

The  
**CHOSEN**  **CRC**

**Phase II Soundstage & Preliminaries**

Midlothian, Texas



# PROJECT SUMMARY

- **Build ~23,000 sq ft Sound Stage**
  - Sound attenuated structure
- **Custom Lighting Grid**
- **~ 7,500 sqft office space on two floors including**
  - Craft Service Area
  - Restrooms
  - Sound /Interview Room
  - Executive offices
  - Open Office Spaces and Bull Pen
  - IT and Electrical rooms
- **Complete Campus Civil Engineering & Underground Utilities**
- **2 – 70 x 90 Sprung Structure Spaces (Hair/Makeup & Cafeteria)**
- **2 – 70 x 125 Sprung Structure Spaces (Woodshop/Mill & Props/Sets)**
- **Concrete Sidewalks & Access Roads on Campus**
- **Production Trailer electrical hook-ups**

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**TOTAL PRODUCTION COST: 10M - 12.5M**





# DETAILED SCOPE

## SOUNDSTAGE

**Priority construction: Sprung Structure delivery ~40 days after ordering**

- Sprung w/ R-30 Insulation – Sound Transmission Class (STC) 30 & Noise Reduction Coefficient (NRC) of 0.25 (ASTM E 90-09 & ASTM E2235-04)
- Insul-quilt ® Studio Blanket provides 90% Sound Absorption, Reflects 97% Radiant
- Heat, R-9 Insulation – STC 34 & NRC 0.9 (ASTM E 90-09 & ASTM E2235-04)
- Mass Loaded Vinyl Approved - Increases STC to 48
- Lighting Grid – 6' x 6' squares
- Soundstage Flooring 1.5" ply Work Surface
- ~ 7500 sqft of Office Space on two floors– Designed to The Chosen Specifications
- Concrete road base to all personnel doors
- Concrete road base for delivery trucks to rear Cargo Door 16 x 18

