

Passive Income Opportunity in the Campground and RV Resort Industry



Making Memories to Last a Lifetime

Pinnacle Lifestyles Group of Companies

Pinnacle Lifestyles Group of Companies has established itself as a RV & cabin resort chain with:

- 7 world class resort locations;
- High level of customer service;
- Specialized management team in place; and
- Track record of increasing revenues post acquisition.

Pinnacle is focused on the Western Canadian marketplace

- Significantly undersupplied with RV sites.
- Focusing on AB and BC creates efficiencies.
- Largest brand in Western Canada in the RV resort space.





Pinnacle Lifestyles Group of Companies has grown from a single property to now managing over \$40.0MM of assets and over \$5.0MM in annual revenues*.

- Pinnacle has also sold over \$5.0MM in RV and Cabin lots since 2021 and completed over \$8.0MM of construction.



*Management Estimate. Figures noted above include all funds of Pinnacle Lifestyles related entities.

Pinnacle Lifestyles Fund III Executive Summary

-  Pinnacle Lifestyles Fund III Incorporated (the “Company”) is an RV and cabin resort company focused on operating and developing three recreational communities in British Columbia.
-  Developing two large scale projects creating economies of scale reflected in operations & shared infrastructure, sales momentum and lower per site land cost.
-  Business model has multiple revenue streams to capture market opportunity including being uniquely focused on the sale of RV and cabin sites.
-  The Company leverages the Pinnacle Lifestyles Group for expertise.

DEVELOPMENT
RETURNS



OPERATING
RETURNS

Pinnacle Lifestyles Fund III Properties



1

KOKANEE SPRINGS RESORT

Kootenay Lake, BC

432+ Acres
300+ Targeted Lots

Golf + Adventure



2

WHITE LAKE FISHING RESORT

Salmon Arm, BC

5.0+ Acres
~50 RV sites & Cabins

Pristine Warm Boating Lake +
Fishing



3

GOLDEN LANDS

Golden, BC

200+ Acres
400+ Targeted Lots

Adventure Paradise

Industry Facts

1

Approximately one-third of Canadian households rent AND close to one-third of Canadian households go camping!⁽¹⁾

= Popularity

2

Over 800 campgrounds in BC and 87% are privately owned⁽²⁾

= Consolidation Opportunity

3

~\$2.4 Billion in Campgrounds Economic Activity⁽²⁾

= Significant Industry

4

20 RV owners competing for ever 1 RV campsite in BC and 17 RV owners competing for every 1 RV campsite in AB⁽³⁾

= Demand

⁽¹⁾ According to the 2021 census, 33% of Canadians were living in rented housing. According to RV Business, the Canadian RV industry impact study, 4.4 million Canadian households(29%) took at least one overnight camping trip in 2022

⁽²⁾ IBIS World Report September 2022. Campgrounds & Recreational Vehicle Parks in British Columbia

⁽³⁾ Assumes 3 service and seasonal campsites. Not all seasonal campsites offer services, but the data is unavailable. Does not include unknown new developments. Based on a number of industry sources and internal management estimates.



Terms of the Offering

Issuer:	Pinnacle Lifestyles Fund III Incorporated (the "Fund").
Issue Price:	\$1.30 per Class A Common Voting Shares.
Minimum Investment:	\$25,000
Commissions:	Up to 6.0% commission; 20% of the 20% Promote.
Promote:	20.0% of all issued common shares of the Fund issued to the Executives or their designated entity, excluding stock dividend issuances.
Fees:	No management fees. The Fund pays salaries, operating and development expenses and overhead costs as standard corporations.
Structure	Canadian private corporation with no expiry.
Registered Plans:	Eligible.
Eligibility:	Accredited and institutional investors only.
Closing:	Monthly.

Contact Details

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Disclaimer

This Teaser has been prepared by Pinnacle Lifestyles Fund III Incorporated for informational purposes and may not contain certain material information about the opportunity, including important disclosures and risk factors associated with the investment disclosed in this Teaser. It is not prepared to assist any reader in making a decision whether to invest in the opportunity and the contents of this Teaser have not been approved or disapproved by any securities commission or regulatory authority in Canada, the United States, or any other jurisdiction. This Teaser does not constitute an offer to sell, or a solicitation of an offer to buy, any security. Investment in the Fund offered hereby is highly speculative given the nature of its business. Please see the list of "Risk Factors" set out as in the Term Sheet accompanying this offering . The Fund is considered a related and/or connected issuer of Pinnacle Wealth Brokers Inc as further disclosed in the RCI and Term Sheet.

This Presentation may contain certain forward-looking information and statements within the meaning of applicable securities laws. Forward-looking information involves significant risks and uncertainties and should not be read as a guarantee of future performance or results and will not necessarily be an accurate indication of whether such results will be achieved. This presentation is a summary of the proposed offering of Pinnacle Lifestyles Fund III.

Potential Investors are advised to read and review the Term Sheet, Confidential Information Memorandum and accompanying documents for complete disclosure of details of the Offering of the Fund provided as of October 22, 2024.