

PRESENTED BY:
KAELEI ATARAHTI, CEO
ATARAHTI GROUP, INC. +
REALM GLOBAL MEMBER
EXP REALTY LLC AGENT

LUXURYHOMESFORSALEINMONTANA.COM
@ATARAHTIGROUP

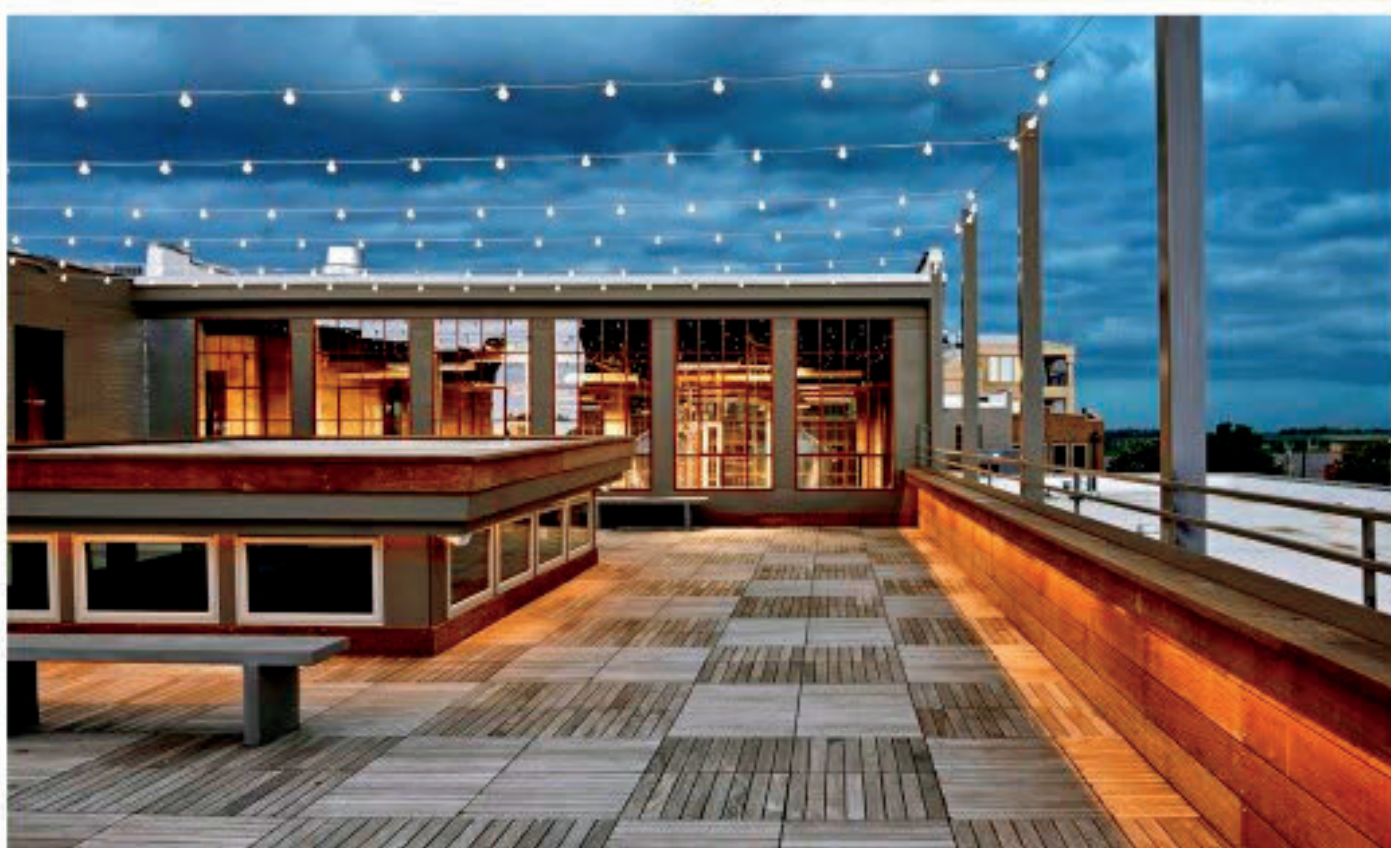
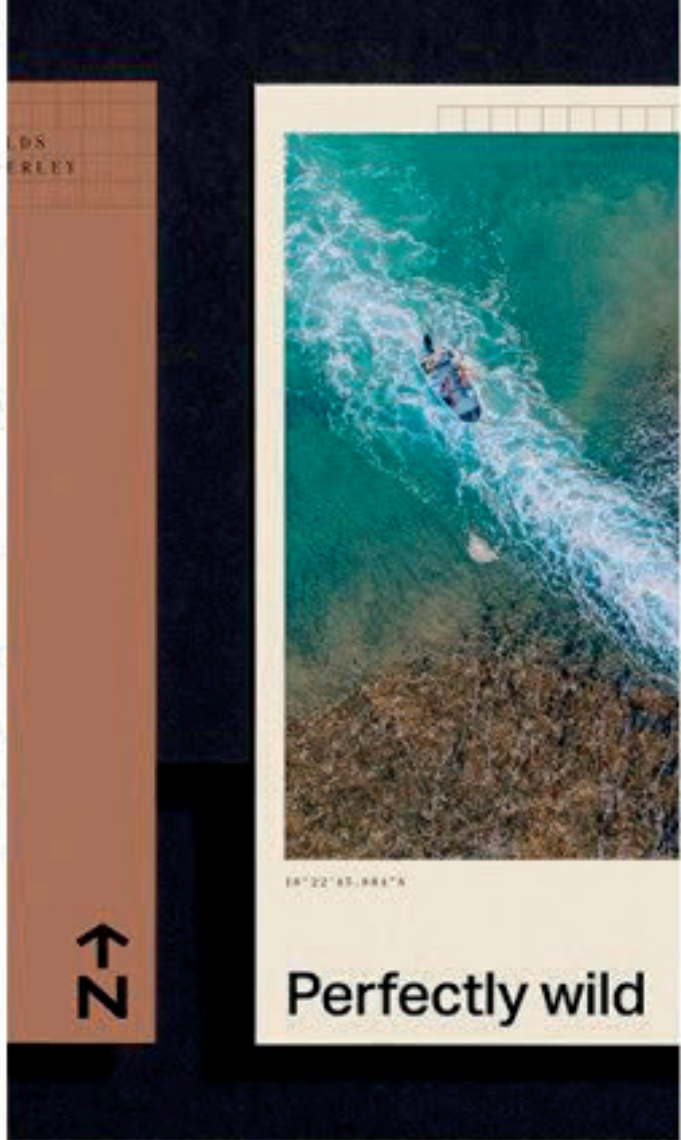


