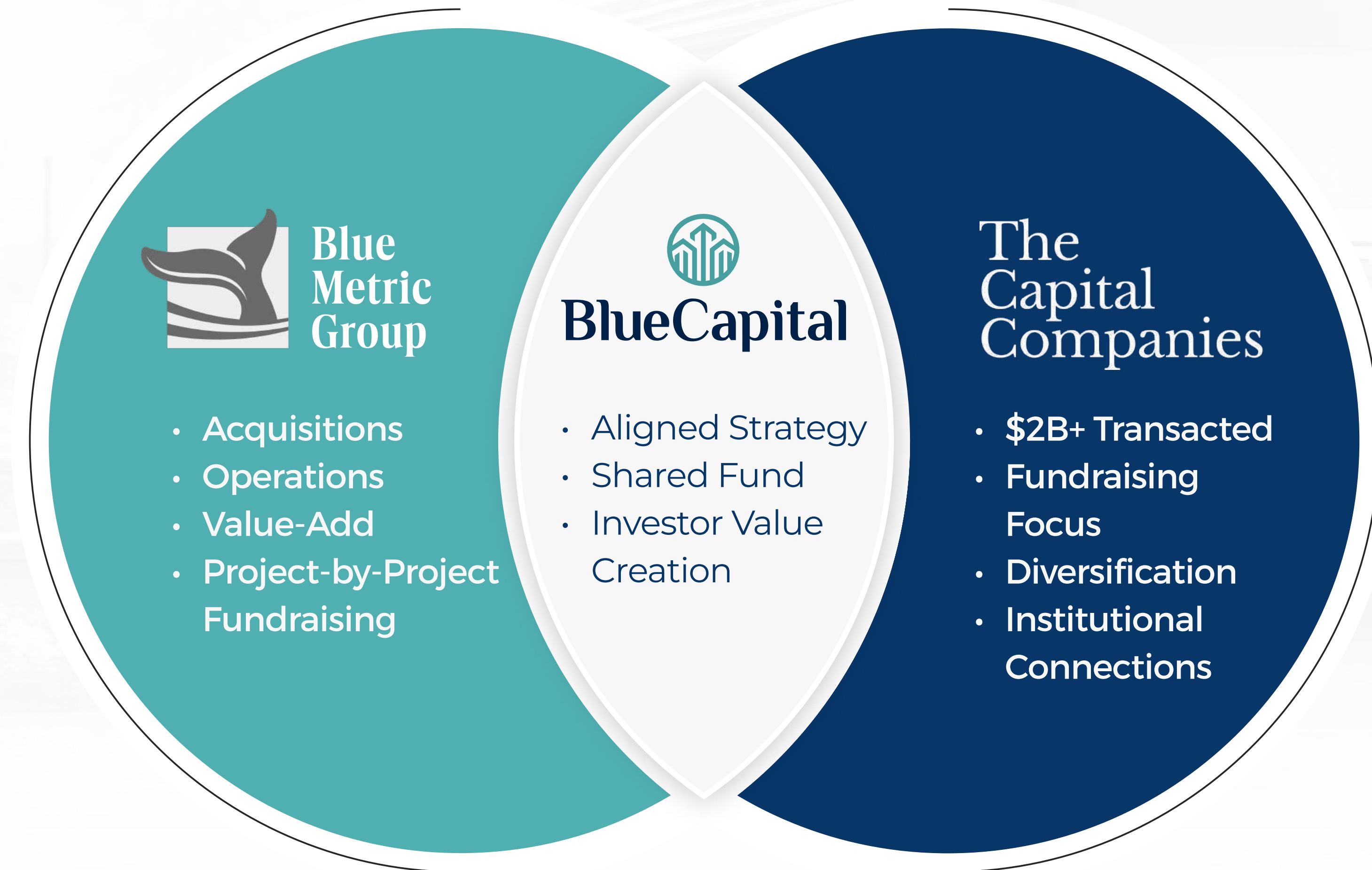


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TWO DISTINCT ROLES, ONE UNIFIED STRATEGY

Aligned Partners with Complementary Focus



BMG drives acquisition and operational excellence.

