

# INVESTMENT OPPORTUNITY | SEVIERVILLE, TENNESSEE HICKORY CREEK CAPITAL PARTNERS, LLC

Hickory Creek Capital Partners, LLC, a Tennessee limited liability company with offices in Lenoir City, Tennessee, is arranging for a private equity raise through its Rivercross Equity Fund by a limited number of accredited and/or sophisticated investors. The opportunity is an 80 acre sports complex development in Sevierville, Tennessee known as The Rivercross Sports Complex which will be surrounded by 192 acres of commercial development including lodging, retail, restaurants, and additional entertainment. The Company's objective with this investment is to provide investors with consistent, tax advantaged returns in the exploding industry of travel youth sports. The nations youth sports industry has grown by over 60% since 2010 and is expected to exceed 65 billion in revenue by 2026. Recent studies report that up to 50% of families are spending between \$500 to \$1,000 per month on elite youth sports and the proposed development is poised to capitalize on this growing trend.

AMOUNT OF OFFERING	Target Raise	Term
\$6,000,000	\$6,000,000	5 Year Exit or Enjoy Ongoing Cashflow
SECURITIES OFFERED	Price	Min Subscription
Class A Membership Interests	\$50,000 / Unit	\$100,000

## KENT LEACH –FUND MANAGER

Kent Leach is the founder and Manager of Hickory Creek Capital Partners, LLC, overseeing the company's vision, business-development activities, and its overall investment strategy. Hickory Creek has been tasked with the equity raise for the project. The team, including the PHAST Center and MDSG, LLC boasts decades of hands-on experience booking and running successful events while maintaining vital relationships in the youth sports industry. The land partnership with the Frizzell family and Frizzell Construction adds over 60 years of commercial property development and construction experience to the team while providing the perfect location for the complex at the center of Sevierville's newest premier development.

## WHY HICKORY CREEK CAPITAL PARTNERS

Relationships	Save Time	Singular Focus	Leverage
We have personal relationships with asset operators in every segment with a track record of producing exceptional returns for investors.	With our established infrastructure and processes, our experienced team does all the legwork while investors reap the benefits.	Our focus is on providing investors with passive income, security of capital and capital appreciation by identifying outstanding opportunities.	Our private investment funds allow like-minded investors to pool their resources to profit from exclusive private assets for as little as \$50,000-\$100,000.

For additional information or to request a copy of the Offering Documents, please call 865.660.1203 or email us at [info@hickorycreekcp.com](mailto:info@hickorycreekcp.com)

## CONFIDENTIAL TERM SHEET

### INVESTMENT OBJECTIVE

Our overriding investment strategy is to minimize overall investment risk while providing consistent income and growth participation.

### USE OF PROCEEDS

Equity for the construction of the facility, funding initial operations and growing the business to provide consistent ongoing cashflow.

### INVESTMENT HIGHLIGHTS

<b>34.4% Avg. Yearly Cash-On-Cash Return</b>	<b>Rare Opportunity</b>
<b>5 Year Exit or Remain Invested</b>	<b>Exploding Industry Growth with Little COVID-19 Impact</b>
<b>Diversification</b>	<b>Huge Cash flow</b>
<b>Fun Investment (Involve the Kids)</b>	<b>Business/Real Estate Hybrid</b>

### An Annual Preferred Return

8% for \$100,000-\$149,999  
9% for \$150,000-\$299,999  
10% for \$300,000 or Greater

**30%**

Of Net Cash Flow From Operations

**2.72**

5 Year Equity Multiple with Min Buyout Option

HICKORY CREEK CAPITAL PARTNERS, LLC

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