WHITEFISH

Innovating "The New Vail"

An Unprecedented Investment Opportunity in NW Montana





WHITEFISH YARDS

WHITEFISH, MT



THE OPPORTUNITY OVERVIEW

KEY POINTS

LUXURYHOMESFORSALEIN
MONTANA.COM

1 - WHY IS THIS
SPECIAL?
PG. 4

2- WHITEFISH, MT
HISTORY & ECONOMY
PG. 6-8

3- THE PROJECT
VISION
PG. 9-13

4- THE FUTURE
PG. 14-16

5- RETURN ON YOUR
INVESTMENT / THE \$\$
PG. 17-22

6- THE PLAN,
LOCATION, & PERKS
PG. 23-25

7- TAKING ACTION
PG. 26-28

8- THANK YOU
PG. 29



THE LAST HIDDEN DIAMOND IN THE "TREASURE STATE" OF THE USA

WHITEFISH, MT



- A Ski Resort Town like the famous Vail, Colorado + Chamonix, France with a Summer Destination Appeal & the budding potential to be a Global Destination.
- Became very popular in 2019 as a place to retreat in both Summer + Winter.
- Whitefish continues to grow faster since the year 2000, than 85% of similarly sized cities nationwide. 89% of the real estate market is closed in cash. The county is the fastest growing in the State. The airport is building a \$150M terminal expansion. And Whitefish is about adding the most expensive and elite steakhouse in Montana.
- Needs a very unique & qualified person to invest in nurturing the projects to make it a Global resort destination.

04



" IF SOMEONE
OFFERS YOU AN
AMAZING
OPPORTUNITY
AND YOU'RE
NOT SURE... SAY
YES AND LEARN
HOW TO DO IT
LATER! "

RICHARD BRANSON



V I S I O N I S R A R E



HISTORY

WHITEFISH HAS 14,000 YEARS OF HISTORY

EARLY HISTORIC YEARS

Archeologists said the Native Americans have lived in the area for more than 14,000 years. There are still Tribal reservations near the area. Today we enjoy the outdoors like the natives but with much more comfort!