BCH powers fundraising and institutional reach.



ENTREPRENEUR

John Cascarano

- Attorney, brand founder, and serial entrepreneur
- Founded/co-founded multiple companies across industries
- Commercial real estate lawyer at AmLaw 100 firm

John earned his BA in English from Duke University in 2001 and JD from the University of Michigan Law School in 2004. He is a member of the State Bars of Tennessee and Georgia and is also active in Entrepreneurs' Organization, Nashville chapter. He formerly practiced law at an AmLaw 100 firm as a commercial real estate lawyer and has founded or co-founded multiple companies, serving in various roles from CEO to Counsel.



INVESTMENT VETERAN

Rich Turasky

- 30+ years with Executive Board roles across different organizations
- Managing Partner/Founder in 40+ Operating Companies
- Led 100+ Private/Institutional Commercial Real Estate investments

Rich has been a Principal for 24 years, serving as Managing Partner or Founder in more than 40 Operating Companies and Managing Partner in more than 100 Private or Institutional Commercial Real Estate Investments, Developments and Asset Management initiatives. Previous memberships in Vistage and Tiger 21 provide additional strategic governance experience.



CAPITAL STRATEGIST

Erik Fordyce

- 20 years in corporate finance and private equity
- Structured over \$1 billion in transactions
- Former VP of Corporate Finance at GE Capital and MUFG

Erik specializes in valuation, debt, and equity analysis. He has led investor relations for fund sponsors and banking partners, providing strategic oversight in financial modeling and communications. He holds a B.S. in Finance from the University of Oregon and an MBA from Babson College. He previously held Series 7, 63, 86, and 87 FINRA licenses.

Investment Summary

2-3x
equity
multiple


10%
preferred
returns

100%
bonus
depreciation
year 1

2-3 year
hold period



New Equity Raise for Acquisitions



We're passionate about transforming RV parks into thriving communities, creating value for investors while delivering exceptional outdoor experiences.



Rich Turasky

PORTFOLIO

Total Sites: **4,356**

Total Acreage: **1,275**

Assets Under Management: **\$250M**

California
Parks: 1 | Acreage: 31
· Indian Waters

Montana
Parks: 2 | Acreage: 49
· Polson Holiday KOA: 25
· Moose Creek Resort Holdings

