

H O E F E R R V

NNN Sale-Leaseback

97,464 SF, 10.66 Acre, 19 2nd St SE, Dunseith, ND 58329



**Property 100% Owned by Hoefer Group, LLC
(Opportunity Zone)**

TURTLE MOUNTAINS

=Hidden Gem: Skilled Workforce + Recreation



- **Recreation:** Lake Metigoshe, Sandy/Pelican Lake, Carbury Dam, Butte St. Paul, Bottineau Winter Park, Bottineau Ice Rink, Bottineau Parks, RV Sites
- **Workforce:** >2,000 workforce is underemployed and skilled. Loss of over 800 jobs by two factory + hospital closures. Technical skills abound in region from decades of past hi-tech manufacturing.
- **Free Workforce Training:** Two careers centers within 0.5 and 20 miles – free tradeskill instruction.

S I T E F A C T S

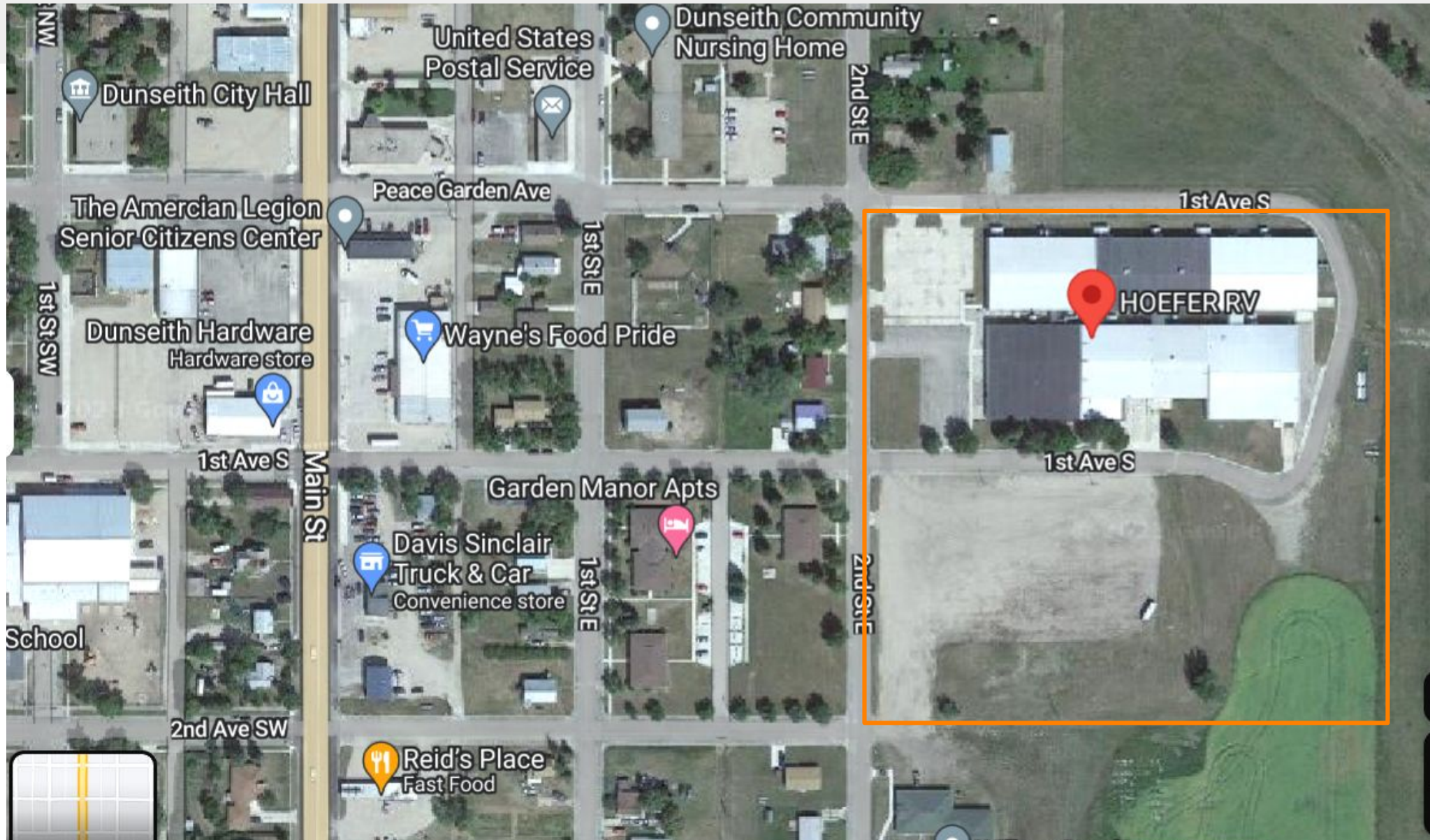
Energy-Efficient, Renovated & Fully-Serviced