1800'S RAILROAD "BOOM"

The First Pioneer -- John Morton -- built a cabin on Whitefish Lake in 1883. The forefathers of the local logging industry joined him. Before 1900, the Great Northern Railroad built their regional headquarters in Whitefish + the new Whitefish Townsite was dedicated in June of 1903. The economy thrived + surged.

1930'S & 1940'S SKI "BOOM"

Downhill Skiing became very popular in the 1930's on Whitefish Mountain. In 1947, the first ski lift was built at Whitefish Mountain Resort. The economy grew again + surged with increased tourism.



WHAT IS THE ECONOMY?

In the last 40 years, tourism has risen to the top of Whitefish's economic food chain.

It has become known GLOBALLY as a recreational + retirement haven—a very special place to get away from chaos, raise a family, invest in businesses... and make a positive impact in the world!

Whitefish's haven means the it has held a special 'bubble' of protection in the face economic turmoil. It also means that Whitefish thrives exponentially during good times.

LUXURYHOMESFORSALEIN
MONTANA.COM

WHAT IS WHITEFISH TODAY?

Whitefish is the front porch of USA's infamous Glacier National Park. It is still a working Railroad town + a beloved Ski town. It is a beautiful place to retreat year-round for boating, swimming and a healthy lifestyle in nature. The population more than doubled since COVID and the real estate market is still very robust.



LUXURYHOMESFORSALEIN
MONTANA.COM





Residences



Lofts

BRAND ARCHITECTURE



WHITEFISH YARDS BRAND IDENTITY

Market



THE PLAN

+ MULTI-FAMILY/LOFTS

100 RESIDENTIAL UNITS TOTAL +

+ PENTHOUSE SUITES WITH ROOFTOP GARDENS

70 UNIT HOTEL & NORDIC SPA +

+ RIVER FRONTAGE 1,170 FT

MARKETPLACE SHOPPING +

+ RECREATIONAL AREA

RESTAURANT & BREWERY +

+ BIKE/PED TRAIL

SHARED PARKING SPACE +

+ PROFESSIONAL OFFICE UNITS

BOARDWALK DOCK +

+ GREENSPACE & 14 ACRE (56,656 M2) ADJACENT PARK

THE VISION

WhitefishYards™ is an innovative community located on the river. It is the most unique community that Whitefish has ever seen + will make Whitefish a Global Destination.

13



YOU CAN ONLY EXPECT THE BEST
RETURN FROM NURTURING A
GENUINE TREASURE.

WHAT DOES THE **FUTURE**
LOOK LIKE WITH YOUR
INVOLVEMENT?

- RETURN ON YOUR INVESTMENT
- IMPROVING THE ECONOMY FOR LOCALS
- REMEMBERED AS A PIONEER OF THE
NEXT BIGGEST RESORT TOWN IN AMERICA



**WHITEFISH
REAL ESTATE MARKET
HISTORICAL DATA**

* MEDIAN SALES PRICE



↑ 52%

FROM*
2020-2022

97% ↑

FROM*
2020-2023

↑ 27%

**IN THE LAST
12 MONTHS***

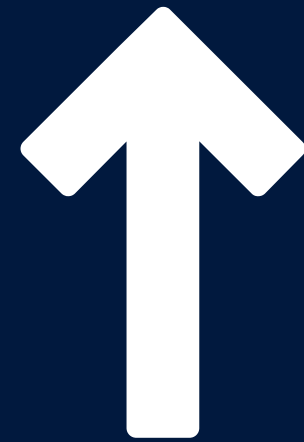


MARKET FORECAST



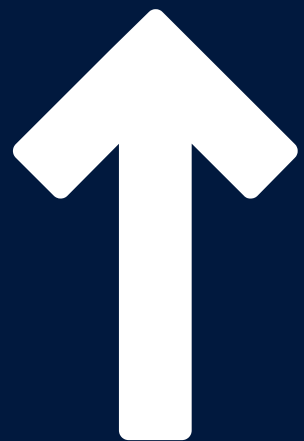
22-25.3%

EVERY YEAR* *MEDIAN SALES PRICE



23.5-27.7%

EVERY YEAR* *AVERAGE SALES PRICE



POPULATION GROWTH

WHITEFISH CONTINUES TO GROW FASTER THAN 85% OF SIMILARLY SIZED CITIES SINCE THE YEAR 2000.