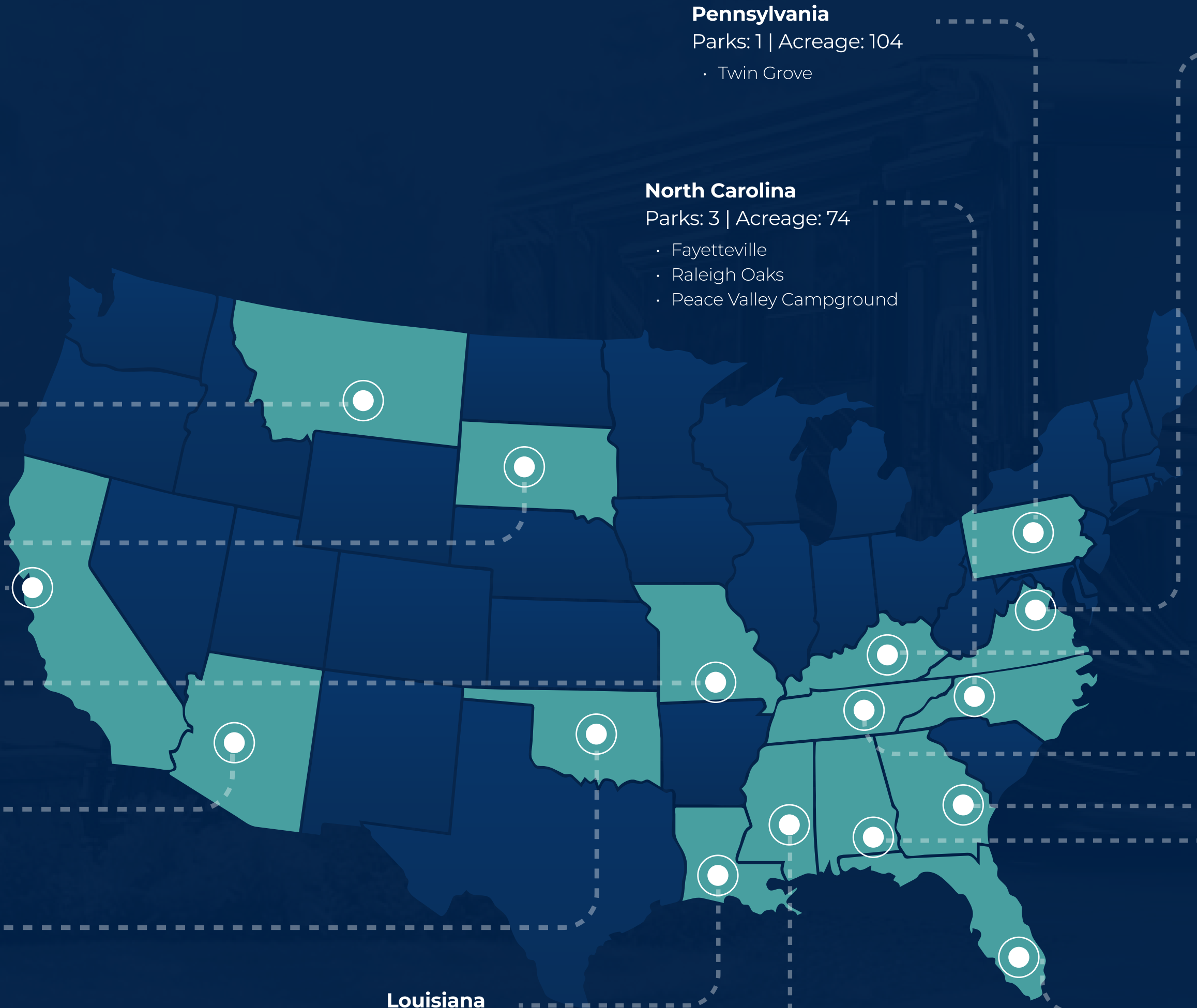
South Dakota
Parks: | Acreage: 35
· Heartland RV Park

Missouri
Parks: 1 | Acreage: 40
· Branson KOA

Arizona
Parks: 1 | Acreage: 29
· Verde River

Oklahoma
Parks: 2 | Acreage: 65
· Red River Rose RV Resort
· Arbuckle RV Resort Holdings

 All States



Pennsylvania
Parks: 1 | Acreage: 104
· Twin Grove

North Carolina
Parks: 3 | Acreage: 74
· Fayetteville
· Raleigh Oaks
· Peace Valley Campground

Virginia
Parks: 2 | Acreage: 114
· Americamps
· North Landing Beach

Kentucky
Parks: 7 | Acreage: 204
· Cumberland Cove Cottages
· Cumberland Point Campground
· Duck Creek RV Park
· Indian Point RV Park
· 829 RV Park & Campground
· Off the Hook RV Campground
· Fern Lake Campground

Tennessee
Parks: 5 | Acreage: 127
· Newport KOA Holdings
· Fern Lake Campground Fund
· Green Acres Campground
· Tana-See
· Spring Creek Campground Fund

Georgia
Parks: 1 | Acreage: 27
· Twin Oaks Campground

Alabama
Parks: 2 | Acreage: 93
· Peach Queen Campground
· Wills Creek Campground Holdings

Florida
Parks: 2 | Acreage: 20
· The Station Madison
· Black Creek RV Park Holdings

Louisiana
Parks: 4 | Acreage: 213
· North LA Fund (God's Country Resort)
· Natalbany Creek Campground Fund
· Ouachita Campground
· Pavilion RV Park

Mississippi
Parks: 2 | Acreage: 20
· Rivertown Rose Campground
· Bayberry RV Park



Streamside

Streamside, our wholly owned asset manager, unifies our portfolio and drives industry-wide transformation.

