



Devil's Lake Project

Baraboo, Wisconsin

PHASE ONE & PHASE TWO
Vacation Rentals Duplexes & Single Family Homes

PHASE THREE
Luxury Modern RV Park

PHASE FOUR
Hotel

Developer:

Ikwe Development

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Phone 651 724-8247

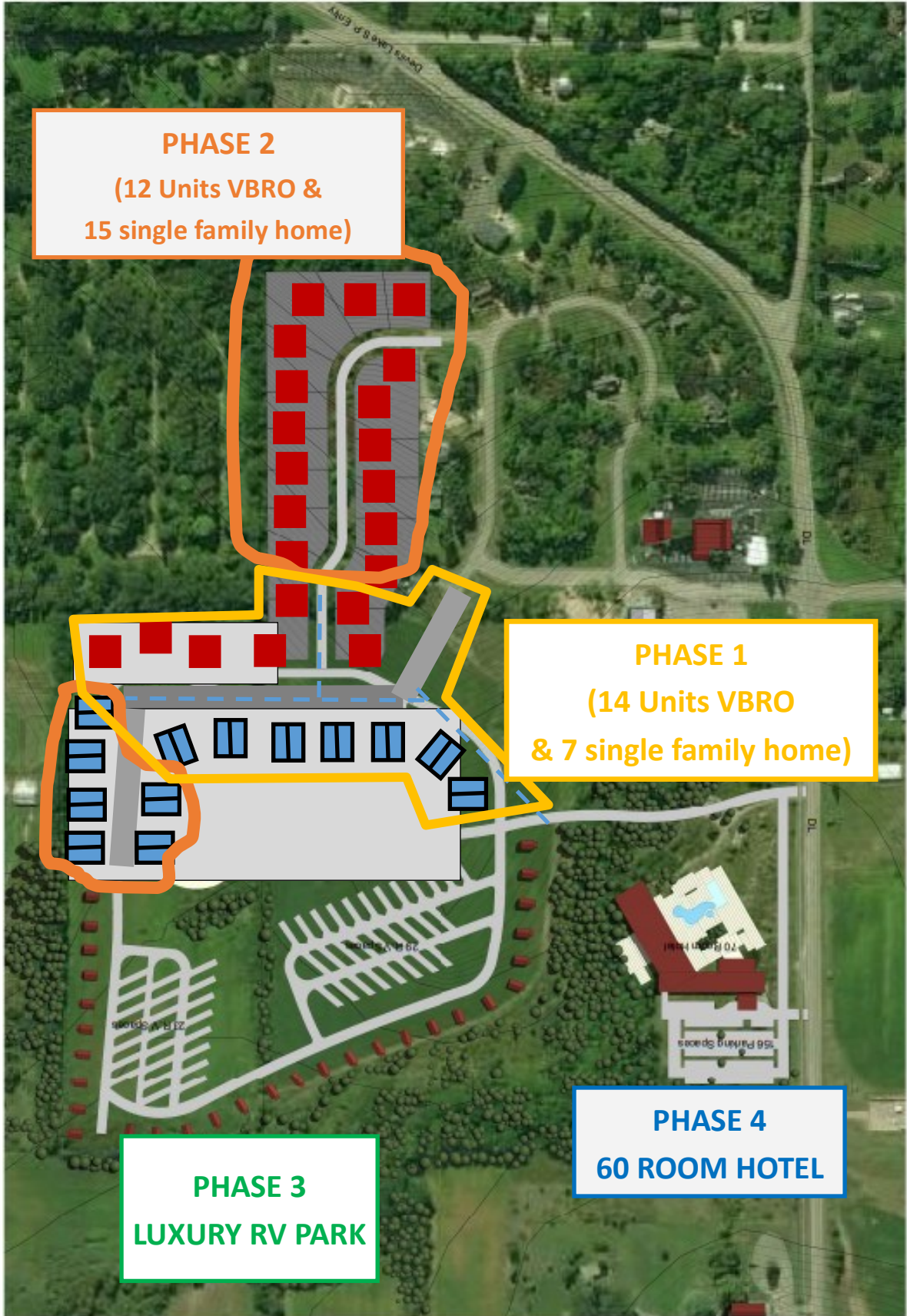
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Concept III

Lodge at Devil's Lake Development - Baraboo, WI

70 Unit Hotel
55 Cabins
71 R.V. Spaces
May 16, 2018



PHASE 2
(12 Units VBRO &
15 single family home)

PHASE 1
(14 Units VBRO
& 7 single family home)