PROJECT SUMMARY

THE PROJECT IS CONTINUING WITH CONSTRUCTION. THE VALUE IS GOING UP DAILY. PURCHASE PRICE WILL BE ADJUSTED ACCORDINGLY EVERY 1-2 WEEKS. THE CHART BELOW SHOWS PROJECTED COSTS AND SALES/VALUE AFTER COMPLETION. LOTS 3-6 HAVE CURRENT POTENTIAL BUYERS, LAND SALES ARE REFLECTED HERE.

| USE | LOT # | LAND COST | SOFT COSTS | DESIGN COST | CONSTRUCTION COST | TOTAL COST | LAND SALES | UNIT SALES | GROSS PROFIT |
|------------------------|-------|-------------------------|-------------|------------------------|-------------------------|------------------------------------|-------------------------|--------------------------|-------------------------|
| Residential | 1 | \$ 966,620.93 | | \$ 471,712.00 | \$ 8,228,952.00 | \$ 9,667,284.93 | | \$ 13,936,600.00 | \$ 4,269,315.07 |
| Commercial/Residential | 2 | \$ 813,111.40 | | \$ 304,334.00 | \$ 4,458,627.00 | \$ 5,576,072.40 | | \$ 7,776,100.00 | \$ 2,200,027.60 |
| Resturaunt/Microbrew | 3 | \$ 1,894,542.69 | | | | \$ 1,894,542.69 | \$ 2,804,033.00 | | \$ 909,490.31 |
| Commercial/Residential | 4 | \$ 1,257,079.14 | | | | \$ 1,257,079.14 | \$ 1,860,550.00 | | \$ 603,470.86 |
| Commercial/Residential | 5 | \$ 1,024,969.99 | | | | \$ 1,024,969.99 | \$ 1,517,015.00 | | \$ 492,045.01 |
| Hotel | 6 | \$ 5,479,148.92 | | | | \$ 5,479,148.92 | \$ 8,109,458.00 | | \$ 2,630,309.08 |
| Residential | 7 | \$ 1,372,919.20 | | \$ 340,170.00 | \$ 7,603,200.00 | \$ 9,316,289.20 | | \$ 16,668,500.00 | \$ 7,352,210.80 |
| Work Live/Residential | 8 | \$ 2,199,159.14 | | \$ 619,505.00 | \$ 12,009,690.00 | \$ 14,828,354.14 | | \$ 21,952,200.00 | \$ 7,123,845.86 |
| Work Live/Residential | 9 | \$ 1,454,951.12 | | \$ 453,150.00 | \$ 7,606,045.00 | \$ 9,514,146.12 | | \$ 16,370,300.00 | \$ 6,856,153.88 |
| Market/Residential | 10 | \$ 4,537,497.96 | | \$ 1,464,825.00 | \$ 25,187,025.00 | \$ 31,189,347.96 | | \$ 39,760,200.00 | \$ 8,570,852.04 |
| Common Area / ROW | | | | \$ 50,000.00 | | \$ 50,000.00 | | | \$ (50,000.00) |
| TOTALS | | \$ 21,000,000.50 | \$ - | \$ 3,703,696.00 | \$ 65,093,539.00 | \$ 89,747,235.50 | \$ 14,291,056.00 | \$ 116,463,900.00 | \$ 40,957,720.50 |

NEW COST VALUE: \$73,654,310.69

Total Sales \$ 130,754,956.00

*THIS CHART IS NOT FOR RE-DISTRIBUTION WITHOUT THE OWNER'S EXPRESSED WRITTEN CONSENT

Total Sales after 100% completion of project

LOTS 3-6 HAVE VARIABLES IN CONSTRUCTION BASED ON DESIGN. VARIABLES CAN BE EXPLORED FOR MAXIMUM PROFIT DURING THE RISK-FREE DUE DILIGENCE PERIOD.