END-TO-END EXCELLENCE

We Are Vertically Integrated

THE BENEFITS OF IN-HOUSE MANAGEMENT



Control over the future of our assets



Drives operational efficiencies



Control over the future of our assets



Significant cost savings that help directly boost NOI

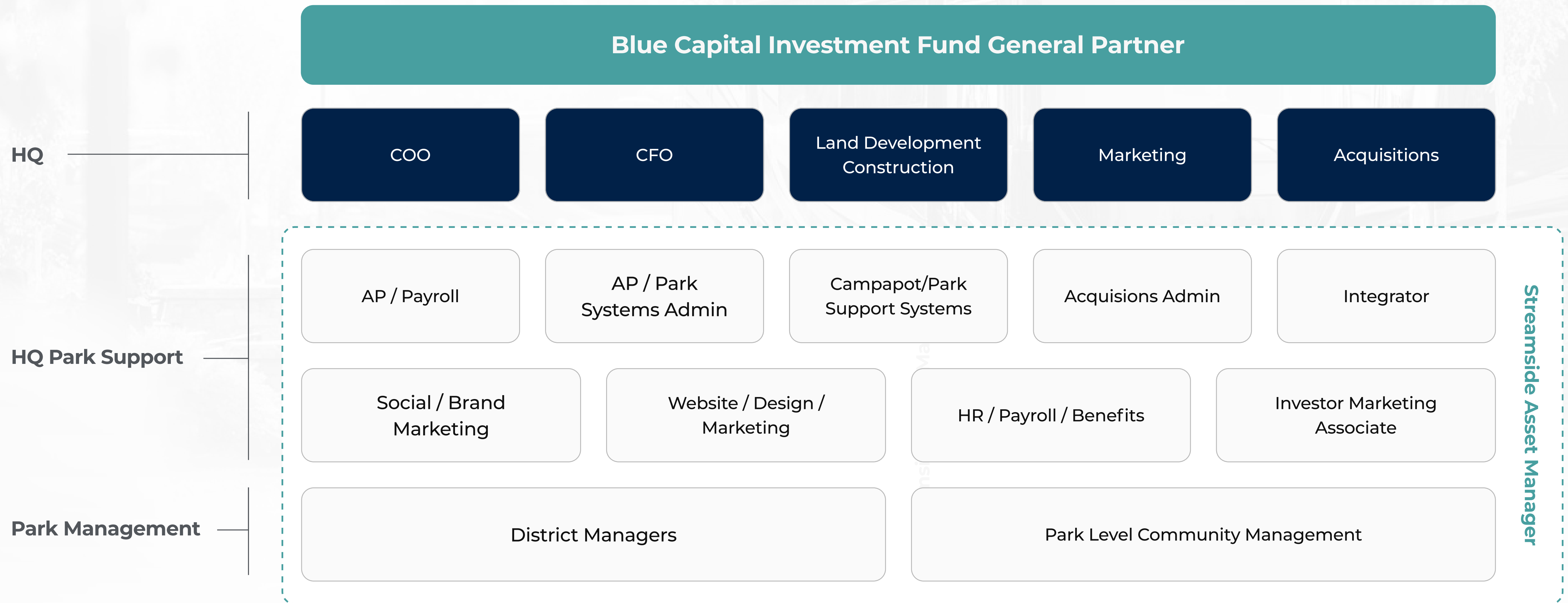


Faster renovations & a team that cares



Stronger communities

Organizational Structure



INVESTOR-ALIGNED CAPITAL STACK

Ownership Structure

Class A investors own shares with first priority after senior debt (guaranteed by GP members, NOT LPs).

Investors receive attractive preferred returns plus ownership in upside potential—even after refinance and return of principal.

60-70%

SENIOR DEBT

20-30%

CLASS A OWNERSHIP

5-10%

GENERAL PARTNER

INVESTOR PROTECTION

- ✓ Preferred return to investors first
- ✓ Ownership in upside maintained
- ✓ 1st priority position over General Partners
- ✓ Cash events principal to Class A first

Acquisition Strategy Overview

STEP 1

Identify

Identify strategic park assets directly, and through our broker networks, digital networks, and associations.

