



GROWING APART

A 3 FOOT TOSS / ROCK CREEK PICTURES PRODUCTION

CONFIDENTIAL INVESTOR PRESENTATION

A golfer in a white shirt and dark trousers is captured in mid-swing on a lush green golf course. The golfer's arms are extended upwards, and a golf club lies on the grass nearby. The background is a soft-focus view of the golf course under bright sunlight.

The Opportunity: Back a Star-Driven Comedy with Sales Estimates Projecting Profitability in Conservative Scenario

This is an opportunity to invest in *Growing Apart*, a dramatic-comedy supported by an experienced production team with a track record of major studio releases. Producers are actively collaborating with leading agencies to attach recognized talent. Our strategy is to produce a high-value, marketable film with significant commercial appeal, financed through a combination of foreign pre-sales, Georgia tax incentives, and investor equity.

A-List Talent, Independent Budget: The project's \$4.8M production budget is designed to attract recognized, bankable talent, creating quality and marketability that supports both domestic and international distribution. Producers are collaborating with leading Hollywood agencies, including CAA, to attach principal cast. Final casting is subject to availability and negotiation.

Strategic Financial Structure: The financing structure includes \$2.5M in committed foreign pre-sales and an estimated \$910K Georgia tax credit (net of transfer costs). The tax credit is transferred at delivery and returns directly to investors, independent of the film's box office or distribution performance. This structure provides investors with a meaningful return of capital before distribution revenues are considered.

The Investment: We are seeking \$2,900,000 in equity to complete the financing and greenlight production. Proceeds will be allocated toward talent deposits, production costs, and delivery requirements. Interests are offered in Units of \$50,000. Total Closing: 58 Units (\$2,900,000). All Units rank pari passu with respect to the recoupment of capital and the distribution of the Preferred Return and Net Profits.

FEATURE FILM PROBLEMS & SOLUTIONS

- Bloated Budgets:** Many productions overspend on excessive producer fees (“paying themselves first”) and weak deal-making that leaves money on the table rather than ending up on screen, creating an impossibly high break-even point.

➔

A-List Talent, Indie Budget: A \$4.8M production budget paired with bankable name cast delivers studio-level marketability at a fraction of the cost.
- The “Starless” Trap:** Independent films often fail commercially because they lack the recognizable names required to trigger international sales and streaming deals.

➔

Broad Audience Appeal: We are bypassing niche content for a relatable, commercial story with a distinct visual style, targeting a massive, global demographic.
- Creative Imbalance:** Films often fall into two extremes: too niche and “artsy” (limiting the audience) or too generic and formulaic (failing to stand out).

➔

Quality & Pedigree: Team with a track record of producing major studio successes (e.g., Billy Crystal’s former producing partner).
- Execution Risk:** Inexperienced teams often lack the studio-level discipline and experience required to deliver a quality product on time and on budget.

➔

Financial Discipline: Financing through a combination of \$2.5M in committed foreign pre-sales, an estimated \$910K Georgia tax credit (net proceeds), and investor equity. Tax credit returns to investors independent of film performance, providing structural downside protection.
- No Path to Revenue:** Many independent films are completed without sales arrangements in place, leaving producers to find buyers after the fact in an oversaturated market with no leverage and diminished pricing power.

➔

Pre-Sold Revenue Strategy: The production is working with an established sales agent to secure international licensing agreements before filming begins. This approach locks in committed buyers, validates market demand, and generates upfront capital that reduces the equity required from investors.

FILMMAKERS: A proven track record of success.



WRITER / DIRECTOR

BRAD LUBIN

Protégé of 2x Oscar winner Peter Farrelly.

Award-winning commercial director for global brands including Netflix and Pepsi.



PRODUCER

SAMANTHA SPRECHER

Billy Crystal's producing partner and production company EP for 20 years.

Producer of "Here Today", "Parental Guidance", "America's Sweethearts" and Emmy-nominated "*61".



PRODUCER

TODD SCHULKIN

Principal at Todd Schulkin Management.

Helped discover and represented Oscar winning director Christopher Nolan and set up his film "Memento".

FINANCE TEAM



HEAD OF FINANCE

SAGE LINZER

Lending Executive & Former SVP of Cypress Bank & Trust with 20 years in commercial banking.



FINANCE ATTORNEY

JOHN W. CONES

275+ securities offerings with budgets up to \$10M.

Authored 16 books and 43 articles on film finance.

