



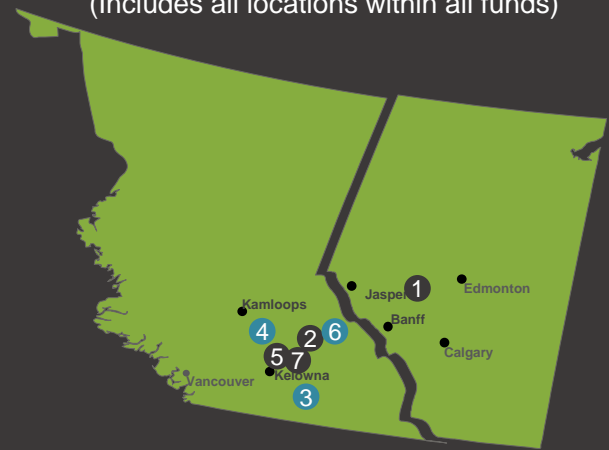
## Passive Income Opportunity in the Campground and RV Resort Industry

Pinnacle Lifestyles is a growing group of unique resorts built on a foundation of family values. Our communities offer different ways to stay, own and experience world-class locations. All photos are actual pictures of our properties.

- Pinnacle Lifestyles has established itself as an RV & Cabin resort chain.
- Pinnacle Lifestyles Fund III Incorporated (the “Fund”) holds three key properties in British Columbia focused on RV & cabin lot sales, development and operations.
- Founded in 2020, Pinnacle Lifestyles has quickly grown acquiring 7 properties with an estimated asset value of \$38MM<sup>(1)</sup>
- The Fund’s business model focuses on:
  - RV & cabin lot sales;
  - Campground rental cash flow;
  - Ancillary business revenues; and
  - Property and rental management.
- The Fund has seen strong value gains from recent appraisals:
  - Kokanee Springs appraised at \$17.4MM, 147% increase
  - White Lake appraised at \$2.9MM, 18% increase
  - Golden has an implied cost of \$9,500 per acre with management seeing comparable listings at over \$35,000 per acre.

<sup>(1)</sup> Management Internal Estimate.

**Pinnacle Lifestyles Family of Resorts Locations**  
(Includes all locations within all funds)

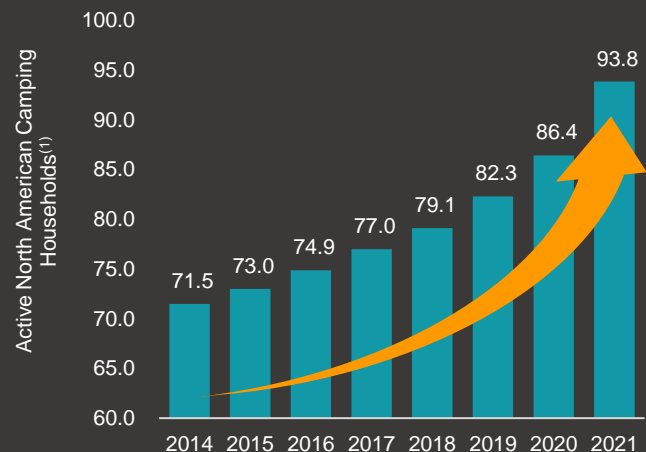


Blue represent properties owned by Pinnacle Lifestyles Fund III.

1	Edson	Purchased	Operating
2	Revelstoke	Purchased	Operating
3	Kokanee Springs	Purchased	Expanding
4	White Lake	Purchased	Operating
5	Sicamous	Purchased	Operating
6	Golden	Purchased	Developing
7	Mara Lake	Purchased	Operating

**North American Camping Households<sup>(1)</sup>**

- Camping has been increasing in popularity over the last decade and is expected to continue as people look to get outdoors and find affordable travel options.
  - 2.2 million households own or have access to an RV in Canada<sup>(2)</sup>
- People are seeing RV’ing as a “Lifestyle” not just an annual vacation
  - Over 47% of campers want to try full time RV’ing<sup>(1)</sup>
- Consolidation opportunity with over 5,600 estimated RV parks and campgrounds in Canada<sup>(3)</sup>
  - Large amount of independent “Mom & Pop” operators and an aging demographic of owners.



<sup>(1)</sup> KOA 2022 North American Camping Report.

<sup>(2)</sup> RVDA 2020 Economic Impact Update.

<sup>(3)</sup> IBIS World Report September 2022. Campgrounds & Recreational Vehicle Parks in British Columbia.