STEP 2

Underwrite & Acquire

Perform comprehensive financial due diligence ensuring target parks meet our hurdles. Selectively acquire the best parks for our portfolio.

STEP 3

Manage & Optimize

Take mom-and-pop owned parks and upgrade to professionally managed assets to maximize cash return. Expand park onto existing and/or adjacent land.

STEP 4

Aggregate

Our strategy is to aggregate \$500M+ of parks across North America where we can effectively implement our strategy and benefit from economies of scale.

STEP 5

Exit

Pursue strategic exit of total portfolio through either public or private markets, where investors benefit from scale and cap rate compression.





PROJECTED 100% TAX WRITE-OFF IN 2026

Bonus & Accelerated Depreciation

Optimized Leverage for Maximum Impact

Using moderate leverage (e.g., 65% Loan-to-Value) enhances the early tax benefits, making the fund more tax-efficient for Limited Partners.

2026



Up to **100%** first-year tax deduction through bonus depreciation.

2027+



Remaining depreciation spread across future years for ongoing tax benefits

1. The targets above are intended for illustrative purposes only to facilitate analysis and are not guaranteed by Sponsors as there are no assurances these targets will be met. These targets are based on past RV park metrics, past performances, and past experiences of the Sponsors in the RV park space. Sponsors make no representations or warranties that any investor will, or is likely to, attain the targets shown above since hypothetical or simulated performance is not an indicator or assurance of future results. Please review the financial disclaimers on slide 4.

CASH FLOW & GROWTH

Why RV Parks

We believe RV parks—particularly those with long-term components—are recession-resistant, high ROI investments. In addition, these properties tend to produce excess cash flow and have ample room for profit growth and consolidation.



Ripe Sector for Consolidation



Modern, Best-Practice Upgrades



Financial Stress on Small Owners



Recession-Resistant

80-90% Assets Mom and Pop Owned

Number of Camping Participants in US

The camping market in the United States is experiencing remarkable growth, with participation projected to increase from 80.88 million users in 2024 to **83.71** million by 2029. Market revenue is estimated at **\$25.81** billion in 2024, reflecting strong demand for outdoor experiences.

User penetration is expected to rise from 18.5% in 2024 to **23.1%** by 2029, driven largely by millennials seeking budget-friendly adventures. Additionally, there is a growing appetite for luxury camping, particularly in popular national park destinations, highlighting a shift towards **more premium outdoor experiences**.

From 2017 to 2029 (In Millions)



Source: Statista Market Insights July 2024

Key Information on the RV Space

Campers in the United States often have a high annual household income, making them a valuable market segment.

They are also forward-thinking, with 22% being innovators or early adopters of new products. Additionally, campers are more likely than the average consumer to recall ads on music portals and streaming services, indicating strong engagement with digital media.

