

A.P.E.X. FILM RANCH

Action Producers Extreme Experience

CONFIDENTIAL INVESTMENT MEMORANDUM

Building Hollywood East

June 2026

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1. EXECUTIVE SUMMARY

A.P.E.X. Film Ranch (Action Producers Extreme Xperience) is developing the premier East Coast destination for action filmmaking, professional stunt training, and immersive entertainment experiences. Through a strategic partnership between Action P.A.C. Stunts, L.L.C. and the historic Kahana Stunt & Film Ranch (50-acre legacy property in Groveland, Florida — 40 minutes from Orlando), we are transforming a renowned stunt training facility into a full-service Hollywood East production campus.

Investment Highlights

- **Proven Leadership:** 40+ years of experience, flawless safety record, and deep relationships across film, TV, and stunt communities.
- **Immediate Revenue:** Existing equipment rentals, location fees, training programs, and high-margin "Action Immersion" bucket-list experiences.
- **Strong Tailwinds:** Florida's booming film industry, up to 20% local + state incentives, no state income tax, and "Hollywood East" momentum.
- **Clear, Phased Roadmap:** Four distinct phases with defined capital needs, milestones, and de-risking through operating cash flow.
- **Significant Upside:** Phase 4 strategic partnership on adjacent 2,400 acres for a full movie studio campus.

Capital Raise: \$28M – \$35M total (phased over 4 years). **Current Round:** \$4.5M for Phase 1.

Target Returns: 3.0x – 4.5x equity multiple over 5–7 years via operating cash flow + asset appreciation.

Break-even: Expected within 8–10 months of full Phase 1 operations. **Year 5 Revenue Target:** \$9M+ with strong EBITDA margins.

2. COMPANY OVERVIEW & HISTORY

Action P.A.C. Stunts, L.L.C. was founded by John Cann, a veteran stunt performer, coordinator, and inventor of advanced safety systems (air rams, airbags, ratchets, decelerators, custom harnesses). The company originated with *The Stunt Guide*, evolved into protective gear distribution, and now provides stunt coordination, custom equipment, and talent to major productions worldwide.

Kahana Stunt and Film Ranch (3111 Smith Road, Groveland, FL) is a 50-acre historic property with swamp/forest terrain, stunt towers, sets, and buildings. Founded by the late Kim Kahana Sr. (who trained over 15,000 students and worked on 300+ films/TV shows), it carries a powerful legacy brand.

The partnership combines Action P.A.C.'s modern equipment, fabrication expertise, and production relationships with Kahana's renowned curriculum, alumni network, and on-site filming assets. The result is a turnkey action production and training destination.

Flagship Program – Action Immersion

Guests receive elite training in stunts, acting, directing, and production, then star in their own professionally shot action scenes on the ranch's unique terrains. Every participant leaves with edited footage and a personal highlight reel — turning a bucket-list dream into a tangible Hollywood experience. This high-margin program targets enthusiasts, corporations, and content creators.

3. MARKET OPPORTUNITY

Florida is rapidly becoming "Hollywood East." Key drivers include strong film incentives (Orange County rebates up to 20%), no state income tax, diverse locations (swamp, forest, urban, water), and growing production pipeline.

Target Markets

- **Primary:** Global stunt community, film/TV/commercial productions, amusement parks, live events.
- **Secondary:** Equestrian services, extreme sports, martial arts, government/military, corporate team-building.
- **New Opportunity:** On-site ranch filming + training packages using local, A.P.E.X.-trained crew.

Competitive Moat

Few entities in Florida offer the complete package of professional stunt equipment fabrication/rental, SAG/AFTRA-experienced coordination, and a dedicated legacy film ranch with training facilities. The Kahana brand + Action P.A.C. expertise creates a unique, iconic destination with minimal direct competition.

4. BUSINESS MODEL & REVENUE STREAMS

Core Revenue Drivers (Year 1 Post-Partnership)

Revenue Stream	Year 1 Projection	Gross Margin
Equipment Rentals & Location Fees	\$255,500	45-55%
Retail / Custom Fabrication	\$150K – \$220K	50-60%
Training / Camps (Stunt School)	\$355K+	65%+
Action Immersion (Flagship)	\$2,920,000	70%+
Production Coordination & Services	Growing	High

Action Immersion alone projects \$2.92M in Year 1 with 70%+ gross margins. Combined training revenue exceeds \$3.5M by Year 2–3.