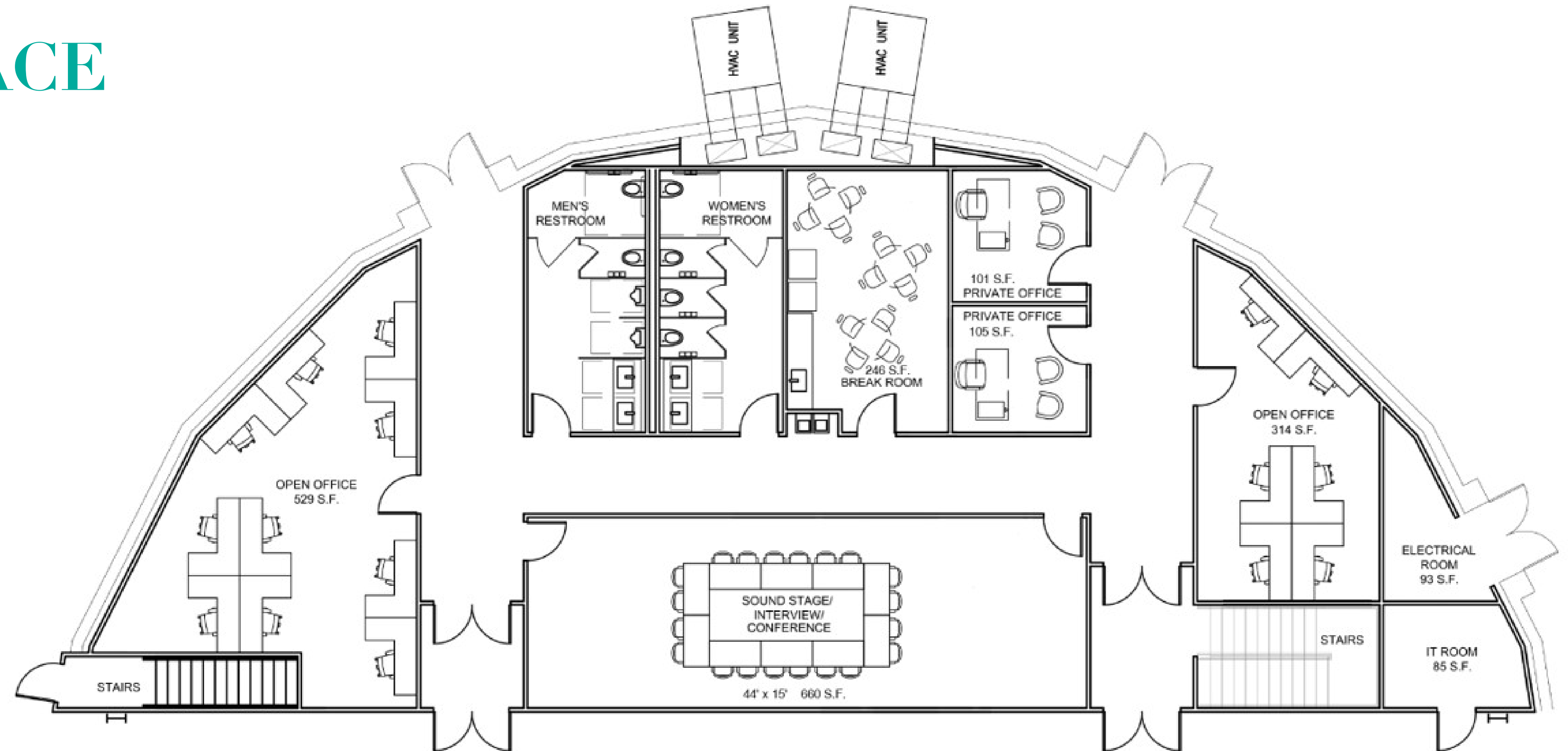


## PRODUCTION & SET BUILDING SPACE

- Uniquely designed for Motion Picture and television filming (2018 IBC Table 306.2)
- 23,000 sqft of production space
- 6x6 lighting grids: custom designed lighting system
- Wrapped in Insul-quilt 90% sound absorption
- Multiple sets and over 200-person capacity

# OFFICE SPACE

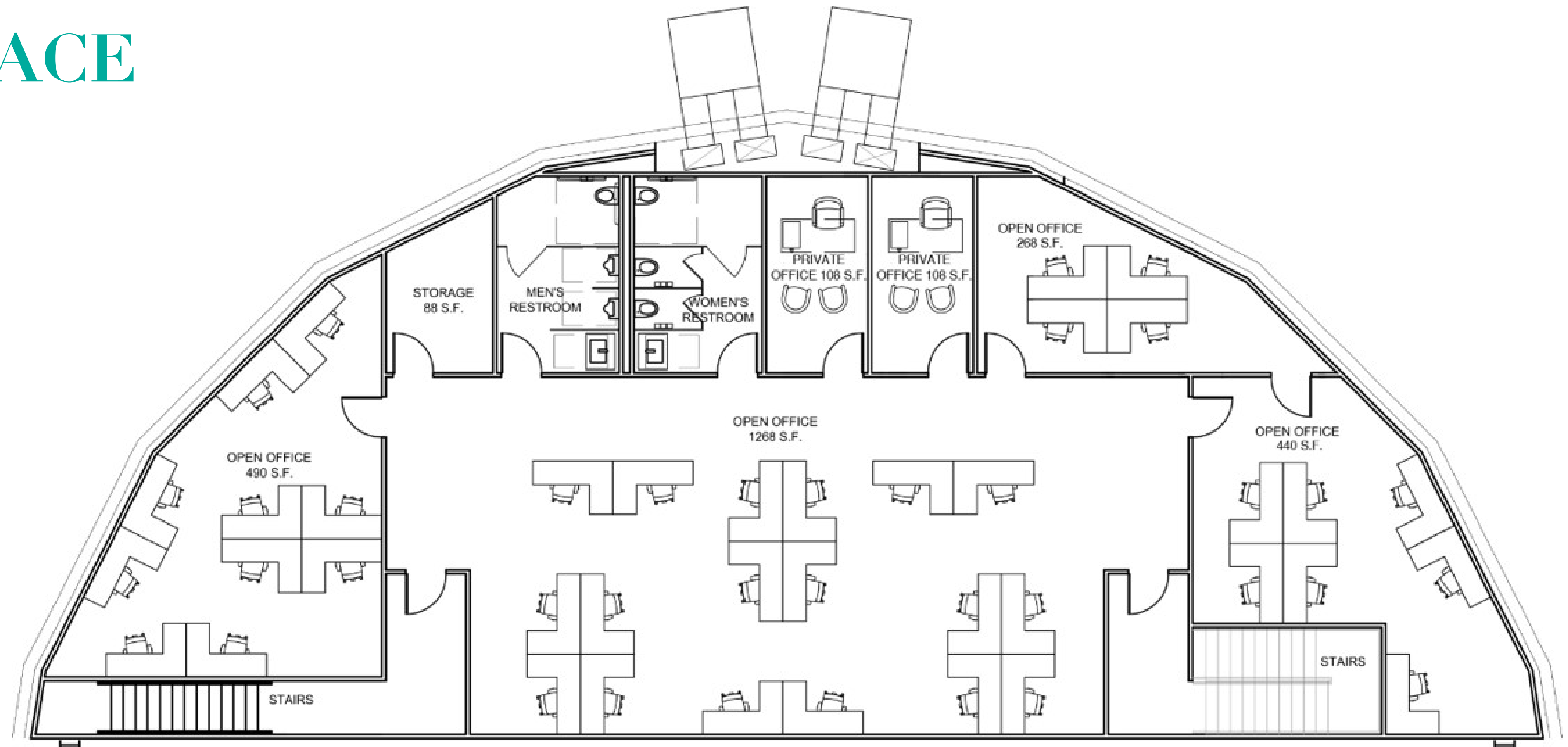
## 1st floor



- ~3,800 SF per floor
- 100 occupants
- Sound Stage/Interview/Conference Room
- Restrooms
- Executive Offices
- IT and Electrical rooms
- Open workspaces