PROJECT SUMMARY

| Lot 1 | Total SQFT | Cost Per | Total Cost |
|---------|------------|-----------|------------------------|
| Living | 16486.98 | \$ 420.00 | \$ 6,924,531.60 |
| Common | 2546.33 | \$ 240.00 | \$ 611,119.20 |
| Parking | 2294.72 | \$ 175.00 | \$ 401,576.00 |
| Decks | 1305.02 | \$ 80.00 | \$ 104,401.60 |
| | | | \$ 8,041,628.40 |

| Lot 2 | Total SQFT | Cost Per | Total Cost |
|------------|------------|-----------|------------------------|
| Living | 8123.69 | \$ 420.00 | \$ 3,411,949.80 |
| Common | 1775.04 | \$ 240.00 | \$ 426,009.60 |
| Parking | 1649.03 | \$ 175.00 | \$ 288,580.25 |
| Decks | 1238.78 | \$ 80.00 | \$ 99,102.40 |
| Commercial | 1863.51 | \$ 225.00 | \$ 419,289.75 |
| | | | \$ 4,644,931.80 |

| Lot 7a | Total SQFT | Cost Per | Total Cost |
|------------------------------|------------|-----------|------------------------|
| Living | 6416.61 | \$ 420.00 | \$ 2,694,976.20 |
| Parking - Deeper Foundations | 3528 | \$ 285.00 | \$ 1,005,480.00 |
| Decks/Entry Stoups | 468.53 | \$ 120.00 | \$ 56,223.60 |
| | | | \$ 3,756,679.80 |

CHARTS ON PAGES 17B-17E ARE PART OF THE MOST RECENT COST ANALYSIS NUMBERS -- SAVING THE BUYER MILLIONS OF DOLLARS FROM THE ORIGINAL PROJECTED P&L ASSESSEMENT ON PAGE 17.

*THIS CHART IS NOT FOR RE-DISTRIBUTION WITHOUT THE OWNER'S EXPRESSED WRITTEN CONSENT



PROJECT SUMMARY

| Lot 7b | Total SQFT | Cost Per | Total Cost |
|------------------------------|------------|-----------|------------------------|
| Living | 6416.61 | \$ 420.00 | \$ 2,694,976.20 |
| Parking - Deeper Foundations | 3528 | \$ 285.00 | \$ 1,005,480.00 |
| Decks/Entry Stoups | 468.53 | \$ 120.00 | \$ 56,223.60 |
| | | | <u>\$ 3,756,679.80</u> |

| Lot 8 | Total SQFT | Cost Per | Total Cost |
|------------|------------|-----------|-------------------------|
| Living | 16498.43 | \$ 420.00 | \$ 6,929,340.60 |
| Common | 4264.39 | \$ 240.00 | \$ 1,023,453.60 |
| Decks | 2865.26 | \$ 80.00 | \$ 229,220.80 |
| Carports | 1900 | \$ 70.00 | \$ 133,000.00 |
| Commercial | 9273.39 | \$ 225.00 | \$ 2,086,512.75 |
| | | | <u>\$ 10,401,527.75</u> |

| Lot 9 | Total SQFT | Cost Per | Total Cost |
|------------|------------|-----------|------------------------|
| Living | 17397.81 | \$ 420.00 | \$ 7,307,080.20 |
| Common | 2719.64 | \$ 240.00 | \$ 652,713.60 |
| Decks | 1139.65 | \$ 80.00 | \$ 91,172.00 |
| Commercial | 3035.92 | \$ 225.00 | \$ 683,082.00 |
| | | | <u>\$ 8,734,047.80</u> |

CHARTS ON PAGES 17B-17E ARE PART OF THE MOST RECENT COST ANALYSIS NUMBERS -- SAVING THE BUYER MILLIONS OF DOLLARS FROM THE ORIGINAL PROJECTED P&L ASSESSEMENT ON PAGE 17.

*THIS CHART IS NOT FOR RE-DISTRIBUTION WITHOUT THE OWNER'S EXPRESSED WRITTEN CONSENT



PROJECT SUMMARY

| Lot 10 | Total SQFT | Cost Per | Total Cost |
|----------------|------------|-----------|------------------|
| Living | 35326.98 | \$ 400.00 | \$ 14,130,792.00 |
| Common | 9976.01 | \$ 240.00 | \$ 2,394,242.40 |
| Parking | 15251 | \$ 175.00 | \$ 2,668,925.00 |
| Rooftop Garden | 12208 | \$ 150.00 | \$ 1,831,200.00 |
| Decks | 2985.39 | \$ 80.00 | \$ 238,831.20 |
| Commercial | 15107.04 | \$ 225.00 | \$ 3,399,084.00 |
| | | | \$ 24,663,074.60 |