A STRATEGIC INVESTMENT STRUCTURE

A-List Talent at an Independent Price

The financial strategy is to attach recognized, commercially viable talent to a \$4.8M production budget. With \$2.5M in committed foreign pre-sales already providing gap financing and upfront capital, investor exposure is reduced to \$2.9M.

This efficient capital structure positions the film for broad distribution while maintaining a realistic path to profitability.

Broad Audience Appeal

The film centers on a relatable story of a divorced man and woman starting over, ensuring broad appeal.

The unique golf backdrop provides a marketable setting to also capture that large, global demographic.

Capital Efficiency

The \$4.8M production budget is financed through three sources: (1) \$2.9M investor equity, (2) approximately \$1.95M in gap loan and upfront proceeds from \$2.5M in committed foreign pre-sales, and (3) an estimated \$910K Georgia tax credit (net of transfer costs) that returns to investors at delivery. The tax credit return is independent of film performance and occurs prior to distribution.

Revenue streams include domestic and international licensing sales, streaming rights, and ancillary markets.

Potential Tax Advantages

This investment is structured as an LLC. Under current tax law, this may offer certain advantages, such as the potential for pass-through deductions on investment losses. All potential tax benefits are subject to change and depend on an investor's individual financial situation. Prospective investors must consult with their own tax advisor to evaluate the potential tax implications of this investment.

MARKET COMPARABLES

FILM NAME / RELEASE YEAR	BUYER	ACQUISITION PRICE	PRODUCTION BUDGET	PROFIT/LOSS
Palm Springs (2020)	Neon	\$22,000,000	\$5,000,000	\$17,000,000
CODA (2021)	Apple	\$25,000,000	\$10,000,000	\$15,000,000
Fair Play (2023)	Netflix	\$20,000,000	\$7,000,000	\$13,000,000
Flora And Son (2023)	Apple	\$19,000,000	\$8,000,000	\$11,000,000
The Idea of You (2024)	Amazon MGM	\$20,000,000	\$10,000,000	\$10,000,000
Cha Cha Real Smooth (2022)	Sony Pictures Classics	\$15,000,000	\$7,000,000	\$8,000,000
Passing (2021)	Netflix	\$15,000,000	\$10,000,000	\$5,000,000
Past Lives (2023)	A24	\$7,000,000	\$3,000,000	\$4,000,000
Theater Camp (2023)	Searchlight Pictures	\$8,000,000	\$5,000,000	\$3,000,000
Didi (2024)	Focus Features	\$10,000,000	\$8,000,000	\$2,000,000
Aftersun (2022)	A24	\$3,000,000	\$1,500,000	\$1,500,000
The Brutalist (2024)	A24	\$10,000,000	\$9,600,000	\$400,000
Bottoms (2023)	Orion Pictures	\$12,000,000	\$14,000,000	-\$2,000,000
Sorry, Baby (2025)	A24	\$8,000,000	Unpublished	

This table presents a selection of successful independent films for illustrative purposes only. Past performance of other films is not an indicator of future results for this project, and a loss of invested capital is possible. This selection is not representative of all independent film outcomes. The majority of independent films do not achieve distribution or recoup investment.

SALES & FORECAST SCENARIOS

Sales Strategy: Our Sales Agent will represent the film at major international film markets, including the American Film Market, Marché du Film (Cannes), Toronto International Film Festival, and European Film Market (Berlin).

Financial scenarios: The following scenarios are based on sales estimates prepared by Upgrade Productions, contingent upon the attachment of recognized principal cast as contemplated by the production.

Case 1 (Base Case): \$2.5M Domestic + \$2.5M International. In this scenario, investors achieve full recoupment plus a positive return, driven by the combination of distribution revenues and the tax credit returned at delivery.

Case 2 (Mid Case): Reflects performance between Base and High cases, with investors receiving full recoupment, full preferred return, and participation in profit sharing.

Case 3 (Upside Case): \$5M Domestic + \$5.4M International. Reflects strong performance consistent with comparable titles.

Case 4 (Optimistic): Represents a premium worldwide acquisition by a major studio or streaming platform, potentially including a theatrical release commitment.

All scenarios assume the gap loan (\$1.9M including interest) is repaid from distribution proceeds, and the Georgia tax credit (\$910K net) returns to investors at delivery regardless of sales performance.