PHASE 3
LUXURY RV PARK

PHASE 4
60 ROOM HOTEL

Project Scope

Total Project \$40 million

PHASE ONE: Vacation Rentals Duplexes & Single Family Homes

- 14—Units for Vacation Rentals & 7 Single Family Homes Project
- 14 Vacation Rentals Units or 7 duplexes
- 7 Single Family Homes

PHASE TWO: Vacation Rentals Duplexes & Single Family Homes

- 15 Single Family Homes
- 12 Vacation Rentals Units or 6 duplexes

PHASE THREE: Luxury Modern RV Park

- 30 Luxury Motorcoach Long Term Rentals
- Two—25 spots for Seasonal RV Rentals

PHASE FOUR: Hotel

- 60 Room Hotel
 - Indoor & Whirlpool
 - Fitness Center
 - Tennis & Pickled Ball Courts
 - Outdoor Patio and Bar Area
 - Meeting and Event Space

Timeline

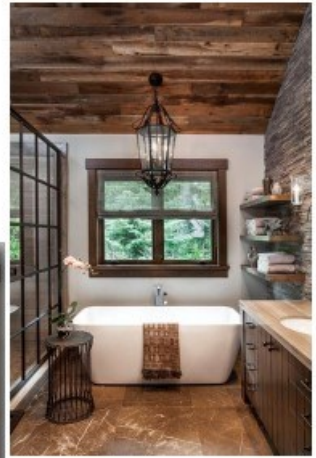
June 2021	City Presentation & Sauk County
July 2021	Secure Investors
July 2021	Sewer District & City of Baraboo
August 2021	Start Design, Zoning Process for PHASE ONE
August 2021	Secure Financing
September 2021	Rezoning Process
September 2021	Design Process
October 2021	Preselling Single Family Homes Phase ONE/TWO
March 2022	Break ground PHASE ONE
August 2022	Opening Vacation Rentals
October 2022	Single Home Move in day
June 2022	Start Design, Zoning Process for PHASE TWO
June 2022	Secure Financing PHASE TWO
Jan 2023	Secure Financing PHASE THREE—RV PARK
May 2023	Break ground PHASE THREE—RV PARK
May 2024	RV PARK Opening
June 2023	Single Home Move in day
June 2023	Secure Financing PHASE THREE
June 2024	Start Design, Zoning Process for PHASE FOUR
Sept 2024	Break ground PHASE FOUR
June 2025	Hotel opening

PHASE ONE & PHASE TWO
Vacation Rentals Duplexes & Single Family Homes



EXTERIOR CONCEPT
“Outdoor Chic”