| All Buildings Average | | | |
|--|------------|-----------|------------------|
| Area | Total SQFT | Cost per | Total Cost |
| Living | 106,667.11 | \$ 413.38 | 44,093,646.60 |
| Common | 21,281.41 | \$ 240.00 | 5,107,538.40 |
| Parking | 28,150.75 | \$ 195.48 | \$ 5,503,041.25 |
| Decks (framing, finishing, rails) | 10,471.16 | \$ 83.58 | \$ 875,175.20 |
| Building 10 Roof Top Deck (includes synthetic turf, rails finishing, landscape planters) (does not include spas, pools, amenity kitchen) | 12,208.00 | \$ 150.00 | \$ 1,831,200.00 |
| Commercial | 29,279.86 | \$ 225.00 | \$ 6,587,968.50 |
| Totals | 208,058.29 | | \$ 63,998,569.95 |
| Average Complete Cost per sqft (all areas) | | | \$ 326.77 |

CHARTS ON PAGES 17B-17E ARE PART OF THE MOST RECENT COST ANALYSIS NUMBERS -- SAVING THE BUYER MILLIONS OF DOLLARS FROM THE ORIGINAL PROJECTED P&L ASSESSEMENT ON PAGE 17.

OLD COST VALUE FOR THESE LOTS: \$ 63,998,569.95 **\$80,091,497.76**

*THIS CHART IS NOT FOR RE-DISTRIBUTION WITHOUT THE OWNER'S EXPRESSED WRITTEN CONSENT



PROJECT SUMMARY

WHITEFISH YARDS COST/SALES ANALYSIS

| Building # | Gross SF | Use | Net SF | SF Sales Price | Residential Total | |
|------------------|----------------|-------------|----------------|----------------|--------------------------|----|
| 1 | 24,786 | Residential | 16,396 | \$ 850.00 | \$ 13,936,600.00 | 1 |
| 2 | 14,764 | Commercial | 1,350 | \$ 650.00 | \$ 877,500.00 | 2 |
| | | Residential | 8,116 | \$ 850.00 | \$ 6,898,600.00 | 2 |
| | | Parking | 1,625 | \$ - | \$ - | 2 |
| 7 | 21,600 | Residential | 19,610 | \$ 850.00 | \$ 16,668,500.00 | 7 |
| 8 | 38,290 | Commercial | 9,120 | \$ 650.00 | \$ 5,928,000.00 | 8 |
| | | Residential | 18,852 | \$ 850.00 | \$ 16,024,200.00 | 8 |
| 9 | 25,311 | Commercial | 6,625 | \$ 650.00 | \$ 4,306,250.00 | 9 |
| | | Residential | 14,193 | \$ 850.00 | \$ 12,064,050.00 | 9 |
| 10 | 85,754 | Commercial | 14,175 | \$ 650.00 | \$ 9,213,750.00 | 10 |
| | | Residential | 35,937 | \$ 850.00 | \$ 30,546,450.00 | 10 |
| | | Parking | 15,275 | \$ - | \$ - | |
| TOTAL/AVG | 210,505 | | 161,274 | | \$ 116,463,900.00 | |