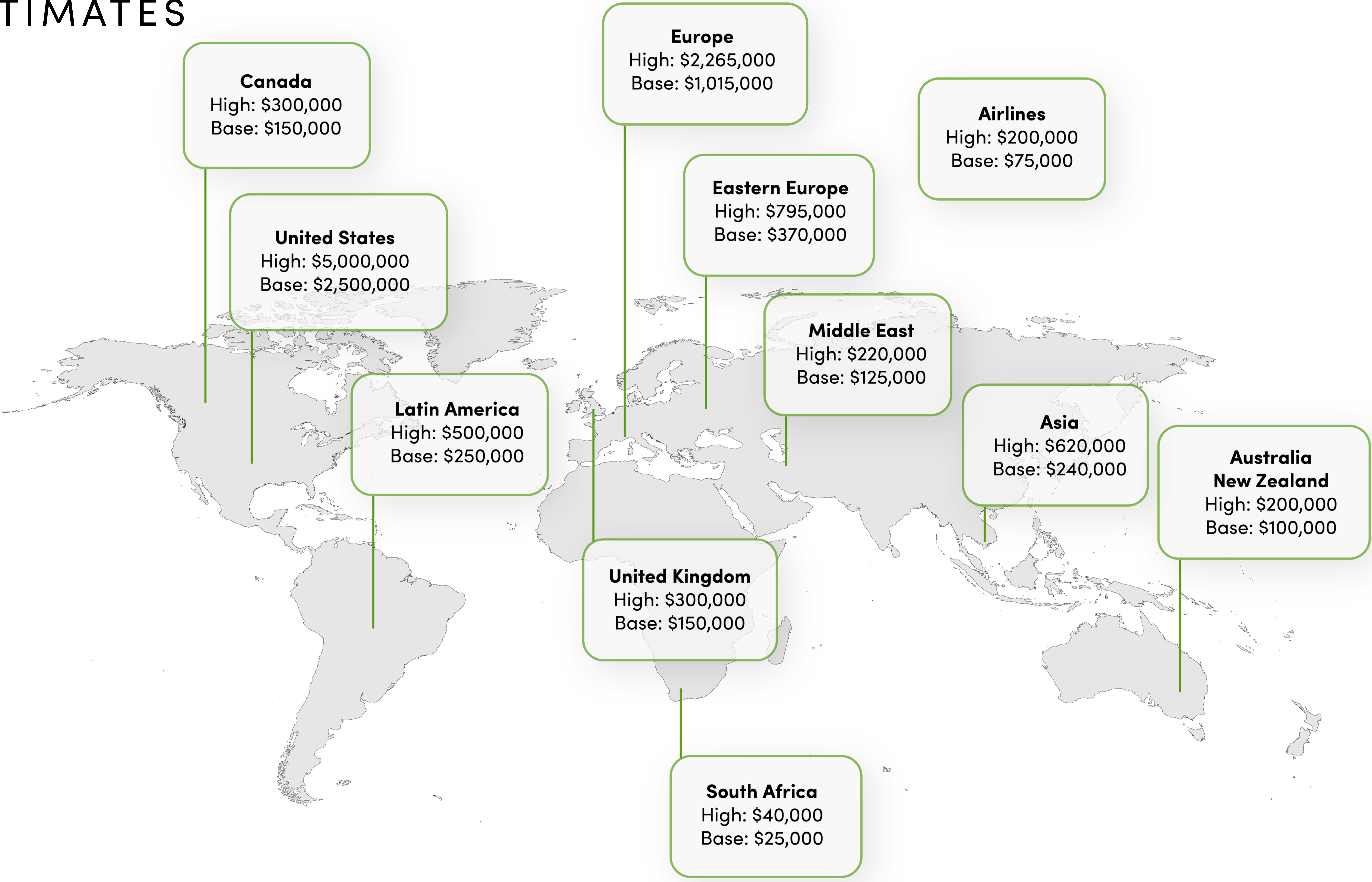
These projections are forward-looking statements based on current market conditions and comparable titles. They are estimates only and do not constitute a guarantee of sales, revenue, or profitability. Actual results may vary materially. Investors are cautioned not to place undue reliance on these projections.

WORLDWIDE SALES ESTIMATES

Worldwide sales estimates provided by Upgrade Productions.