25.7
million new
campers since 2020

32%
of all new campers
camp again

46%
campers work while
camping

18,000
campgrounds in
America

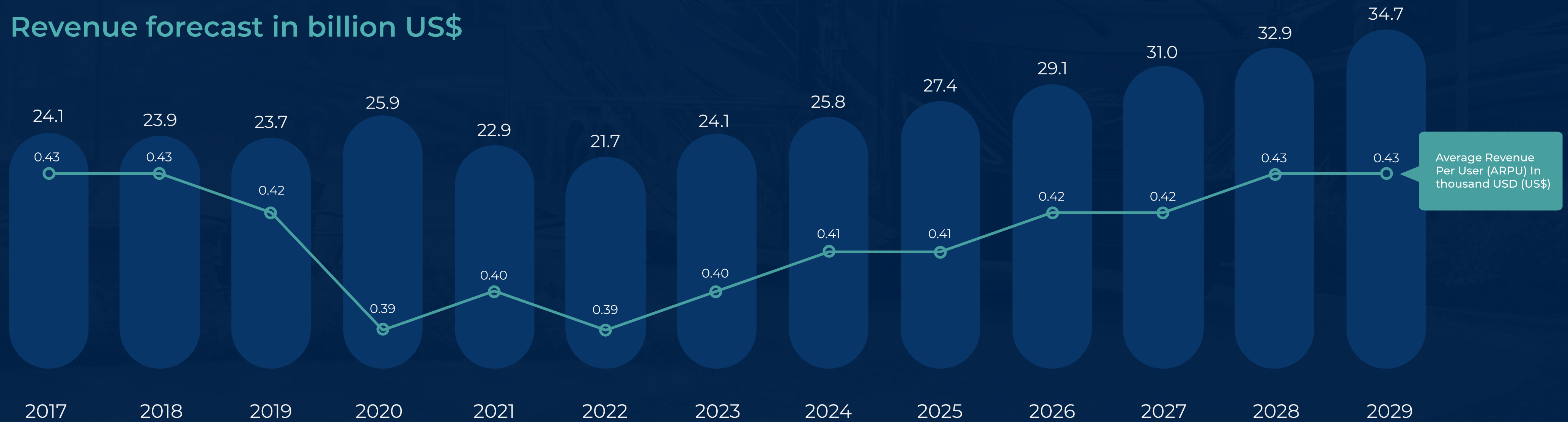
50%
of all campers use
RV/Cabins

70%
of new campers are either
Gen Z or Millennials under
the age of 43

Camping revenues are estimated to increase at a CAGR¹ of 6% from 2024 to 2029

The US camping market is projected to generate the highest global revenue in 2024, reaching \$25.8 billion. With annual growth of 6.1%, it is expected to reach \$34.7 billion and nearly 81 million users by 2029.

Revenue forecast in billion US\$



The sector is heavily migrating to digital, with online sales projected to account for 61%, driven by millennial demand for affordable leisure options.

ARPU Revenue

1. Compound annual growth rate. Statist Market Insights July 2024

Source: Statista Market Insights July 2024

The Outdoor Hospitality Opportunity

10.9%
Increase in market share

20.8%
More likely to camp with pets

OUTDOOR HOSPITALITY

Solid growth and incremental demand across all generations as properties expand with new experiences and amenities.

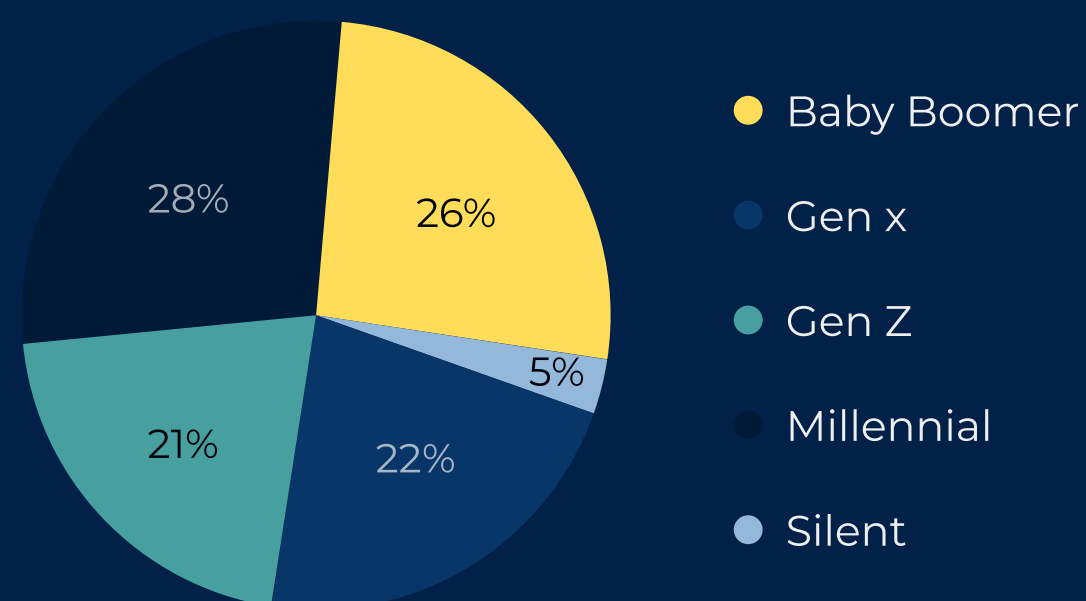
RECREATIONAL VEHICLE SUB-SECTOR

Driven by improvements and new experiences, outdoor hospitality has become popular among all generations in the last decade.