# OFFICE SPACE

## 2nd floor



- ~3,800 SF per floor
- 100 occupants
- Restrooms
- Executive offices
- Open Workspaces
- Bull pen open workspace

# SUMMARY

Impossible Math, LLC. formed to own Soundstage assets and execute 10 yr. land lease with multiple 10-year extensions with Salvation Army, on Camp Hoblitzelle, Midlothian, TX

The Chosen soliciting charitable donations (\$25,000 minimum) from followers, Camp Hoblitzelle supporters, Christian family offices and film community

\$3,000,000 donations received to date of total \$10,000,000 - \$12,500,000 project cost

The Chosen to fund all operating costs: utilities, property taxes, insurance, maintenance and contribute existing 70' X 90' Sprung structure to LLC, Value \$700,000

Rental income from third party film producers to supplement cash flow

Texas has little to no true sound stage facilities, may promote further sound stage expansion

## ESTIMATED ANNUAL EXPENSE SAVINGS

\$100,000 – Portable stage rental, 10 weeks at \$10,000/week

\$40,000 – Office space rental (Season 2)

\$40,000 – Hair/makeup/wardrobe trailers. TX filming location only

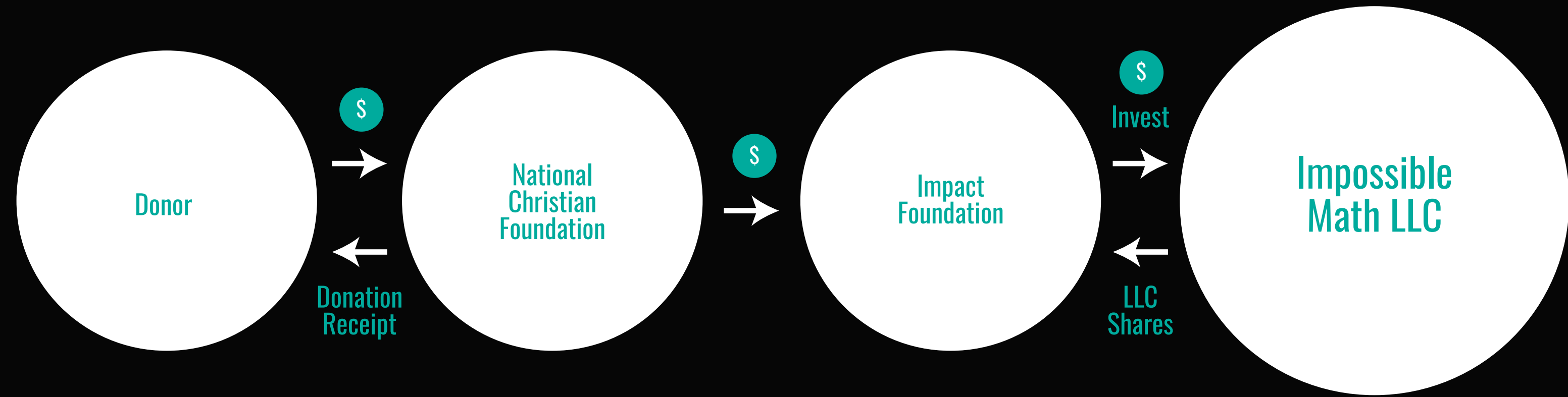
\$75,000 – Various expenses, e.g., trucks, drivers, fuel, maintenance

\$300,000 – Lost actor labor, film crew costs due to inclement weather

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**TOTAL ANNUAL FILMING COST SAVINGS: \$550K**

# FUNDING STRUCTURE



All donors receive charitable donation and pro rata “directed interest” in LLC shares

Any cash distributions from LLC operations flow to Impact Foundation, allocated to each donor pro-rata for re-gifting to ministries/charities at donor’s discretion

The Chosen will contribute existing 70’ X 90’ building to Impossible Math, LLC

The Chosen to fund additional cash contributions as required

The Chosen to subordinate any cash distributions from its “directed interest” so other donors will have increased funds for re-gifting

The Chosen to solicit \$10MM - \$12.5MM total donations, \$3MM+ contribution commitments received currently