Base Case: \$5 million

High Case: \$10.4 Million



** The sales estimates presented herein were prepared by Upgrade Productions and are expressly contingent upon the successful attachment of specific high-value principal cast members comparable to the preferred talent list. These figures are forward-looking statements based on current market conditions and comparable titles; they are estimates only and do not constitute a guarantee of sales, revenue, or profitability. Actual results may vary materially depending on final casting, distributor acceptance, and global market fluctuations. Upgrade Productions.*

FINANCIAL PROJECTIONS

	Base Case	Mid-Case	Upside	Optimistic
I. OPERATING INCOME				
Gross Rights Sale	\$5,000,000	\$7,700,000	\$10,400,000	\$15,000,000
Sales Agent/Attorney Commission (15%)	\$750,000	\$1,155,000	\$1,560,000	\$2,250,000
Sales Agent Flat Fee	\$25,000	\$25,000	\$25,000	\$25,000
CAM Fee (1%)*	\$50,000	\$77,000	\$104,000	\$0
Net Revenue for Distribution	\$4,175,000	\$6,443,000	\$8,711,000	\$12,725,000
II. DISTRIBUTION WATERFALL				
Net Revenue Available	\$4,175,000	\$6,443,000	\$8,711,000	\$12,725,000
Less: Gap Loan Repayment (Principal + Interest)	\$1,895,833	\$1,895,833	\$1,895,833	\$1,895,833
Remaining After Gap Loan	\$2,279,167	\$4,547,167	\$6,815,167	\$10,829,167
III. ESTIMATED TAX CREDIT RETURN TO INVESTORS				
GA Tax Credit (Net at \$0.88 transfer)	\$910,142	\$910,142	\$910,142	\$910,142
Cash + Tax Credit Available for Equity	\$3,189,309	\$5,457,309	\$7,725,309	\$11,739,309
IV. EQUITY WATERFALL				
Investor Capital	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000
Less: Investor Recoupment	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000
Cash Remaining After Recoupment	\$289,309	\$2,557,309	\$4,825,309	\$8,839,309
Preferred Return (20% of Capital)	\$580,000	\$580,000	\$580,000	\$580,000
Less: Investor Preferred Return Paid	\$289,309	\$580,000	\$580,000	\$580,000
Net Profit for 50/50 Split	\$0	\$1,977,309	\$4,245,309	\$8,259,309
Investor Profit Share (50%)	\$0	\$988,654	\$2,122,654	\$4,129,654
Producer Profit Share (50%)	\$0	\$988,654	\$2,122,654	\$4,129,654
V. FINAL RETURNS				
Total to Investors	\$3,189,309	\$4,468,655	\$5,602,655	\$7,609,655
Total to Producers	\$0	\$988,654	\$2,122,654	\$4,129,654
VI. INVESTOR ROI ANALYSIS				
Initial Investment	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000
Net Profit/(Loss) to Investor	\$289,309	\$1,568,654	\$2,702,654	\$4,709,654
Return on Investment (ROI)	10.0%	54.1%	93.2%	162.4%
Multiple on Invested Capital	1.10x	1.54x	1.93x	2.62x
Profit/(Loss) per Unit (\$50K)	\$4,988.09	\$27,045.77	\$46,597.49	\$81,200.94

CAM not applicable for Optimistic scenario (single-buyer acquisition.)

ASSUMPTIONS

Base Case, Mid-Case, and Upside reflect sales agent projections based on comparable films with similar cast and budget.