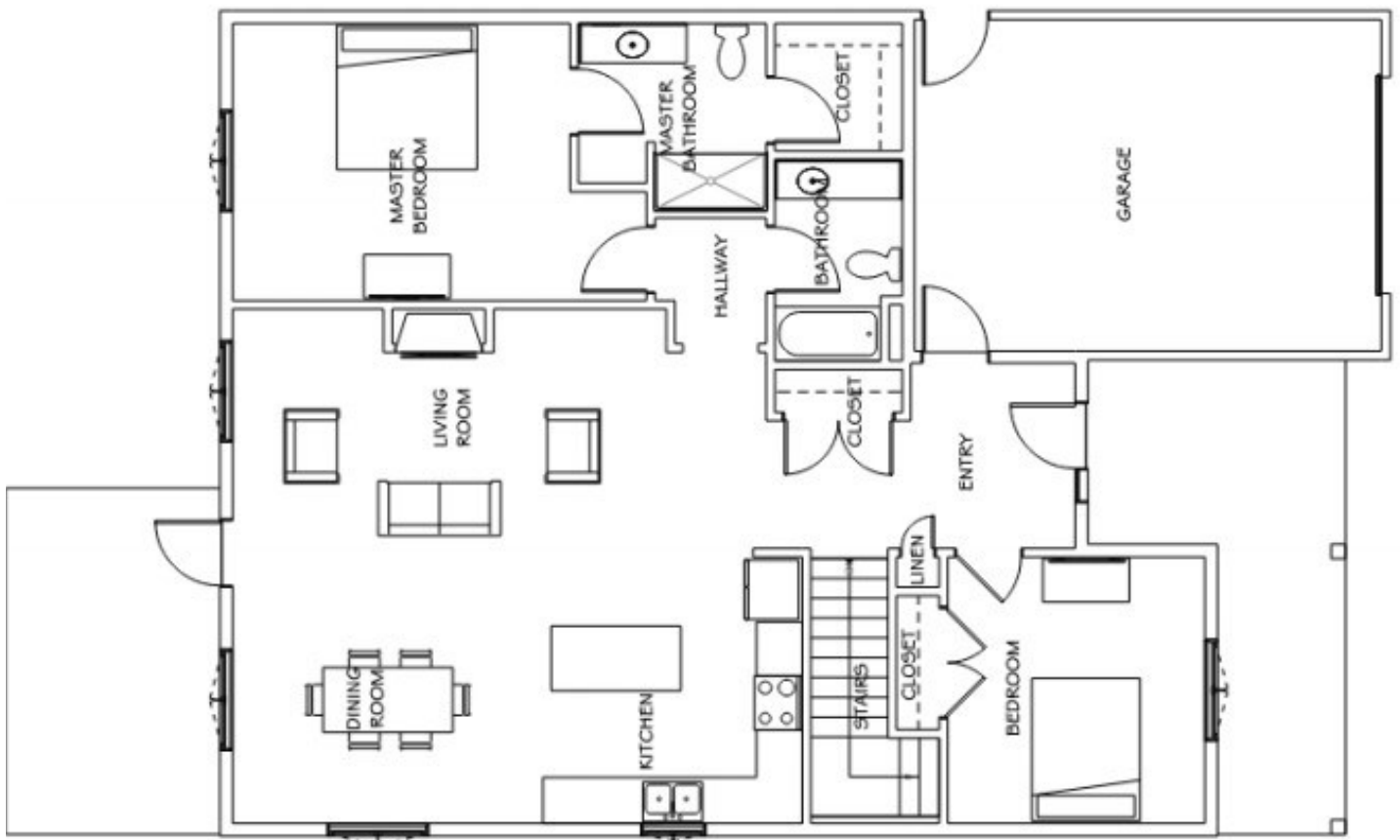


INTERIOR CONCEPT

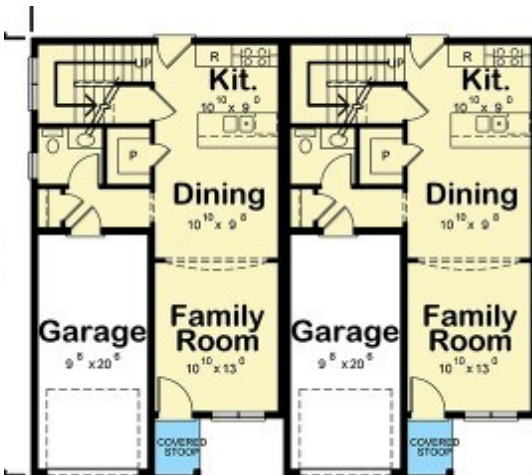


Single Family Homes

- 1500 sq. ft. on the main floor, with an option of a walk out basement, adding another 1300 sq. ft.
- Master Suite with a walk in closet and master bathroom
- Open floorplan for kitchen and living room
- 3 bedrooms and two bathrooms on main level
- One to Two car garage
- Fireplace
- Outdoor Patio

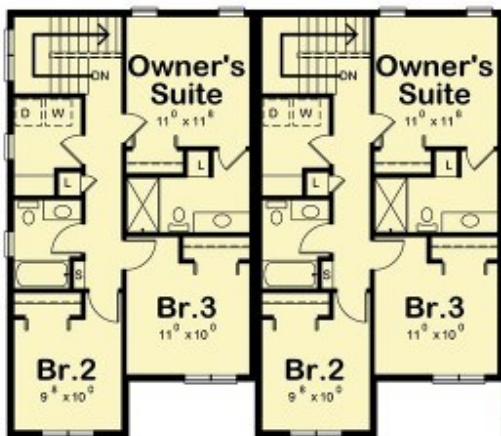


Duplex



13 — 26 unit Duplexes

- 1300 sq. ft. on the main floor
- Master Suite with a walk in closet and master bathroom
- Open floorplan for kitchen and living room
- 3 bedrooms and two and half bathrooms on upper level
- One car garage
- Outdoor patio and fire area



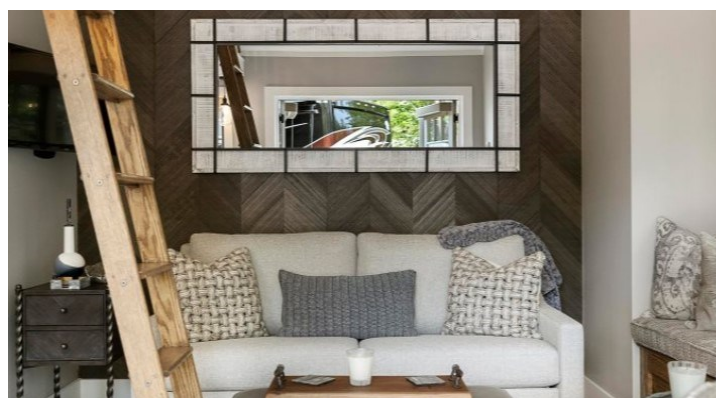
PHASE THREE LUXURY MODERN RV PARK



Features of the Luxury Motorcoach Park:

