

# BOBCAT INVESTORS LLC

## OFFERING SUMMARY

### FUND OBJECTIVE

The primary purpose of Bobcat Investors LLC (“Company”) is to invest capital in limited liability companies that primarily hold, develop, or potentially conserve real estate. The Company additionally engages in any and all activities and transactions, and enters into all agreements and undertakings, which are appropriate, necessary, and customary with respect to the foregoing. Bobcat Investors LLC is managed by LI Manager, LLC, which is wholly owned by Land Investors, LLC. Land Investors, LLC is wholly owned by Raymond DeMott.

### ECONOMIC ASSET

It is believed that the Company will purchase a majority ownership stake in Bobcat LLC, (“PropCo”), which owns approximately 88.98 acres of primarily vacant land in unincorporated northeastern Oglethorpe County, Georgia (collectively, the “Property”).

### FUND PROPOSALS

With regards to the Property, PropCo may, if approved by holders of a majority vote (greater than 50%) of Company’s membership interest, proceed with one of three options:

- ◆ **Development Option:** Develop the Property as a granite dimension stone mining operation
- ◆ **Investment Option:** Hold the Property for possible long term appreciation
- ◆ **Conservation Option:** Encumber the Property with a Conservation Easement for conservation and potential tax benefits

### INVESTOR OBJECTIVES

- Potential Tax Advantages
- Potential Capital Appreciation

### INVESTOR SUITABILITY

- Accredited Investors Only
- Investors with at least a five (5) year investment time horizon or longer

### OFFERING TERMS

Maximum Offering:	\$3,350,000
Minimum Offering:	\$2,500,000
Minimum Investment:	\$25,000 (or less with prior Manager approval)
Total Number of Company Units Offered:	3,350 (\$1,000 per Unit)

### DISCLAIMER

The following investor Summary Table assumes a Federal Tax Rate of 35.00%, a hypothetical state tax rate of 6.00%, and an effective tax rate of 38.90%. An investor’s state tax benefits are determined by whether or not their state of residency has an income tax. Each investor’s tax situation may be subject to other factors, and investors should consult with their tax advisor or other professional regarding how an investment in this offering might affect their own circumstances. The estimated tax benefits are determined by the election of a majority of the members to place a conservation easement on the property via a qualified land trust. Please be aware that this Benefit Summary Table is a hypothetical illustration and may not be accurate as to the true benefits received by a particular investor.

### POTENTIAL BENEFIT SUMMARY

**DEVELOPMENT OPTION** - Investors would realize a pro rata share of profits from mining operations on the Property net of development fees, mining management, and operational costs. Bobcat LLC has an agreement in place with Granite Management & Consulting, LLC, whereby that entity would develop and operate a granite quarry on the property.

**HOLD OPTION** - The Property would be held until such time as the Company Manager believed it to be the optimal time to sell the property at a potentially appreciated amount, with investors participating in potential pro rata gains from the sale.

**CONSERVATION OPTION** - Hypothetical scenarios associated with different investment amounts in the Bobcat Investors LLC offering are shown below. These scenarios reflect a 6 to 1 multiple, whereby an investor would realize \$ 6 in federal tax deductions for each \$ 1 invested.

Investment	Deductions	Tax Savings	Net Savings
\$ 50,000	\$ 300,000	\$ 116,700	\$ 66,700
\$ 100,000	\$ 600,000	\$ 233,400	\$ 133,400
\$ 200,000	\$ 1,200,000	\$ 466,800	\$ 266,800

## RISK FACTORS

(Please consult "Risk Factors" section in the Private Placement Memorandum (PPM) dated May 15, 2018)

**There can be no assurance that the investment objective described herein will be achieved. Investors may lose all or part of their investment and distributions are not guaranteed. The investment is subject to substantial risks, which include, but are not limited to:**

**Appraisal/Valuation Risk:** Appraisals are subjective by nature and the valuation of conservation easements may be considered especially problematic and highly speculative because of the lack of comparable sales data to support such valuations.

**Tax Risk/Audit Risk:** If the Conservation Option is elected by members, the Internal Revenue Service may challenge the entire Conservation Easement, the appraisal valuation, and/or any part of the offering. The investors should be aware that this offering is subject to the risk of audit of PropCo, Company, and the individual member/investor.

**Tax Laws Subject to Change:** Tax laws are subject to change, and there can be no assurance that the tax code or existing Treasury Regulations thereunder will not be amended in such a manner that would adversely affect this offering.

**Investments in Real Estate:** Investments in real estate are speculative and subject to various risks, including but not limited to market risk, interest rate risk, credit risk, and the inherent cyclical nature of real estate investments.

**Investment Objectives May Not Be Met:** There can be no assurance that the investment objectives of this offering will be met for whichever one of the three options the investors vote to pursue.

**Lack of Liquidity/Secondary Market:** Prospective investors should realize that the investment is illiquid, has limited transferability and no secondary market exists.

The management of Bobcat Investors LLC is not giving legal, business or tax advice, and prospective investors should not construe the contents of this Offering Summary and other information provided in connection with this offering as such. You should consult your attorney, business, or tax advisor as to legal, business, tax, and related matters concerning your investment. You are urged to request any additional information that you may consider necessary in making an informed investment decision. If you have any questions concerning the terms and conditions of the Offering, or to obtain any additional relevant information, Bobcat Investors LLC will provide the answers to the extent that we possess such information or can acquire it without unreasonable effort or expense.

Any information presented regarding tax considerations affecting client financial transactions or arrangements is not intended as tax advice, and should not be relied on for the purpose of avoiding any tax penalties. Clients should review any planned financial transactions or arrangements that may have tax, accounting, or legal implications with their personal professional advisors.

## FOR ACCREDITED INVESTORS ONLY

This Offering Summary does not constitute an offer to buy or sell securities. Such offers may only be made to qualified accredited investors via the Bobcat Investors LLC Private Placement Memorandum (PPM) dated May 15, 2018. Investments in units and real estate should be considered highly speculative and involve a degree of risk. Prospective investors must read the PPM in its entirety and pay particular attention to the cost projections, performance assumptions, and "Risk Factors" to fully understand the risks and costs involved with this investment. This offering is illiquid in nature and those seeking to dispose of their interest prior to the maturity of the program may not be able to do so. Income is NOT GUARANTEED and no representation to such has been made. All statements herein are believed to be accurate. This summary does not supersede or supplement the PPM.

**The Bobcat Investors LLC offering satisfies the standards of Section 506(c) of Regulation D of the Securities Act.**

**To prepare for the possibility that the majority of investors could vote to implement the Conservation Option, the Property has been pre-approved by a Qualified Land Trust for a Conservation Easement to be donated as a result of satisfying requirements specified in the Internal Revenue Code - Section 170(h)(4)(A)(iii).**

## LEGAL DISCLOSURES

**For more information, please contact:**

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