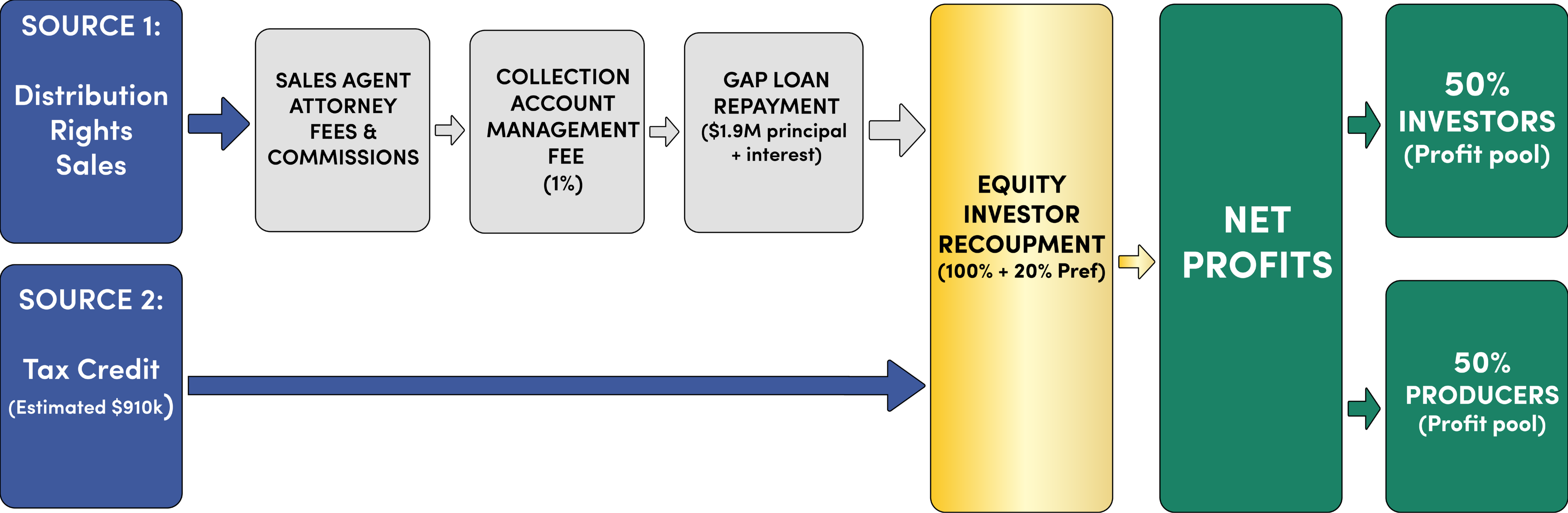
Optimistic represents a premium acquisition by a major studio or streamer for worldwide rights.

In all scenarios, investor capital is returned before any profit participation.

GROWING APART - KEY ASSUMPTIONS

I. PRODUCTION & FINANCING	
Production Budget	\$4,850,417
PRESALE STRUCTURE:	
Foreign Pre-Sales Committed	\$2,500,000
Sales Agent (10%)	\$250,000
Sales Agent Flat Fee	\$25,000
Attorney (5%)	\$125,000
CAM (1%)	\$25,000
Total Commissions (17%)	\$425,000
Gross Presale Upfront (20%)	
Less: Commissions Pro-Rata	-\$85,000
Net Presale Upfront	\$415,000
GAP LOAN:	
Gap Loan Advance	\$1,750,000
Interest Rate (annual)	10%
Loan Term (months)	10
Less: Interest	-\$145,833
Bank Fee Rate	2.5%
Less: Bank Fees	-\$43,750
Lender's Legal	-\$25,000
Net Gap Loan Proceeds	\$1,535,417
ESTIMATED TAX CREDIT:	
GA Qualified Spend	\$3,447,508
GA Tax Credit (30%)	\$1,034,252
Net Tax Credit (at \$0.88)	\$910,142
Tax Credit Treatment	Returns to Investors
EQUITY REQUIRED:	
Production Budget	\$4,850,417
Less: Net Presale Upfront	-\$415,000
Less: Net Gap Proceeds	-\$1,535,417
Net Equity Required	\$2,900,000
II. INVESTOR TERMS	
Preferred Return	20%
Profit Split - Investor	50%
Profit Split - Producer	50%
III. WATERFALL ORDER	
1. Gap Loan Repayment (\$1.90M incl. interest)	
2. Tax Credits to Investors (~\$910K)	
3. Investor Recoupment (~\$2.9M)	
4. Investor Preferred Return (20%)	
5. 50/50 Profit Split	
IV. DISTRIBUTION FEES (on backend sales)	
Sales Agent Commission	10%
Attorney Fee	5%
Sales Agent Flat Fee	\$25,000
CAM Fee*	1%