- ◆ Oversized RV lots for rent
- ◆ 60 degree angle lots for ease of RV parking
- ◆ Concrete pad and built in patio
- ◆ All lots will feature electrical, water, sewer and cable
- ◆ Free Wi-Fi internet access & Business center
- ◆ Fenced-in Dog Parks with ample space for your furry friend
- ◆ Open-spaces, walking trails and a park
- ◆ Outdoor pool, Jacuzzi & Dry Sauna
- ◆ Grand Clubhouse (5,000 sq ft) with outdoor fire pit & BBQ
- ◆ Private movie theater that comfortably seats 14
- ◆ Numerous golf courses in the immediate area
- ◆ Daily programmed activities & events
- ◆ Concierge Services
- ◆ On-site laundry facilities
- ◆ Easy interstate access
- ◆ 200 amps per lot. 120 amps reserved for each lot's amenities
- ◆ Fully-appointed fitness center
- ◆ Game room & Putting green
- ◆ Golf Cart friendly
- ◆ Immediate access to ATV/UTV trails
- ◆ Private bath houses with all inclusive shower suites and restrooms
- ◆ Basketball, Tennis, and Pickled ball courts





PHASE FOUR
HOTEL



WYNDHAM VACATION CLUBS



Impact

- * \$40 Million Mix Use Re-development Project additional 5 years taxes to town of Baraboo additional \$1.3 million in new property taxes & lodging tax to area. About \$10 millions into the community from new residents and vacationers
- * New Multi & Single family property taxes
 - A. 22 Single Family Homes \$2500 for a \$275,000 for 5 year additional property taxes
 - B. Duplexes 26 units \$1800 for a for a \$234,000 for 5 year additional property taxes
- * New Residents—22 to 44 additional community members and average spend into the area at \$50 a day is \$401,500 to \$801,500. 5 years total \$2,007,500 to \$4,015,000
- * New Commercial Real Property Taxes (Hotel and RV Park)
 - A. Hotel commercial property taxes 5 years \$250,000
 - B. RV Park commercial property taxes 5 years \$200,000
- * Hotel, Vacation Rental & RV Park possible lodging tax at 4%
 - A. Hotel 5 years estimate \$125,000 in lodging tax
 - B. Vacation Rentals 5 years estimate \$125,000 in lodging tax
 - C. RV Park 5 years estimate \$160,000 in lodging tax
- * Average Family Spend for a weekend spend \$925 that an additional \$8,440,625 dollars into the area

City Request

- * Grant dollar to teardown/clean up on hotel land abandon building fund
- * Rezoning
- * Any waived permit fees like New Residential, Water, Sewer & Electrical fees
- * Looking into any grant that can be utilize to help projects (Community Service Grant, Block Grant and etc)
- * 3 City Lots turn over to the project

Development team



Ikwe development look at information generated by a market studies professional, developed budgets, formulated projections like new hotels, restaurants, nursing homes, apartment building complexes, and individual development projects. Ikwe Development then goes after securing equity, financing, city zoning/permit, architect, construction, management companies, groundbreaking, and grand opening of the project. We are with community and investors every step of the way.



GEC has provided professional engineering and architectural services for many municipal, industrial, commercial, institutional, and private organizations. We are extremely proud of the fact that we have served some of our clients continuously for over 50 years! Here is a brief history of General Engineering Company.



ADCI provides comprehensive architectural services to achieve our client's vision from project conception through completion. Our goal is to position our clients as leaders in their communities and industries. We achieve this through our unparalleled experience, innovative design and honoring the family culture that defines ADCI.



The company takes pride in going far beyond the basics, to meet virtually all their customers' real estate needs. Weichert has turned its sales offices into true "one-stop" destinations for the full range of real estate-related services*. Weichert can introduce customers to mortgage partners who work with local Weichert offices. These trusted advisors provide integrated solutions and services to help make the entire homeownership process worry-free.



The idea of Leisure Hotels & Resorts formed while operating a hospitality business over 30 years ago. We are now a proven leader in hospitality management throughout the United States. This background provides us the knowledge and understanding required to drive long-term growth and profitability. In other words, we get it, and we've got you. Our entrepreneurial approach to hotel operations focuses on building authentic relationships, identifying opportunities, and achieving common goals. The Leisure team has done just about everything and has seen even more throughout our combined 175 years in the hospitality industry. We apply this gained wisdom along with your successes to create a thriving environment