- Built in 7 Phases: 1981, 1987, 1991, 1996, 2000, 2002 (x2)
- Double Roof in North Section (45,754 SF) for Efficiency
- Annual Utilities <\$1.00 SF w/ 68-73°F Year-Round Interior

Hidden Gem in N. Dakota – never prior listed on market



GOOGLE MAP



PROPERTY DETAIL

Valuable Property Amenities

- Approx. 10 Power Distribution Panels, Est. >6,000A 3-Ph. Power Supply
- Excellent Roof+Siding+Exterior, Fully-Sprinklered w/Simplex Monitoring
- Approx. 12 Serviced HVAC Systems, Incl. A/C's, Heaters, and Exchangers
- New Full-Site Camera Security System and Perimeter Fence Installed
- Approx. 2,500 SF Cafeteria, 4 Conference Rooms, 3 Sets of Bathrooms
- 14 Offices, Exec. Wing, Data Room, 87,000 SF Manufacturing Space
- First Aid Room, 3 Janitor Closets, 3 Utility Rooms, 4 Storage Closets
- Approx. 1-Acre Paved Parking and Approx. 3-Acre Gravel Parking
- Three Heated/Partitioned Loading Bays, Each w/ Drive-In + Loading Dock
- Ceiling Heights Avg. 14' Clear South, 11' Clear North (Due to Double Roof)

RENOVATIONS

Major 2022-2023 Site Work to Ready RVs

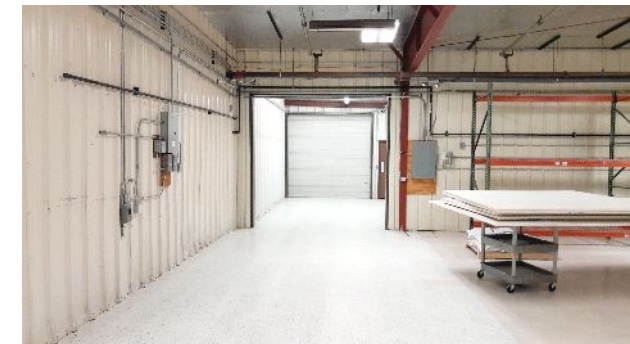
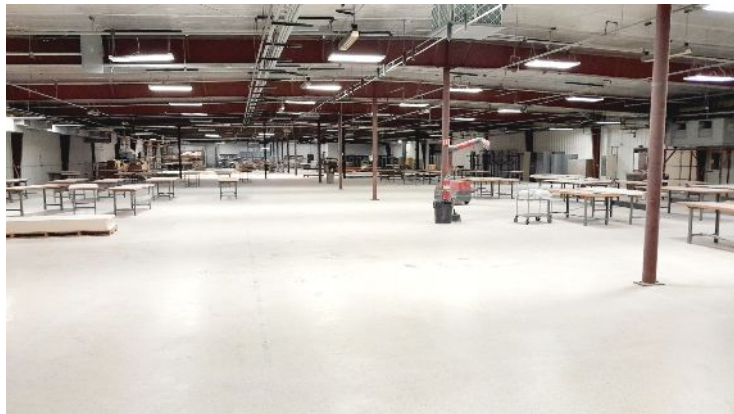
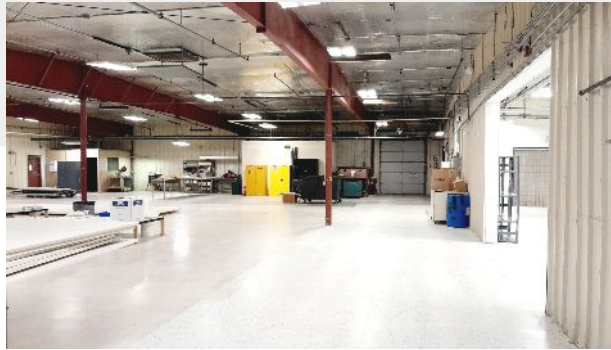
- Complete tear-out of 30,000 SF plus full remodel of entire facility.
- Upgrades and fully serviced HVAC systems, electrical, utilities.
- Improved ceiling clearances throughout by extra 2' (for RVs).
- Extra facility insulation perfect for Hoefer's composites applications.