WATERFALL



BUDGET TOPSHEET

GROWING APART - PRODUCTION BUDGET

Script Dated: May 2, 2025

Budget Draft Dated: January 23, 2026

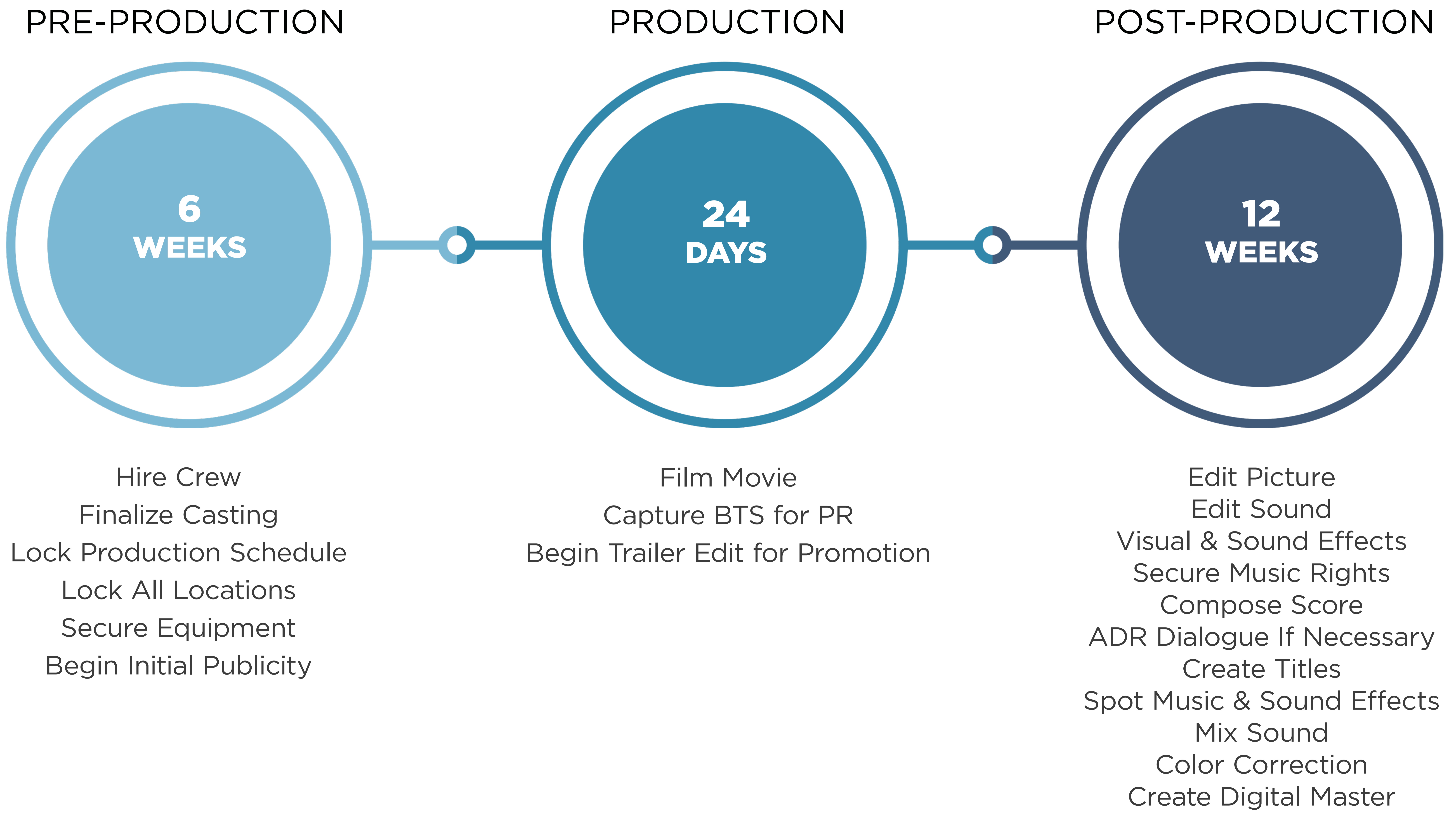
Start Date: March 2026

Atlanta, GA

Acct#	Category Description	Page	Total
1100	STORY & SCENARIO	1	\$10,000
1200	PRODUCERS (Local GA Inc - Tax Credit Qualified)	1	\$217,338
1300	DIRECTION (Local GA Inc - Tax Credit Qualified)	2	\$108,670
1400	CAST - Principal (2 Leads @ \$300K each)	3	\$600,000
1600	CASTING	7	\$59,768
1700	ATL TRAVEL & LIVING	8	\$81,502
1800	GOLF TECHNICAL ADVISOR (Pre-pro lessons + 3 on-set days)		\$4,350.00
1999	Total ATL Fringes		\$204,299
	Total Above-The-Line		\$1,285,927
2000	ATMOSPHERE (80 extras, 2 stand-ins)	12	\$75,200
2010	CAST - Supporting		\$48,881
2020	CAST - Day Players & Bits		\$30,626
2030	STUNTS (2 days coordinator)		\$6,520
2040	INTIMACY COORDINATOR (4 days)		4500
2100	PRODUCTION OFFICE	13	\$97,802
2200	SET MANAGEMENT (AD Team, Script Supervisor)	14	\$158,208
2300	ART DIRECTION (PD + Art Dept)	16	\$128,230
2400	SET CONSTRUCTION	17	\$10,867
2500	PROPERTY DEPARTMENT	17	\$38,034
2600	SET DRESSING (5 looks from 2 restaurants)	18	\$78,242
2700	GRIP OPERATIONS	20	\$132,577
2800	LIGHTING OPERATIONS	23	\$135,837
2900	SET OPERATIONS	24	\$23,907
3000	CATERING / CRAFT SERVICES	25	\$84,762
3100	SPECIAL EFFECTS (Fire gag)	26	\$6,520
3200	PICTURE VEHICLES	27	\$13,041
3300	ANIMALS (French Bulldog)	27	\$5,433
3400	WARDROBE DEPARTMENT	27	\$59,768
3500	MAKEUP & HAIRDRESSING	30	\$48,902
3600	CAMERA DEPARTMENT	31	\$232,485
3700	PRODUCTION SOUND	33	\$215,802
3800	TRANSPORTATION	34	\$124,969
3900	LOCATIONS (1 golf course, 2 restaurants, houses)	39	\$208,993
4000	STAGES & FACILITIES	44	\$5,381
4100	35MM FILM PACKAGE (24 Days: 10×2-cam + 14×1-cam)		\$96,460
4200	BTL TRAVEL & LIVING	46	\$19,560
4300	PRODUCTION ACCOUNTING	47	\$30,428
4500	SECOND UNIT (Golf coverage, drone)	47	\$19,560
4599	Total BTL Production Fringes		\$230,377
	Total Below-The-Line Production		\$2,371,872
4600	EDITORIAL	49	\$110,865