**Kokanee Springs Resort**



- 432 acres acquired Oct. 2021
- Located in Southern B.C. Kootenay's
- Assets Include:
  - 18-hole golf course
  - golf shop, restaurant
  - 5.25 villa condos
  - 62 hotel rooms
  - 27 RV lots for sale, 36 nightly sites
- Currently operating & selling RV lots, cabin lots and nightly camping
- 300+ RV, cabin and camping lots planned

**White Lake Fishing Resort**



- 5 lakefront acres acquired Dec. 2021
- Located in North Okanagan
- Assets Include:
  - 36 RV Sites
  - Store & Marina
  - 10 Cabins
  - Fishing Lodge
  - Manager Residence
  - Inventory and Equipment
- Revenues increased by approximately 80%
- Top 10 fishing resort in Canada

**Golden Lands**



- 200 riverfront acres acquired Feb. 2022
- Located near Golden (Rocky Mountains)
- No zoning on Lands
- Currently planning & development
- World class skiing, snowmobiling, mountain biking, fishing
- Development plan includes up to 400 RV. Glamping Domes, and cabin lots
- Phase I planned to include nightly RV lots and glamping domes

**Investment Highlights**

- 1. Strong Industry Demand & Growth**
- 2. Multiple Revenue Streams**
- 3. Inflation & Recession Resistant**
- 4. Business Model Focused on Returns**
- 5. Execution Team in Place**
- 6. Three Identified Assets**
- 7. High Margin Lot Sales**
- 8. Efficiency Through Large Scale Projects**

**Board Approved Capital Plan**

- **Share Price Increases**
  - Currently at \$1.25 per share.
  - Increase to \$1.30 upon additional \$4.0 million being raised
  - Increase to \$1.35 upon additional \$3.0 million being raised
  - Increase to \$1.40 upon additional \$2.0 million being raised
- **Quarterly Non-Taxable Stock Dividend**
  - November 8, 2023 a 5% stock dividend will be issued
  - February 2024 a 5% stock dividend will be issued
  - May 2024 a 5% stock dividend will be issued
  - August 2024 a 5% stock dividend will be issued
- The Fund is targeting a total of \$10.0MM capital raised in the next 9 months.



# Pinnacle Lifestyles Fund III Incorporated Summary

Accredited and Institutional Investors Only

November 8, 2023



## Contact Information

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### Term Sheet Summary

<b>Issuer:</b>	Pinnacle Lifestyles Fund III Incorporated
<b>Issue Price:</b>	\$1.25. Increasing thereafter. Refer to page 3 for share price details.
<b>Minimum Investment:</b>	\$25,000
<b>Total Target Return:</b>	12.0 – 16.0% per annum.
<b>Stock Dividend:</b>	The Fund shall make 5.0% stock dividends on a quarterly basis commencing November 8, 2023 until October 2024.
<b>Cash Distributions:</b>	The Fund shall distribute excess cash from sales with a targeted start date in Q4 2025.
<b>Commission &amp; Fees Paid:</b>	6.0%
<b>Promote:</b>	20.0% of issued Class A Common Voting Shares.
<b>Liquidity:</b>	Shares are illiquid securities until October 29, 2027 upon which the Fund will offer redemptions.
<b>Registered Plans:</b>	Registered Account Eligible.
<b>Eligibility:</b>	Accredited and institutional investors only.

A full Term-sheet is available for review prior to making an investment decision.

## Pinnacle Lifestyles Shareholder Benefits

### Lot Purchases

Right of First Refusal on lot purchases (pre-public launch)

5.0% Discount (prices subject to change)

### Nightly Rentals

10.0% Discount on all Stays (Nightly and Seasonal Rentals)

Concierge Service (Booking and Tour assistance)

### Other Benefits

10.0% Discount on all other rentals and purchase

Free Golf at Kokanee Springs for life with a minimum investment of 250k (Cart excluded)

Member benefits subject to a minimum investment amount.

This Presentation 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 Presentation. It is not prepared to assist any reader in making a decision whether to invest in the opportunity and the contents of this Presentation have not been approved or disapproved by any securities commission or regulatory authority in Canada, the United States, or any other jurisdiction. This Presentation 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.

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, Presentation and accompanying documents for complete disclosure of details of the Offering of the Fund provided as of November 8, 2023.**

Please be aware that this summary is a shortened overview of the proposed investment offering of Pinnacle Lifestyles Fund III. Potential Investors must ensure they read and review the Presentation and Term Sheet of the Fund dated November 8, 2023.