*THIS CHART IS NOT FOR RE-DISTRIBUTION WITHOUT THE OWNER'S EXPRESSED WRITTEN CONSENT

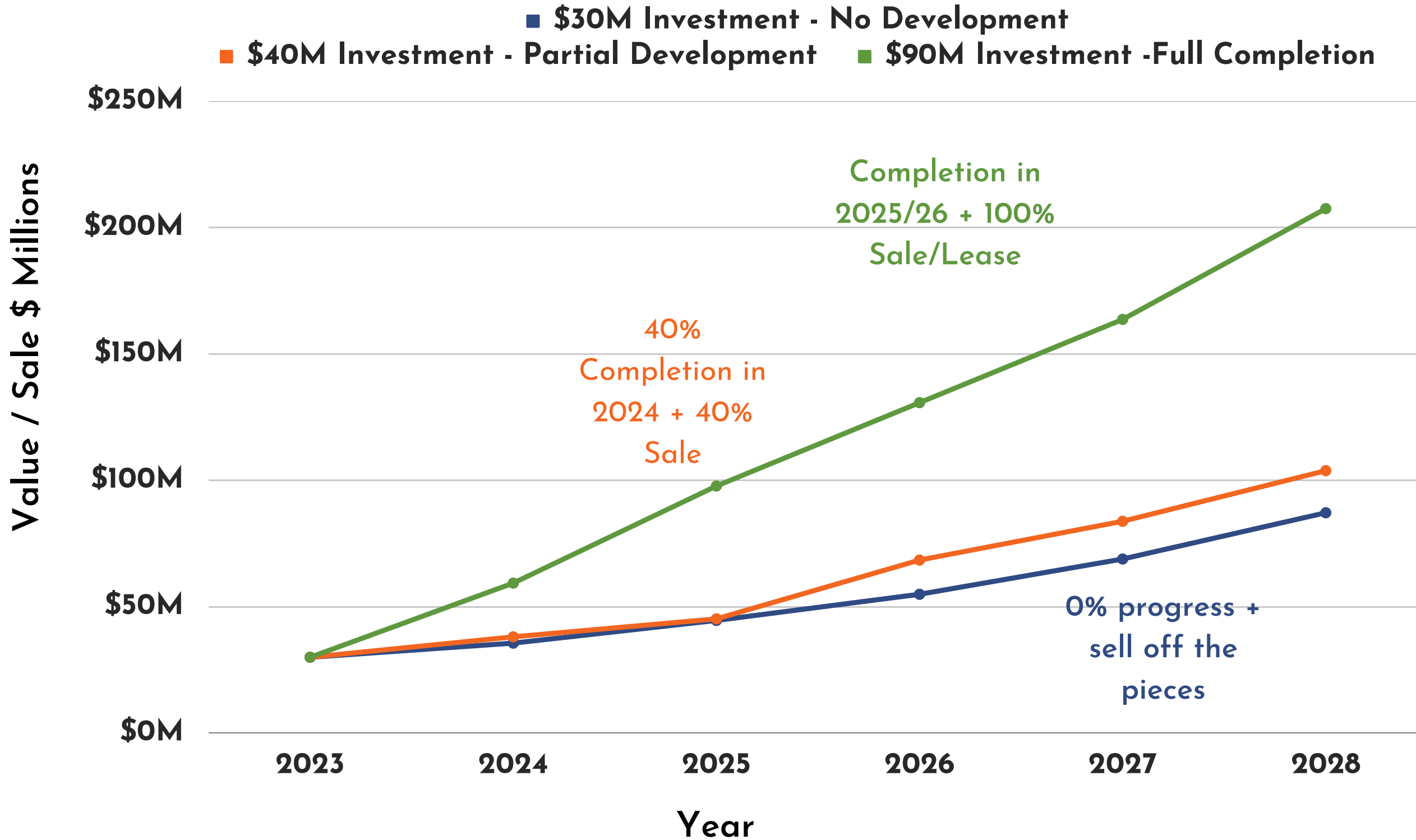


CHARTS ON PAGES 17B-17E ARE PART OF THE MOST RECENT COST ANALYSIS NUMBERS -- SAVING THE BUYER MILLIONS OF DOLLARS FROM THE ORIGINAL PROJECTED P&L ASSESSEMENT ON PAGE 17.

YOUR INVESTMENT FORECAST*

3 OPTIONS TO GAIN A POSITIVE RETURN

*Forecast is based on a combination of the previous chart + historic local market data going back to 2017; factoring in the deceleration (yet robust stability) of the local market for similar products.



Initial Investment Options

- \$30M
- \$40M
- \$90M

The project plans are NOT MANDATORY for completion.

The Buyer may change the plans at his/her discretion. The Buyer is also not obligated to develop the property to completion prior to selling off the lots individually.

100% development, with partial sale, partial lease is recommended. Buyer may consult financial advisor using project plans during due diligence for max profit.



SITE PLAN

(SITE PLAN + COMPLETE DOCUMENTS
AVAILABLE UPON RECEIPT OF NDA /
QUALIFIED OFFER)

**BOASTS OVER 14 ACRES WITH RIVER FRONTAGE, HIGHLY
DESIRABLE VIEWS + WALKING/BIKING DISTANCE TO
DOWNTOWN, THE LAKE, + SKI-SHUTTLE.**



S K I R E S O R T

I R O N H O R S E
G O L F
C O M M U N I T Y

B E A C H +
B O A T D O C K S

G O L F
C O U R S E

P R E M I U M
L O C A T I O N

I N V E S T M E N T
P R O P E R T Y

COMPETITIVE ADVANTAGE

WHAT DOES WHITEFISH OFFER COMPARED TO OTHER RESORT TOWNS?