OFFICES



MANUFACTURING



PROPERTY



HOEFER Overview

1. Acquired Site in April 2022, Packaged as Recruitment Incentive by ND Gov't
2. Lowest Operating / Assets / Tooling Costs in RV Industry (Proprietary Metrics)
3. 2016-2021 R&D + Supply Chain Setup = Turnkey RV Launch, Fast Cash Flow
5. Charles' Father Started [Dutchmen RV](#), [Four Winds RV](#), [Dutch](#) & [Hart](#) Housing
6. 1-Year Factory Renovation Repurposed Property to Immaculate Condition
7. Sale-Leaseback will Finalize Working Capital for Pre-Sold Production Launch
8. Excellent Positive Cash Flow Forecast = >\$1 Million Added on Nets by Q1 2026
(high margins on low volume from 3 to 55 RVs/month = positive cash flows at any production rate)
9. **Revenue Capacity at 19 2nd St SE = >\$120M Annually @ >25% EBITDA**
10. Projected Retail Demand Based on Competitor Startups \$200-<\$500M Annually.
11. Premier Wholesale Partner to Manage Retails + Trades, Finance, Warranty, etc.

HOEFER TEAM

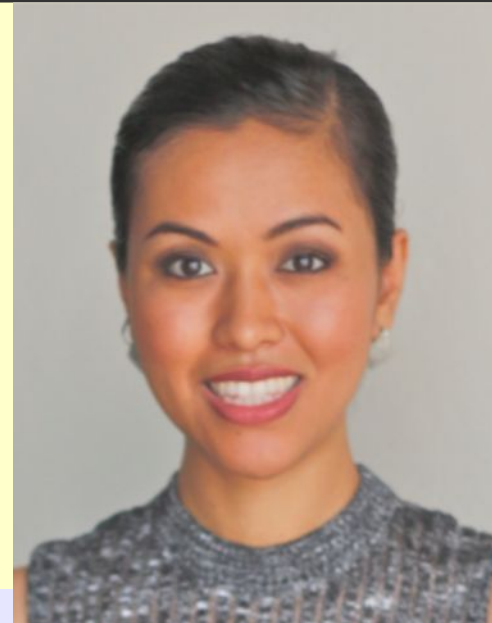
Skilled Leadership, Manufacturing & Engineering

GROUP LEADERSHIP TEAM



Charles Hoefer, Co-Founder, Holds 100% Equity
CEO, CTO, CFO, CSO
RV Exec, Versatile in Production, Finance, Sales, Engineering

Andrea Kine, Co-Founder
President, CMO
Wellesley College / IU Fairbanks, Co-Leads HOEFER



Fabio Kine, Engineer / Project Manager
COO, Head of Engineering/Planning
Past Engineering / Projects Budgets Up to \$50M



Chris Wilmot, Automation / Manufacturing Engineer
Sr. Manufacturing Engineer, N. Dakota Plant
25+ Years in Automation / Electronics / Truck Body Manufacturing

Core Leadership Manages All Engineering, Automation, Production and Supply Chain Planning
Minimal management layering, wide in-house capabilities, existing sales networks eases capital costs

Never Before Seen RV at Site

Custom Luxury Models Viewable w/NDA

High-Margin Luxury 20', 30', 38' U.S.A. Travel Trailer Models

Pre-Sold Stock = Cash Flow Positive Expectation in Q1 2026 (Starting with First Run Release)

Included Standards:

- Washer / Dryer Unit
- Self-Sustaining Solar Panels / Energy Storage System (optional)
- Composite Monocoque / Agricultural-Grade Suspension / Off-Road Wheels / Hail-Proof Exterior
 - 7'8" Ceiling Height / Wide-Body Interior
 - Marine / Automotive Quality Finishing & Appliances
 - Residential Kitchen / Large Sleeping Configurations
 - Dual Pane Windows / Segment-Leading Thermal Properties

Industry First SUV-Towing / EV-Compatible Full-Timing, Off-Road RVs

RV Industry's Most Significant Environmental Leader; Working Towards True Net-Zero.

H O E F E R

- ▶ Lower Power Consumption Production System
- ▶ 30-50% Avg. Material Reduction / Unit (by Weight)
- ▶ **First Full-Size Luxury RVs for SUV+EV+Tesla Towing**
- ▶ First All-Electric w/Off-Grid Solar in Series Production
- ▶ Double/Triple Lifecycles with 100% Wood-Free* Designs

C L I M A T E I M P A C T

Industry's first full-size electric
RV setup for Tesla-towing!

*Virtually 0% Wood in RVs
(Typical RV High in Wood)



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R&D >\$15 Million by Competitor Spends

HOEFER's African R&D involved testing 50+ panel processing methods with thousands of trials. Final systems are novel and engineering platform is both scalable and inventive. Result is world's lightest RV.

Pictured: Eswatini Min. Commerce + US Ambassador;
Protos test structural capabilities; new US designs





Fully-Functional Proto #6:

- Validates Assembly Methods
- World's Lightest Off-Road RV

(final USA top-luxury designs
to be released in Q1 2026)

Charles Hofer

chofer@hoefergroup.com

Hofer Group, LLC [North Dakota]

Phone +1 701 730 3719