4700	POST PRODUCTION SOUND	50	\$70,380
4800	POST-PRODUCTION FINISHING/ONLINE	50	\$66,033
4900	MUSIC (Original Score \$25K + Licensing \$100K)	52	\$125,000
5000	VISUAL EFFECTS	52	\$38,034
5999	Total Post Fringes		\$41,294
	Total Below-The-Line Post		\$451,606
6500	PUBLICITY & MARKETING	53	\$6,520
6600	GENERAL EXP, PRODUCTION LEGAL AND BANKING	53	\$70,635
6700	INSURANCE (Production Package + E&O)	53	\$59,768
6900	DISTRIBUTION DELIVERABLES (DCP, HDCam, CC, M&E)	53	\$80,924
6950	SAG RESIDUAL RESERVE	53	\$54,335
	CONTINGENCY RATE:		8%
	COMPLETION BOND RATE:		2.5%
	GA TAX CREDIT RATE:		30%
	TAX CREDIT TRANSFER RATE:		0.88
	Subtotal (before Contingency)		\$4,381,587
	GENERAL CONTINGENCY (8%)		\$350,527
	Subtotal (with Contingency)		\$4,732,114
	COMPLETION BOND (2.5%)		\$118,303
	GRAND TOTAL (Production Budget)		\$4,850,417

Preliminary; subject to adjustments.

PRODUCTION TIMELINE



INVESTOR INCENTIVES

6 UNITS (\$300K)

CO-PRODUCER

- A Co-Producer credit in the Film’s screen credits.
- Invitation to visit the set and hang out with the cast and crew.
- A signed poster by the principal cast and crew.
- A signed copy of the screenplay.

10 UNITS (\$500K)

EXECUTIVE PRODUCER

- An Executive Producer credit in the Film’s opening screen credits.
- On-camera featured extra role for you or a relative.
- VIP Invitation to festival screening.
- Invitation to visit the set and hang out with the cast and crew.
- A signed poster by the principal cast and crew.
- A signed copy of the screenplay.

20+ UNITS (1M)

EXECUTIVE PRODUCER / FEATURED PLAYER

- An Executive Producer credit in the Film’s opening screen credits.
- **On-Camera speaking role** for you or a relative.
- VIP Invitation to festival screening.
- Invitation to visit the set and hang out with the cast and crew.
- A signed poster by the principal cast and crew.
- A signed copy of the screenplay.

**Subject to availability.*

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ROCK CREEK

P I C T U R E S

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