- 1. GLACIER NATIONAL PARK - 34 MIN DRIVE**
3,000,000+ VISITORS EVERY YEAR (& GROWING)
- 2. FLATHEAD LAKE - 45 MIN DRIVE**
LARGEST FRESHWATER LAKE WEST OF THE MISSISSIPPI
- 3. 269 FRESH WATER LAKES**
SWIMMING / BOATING / KAYAKING / REAL ESTATE
- 4. WHITEFISH SKI RESORT - 5-10 MIN DRIVE**
A PREMIERE SKI RESORT WITH SUMMER ATTRACTIONS
- 5. BLACKTAIL SKI RESORT - 60 MIN DRIVE**
A SMALLER, MORE PRIVATE SKI RESORT
- 6. CANADIAN BORDER - 60 MIN DRIVE**
CANADIAN TOURISTS SPEND \$166M+ EVERY YEAR
- 7. MAJOR AIRPORT - 15 MIN DRIVE / TRAIN STATION IN TOWN**
\$150M EXPANSION / AIRLINES ADDING ROUTES TO FCA



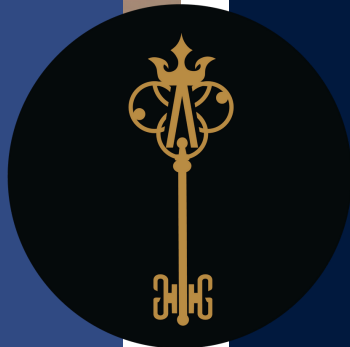


INVESTMENT NUMBERS

\$23,000,000 Price + \$7,000,000 Contract
\$30,000,000 total (\$89.75M to 100%
completion)

Earnest Money Minimum \$500,000

\$130,754,956 Total Sales/Value after completing
construction 100%



OPPORTUNITY DETAILS

14+ acres, 10 lots / 57,000 m²

A \$8.2M Hotel Pad

Excavation + Utility/Road Installment Contract

All of the completed design work and government approvals.

A dedicated & experienced real estate team + construction crew who works tirelessly for your satisfaction. The States #1 construction & development team.

One of the last pieces of sizeable development land in an American resort town.

10 Buyers excited to purchase 50% of your property = Immediate security for your investment because we can sell sections before you close on the property (although we highly recommend seeing it through to fruition)

Connections with some of the most affluent business names in the USA.

Casey: the developer who has had a very successful career in Park City, Telluride, & Whitefish for over 30 years. He has envisioned and planned for this concept since 2014.

ROI OPTIONS



The following options are for your consideration and should be assessed during the due diligence process to determine your maximum ROI.

1. Purchase + Re-sell the Lots individually.
2. Purchase + Develop partially. Sell the undeveloped &/or developed portions.
3. Purchase + Develop completely*. Resell the entire Development at ~ \$130.75 M
4. Purchase + Develop completely*. Resell some units & lease other units.
5. Purchase. Develop completely* + lease all units until/if ready to sell.

*total investment to develop to 100% completion = \$89.75M



WHAT ARE THE NEXT STEPS?

24



SIGN A FEW FORMS + SUBMIT A PROOF OF FUNDS TO PROTECT YOUR OPPORTUNITY FROM COMPETITIVE BUYERS.

These documents give us legal permission to represent your desires exclusively. And a Proof of Funds helps the Seller know you are serious. They also keep your investment reserved in your name for zero risk.

MEET WITH US & SEE THE PROPERTY

We are excited to welcome you! We can show you the property in-person or with a video call.

ALLOW US TO GIVE YOU AN EXPERIENCE YOU WILL ALWAYS REMEMBER.

Your investment will grow as much as you want it to grow. If you want to complete the project or sell off the pieces early, we can help. We will give you everything you need and make it seamless for you. All you will need to do is say the word.

THANK YOU!
IT'S OUR HONOR TO SERVE YOU.

BUYER'S AGENT

KAELEI M ATARAHTI,

ATARAHTI GROUP, CEO
REALM GLOBAL MEMBER

TEXT/CALL:
+1 406-270-6565
+1 406-224-4077
+20 128-271-0000

EMAIL:
k.atarahiti@gmail.com

LOCATION:
Whitefish, MT, USA

WEBSITE
www.LuxuryHomesforSaleinMontana.com



REALM™

REALM | GLOBAL REAL ESTATE
MEMBERSHIP FOR TOP PERFORMING
AGENTS

REALM-GLOBAL.COM

BROKERED BY
exp[®]
REALTY