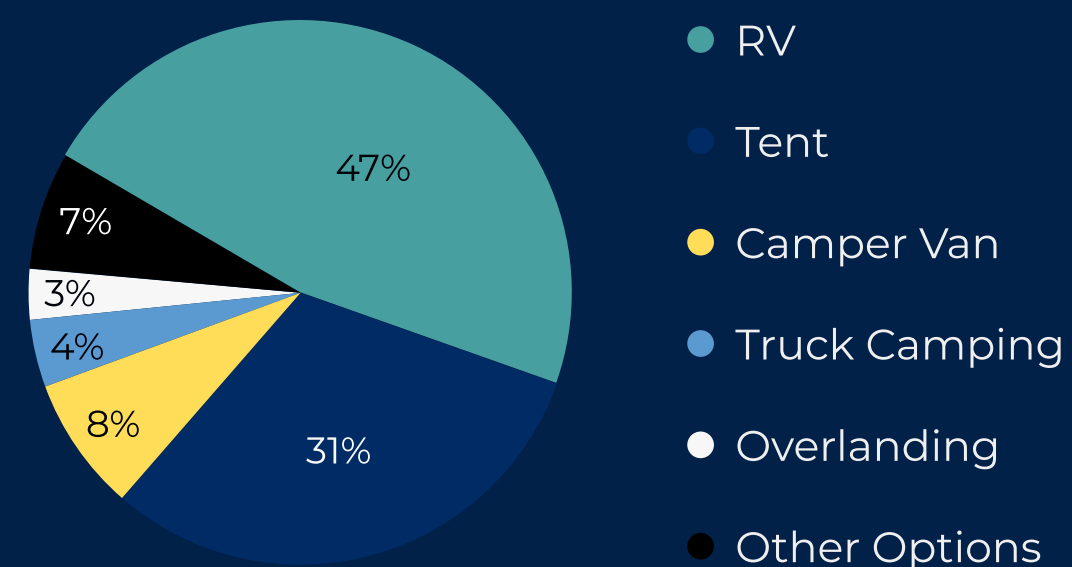
21.8%
Of campers tried an RV or trailer for the first time market share

54
Nights that RVers camped, on average

Breakdown of new campers



Market share split among camping types



Positive Changes in Camping Participation

	Δ from 2014 to
Increase in active camping households	21,600,000
First time campers since 2014	41,400,000
Increase in RV usage	6,400,000
Increase in cabin/glamping accommodations	7,000,000
Increase in tent usage	9,600,000
New campers accounted for by glamping	15,700,000

A luxury motorhome is parked in an RV park at sunset. The scene is illuminated by the warm, golden light of the setting sun, which is visible in the background behind a mountain range. In the foreground, a dark-colored motorhome with large windows and a prominent front grille is parked on a paved area. To the right, a group of people is sitting around a stone fire pit, enjoying the fire. The overall atmosphere is peaceful and inviting, suggesting a high-quality outdoor experience.

INVEST IN BLUE CAPITAL

Transforming RV parks into thriving communities, creating lasting value for investors while shaping the future of outdoor experiences.

ARE YOU?

- ✓ An accredited investor seeking passive income
- ✓ Generational wealth focus: long-term, wealth building mindset looking for tax optimization
- ✓ Seeking large year-1 tax write-offs
- ✓ Aiming to obtain exposure to the RV sector
- ✓ Seeking an investment managed by an experienced team

YOUR NEXT STEPS

1. Sign Up in the Investor Portal at SponsorCloud: bluecapital.invportal.com
2. Review and Complete the legal documents inside the portal.
3. Fund the Deal upon completion of necessary steps within the portal. Either link your bank account for a free ACH transaction or wire instructions provided..



Scan QR code for more information

Email David with any questions at david@bluecapitalfunds.com

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Blue Capital