5. FOUR-PHASE EXPANSION PLAN

A clear, milestone-driven roadmap transforming a 50-acre legacy stunt ranch into a full-service Hollywood East production campus.

Phase	Timeline	Focus	Capital	Key Deliverables
1	2026–2027	Ranch Refurbishment & Integration	\$4.5M	Operational ranch, equestrian facility, equipment relocation, initial team
2	2027–2028	Vehicle Driving Facility	\$7.0M	Skid pad, precision driving surfaces, vehicular training programs
3	2028–2029	Sound Stages	\$11.0M	Two 20,000 sq. ft. stages (one with 20' water tank), support infrastructure
4	2028–2030	Full Movie Studio Campus (JV)	\$8–10M	50/50 JV on 2,400 acres, backlots, first major studio production by 2030

Total Capital: \$28M – \$35M (phased over 4 years). Phase 4 structured as 50/50 JV with future purchase option.

6. USE OF FUNDS — PHASE 1 (Current Raise: \$4.5M)

Category	Amount	% of Phase 1
Partnership Integration & Legal	\$600,000	13%
Ranch Refurbishment & Upgrades	\$1,200,000	27%
Equestrian Facility (barn, stalls, tack, 3 horses)	\$250,000	6%
Equipment Relocation & Fabrication	\$700,000	16%
Marketing & Rebranding	\$400,000	9%
Initial Team Salaries & Working Capital	\$1,350,000	30%
TOTAL PHASE 1	\$4,500,000	100%

Subsequent phases will be funded through operating cash flow, production revenue, and follow-on capital raises (existing investors have pro-rata rights).

7. FINANCIAL PROJECTIONS (Conservative)

Metric	Year 1 (2026)	Year 2 (2027)	Year 3 (2028)	Year 5 (2030)
Total Revenue	\$1.8M	\$2.8M	\$4.2M	\$9.0M+
Gross Profit	\$1.0M	\$1.6M	\$2.5M	\$5.8M
EBITDA	\$250K	\$650K	\$1.4M	\$4.5M+
Net Profit (est.)	\$150K	\$450K	\$1.0M	\$3.5M+

Key Assumptions: 55%+ gross margins on training/experiences • 30% YoY growth post-ramp • Strong utilization of sound stages by Year 4–5 • Break-even within 8–10 months of ranch operations • Positive operating cash flow in Year 1.

Target Returns: 3.0x – 4.5x equity multiple over 5–7 years via operating cash flow + asset appreciation.

8. MANAGEMENT TEAM

The leadership and core operational team combines decades of proven stunt and film industry expertise with the historic legacy of Kim Kahana and his stunt ranch.

John Cann — President & CEO / Lead Stunt Coordinator

Founder of Action P.A.C. Stunts. 40+ years experience. Credits include *Miss Congeniality*, *Predator 2*, *The Walking Dead*, *Walker Texas Ranger* (40+ episodes), *Nefarious*, and many others. Inventor of advanced stunt safety systems.

Sandra Kahana — Facility Administrator / Producer

Key figure in the Kahana family legacy. 30+ years on the ranch. Oversees daily operations, location rentals, production logistics, and integration of the historic stunt training curriculum.

Sam Situmorang — Stunt Coordinator

Credits include *Guardians of the Galaxy Vol. 3*, *Baby Driver*, *Transformers: Age of Extinction*. Expertise in fight choreography, wire work, and precision action sequences.

Mark DeAlessandro — Stunt Coordinator

Extensive credits across *Pirates of the Caribbean*, *Spider-Man*, *Mission: Impossible*, *The Dark Knight Rises*, *Transformers*, and many others. Specializes in precision driving, falls, and large-scale action.

Vance Boyd — Equestrian Stunt Specialist

Expert in horse-mounted stunts, western action sequences, trick riding, bull riding, and equine safety coordination.

David Paul Lord — Marine Stunts & SCUBA Specialist

Highly experienced in water-based and underwater stunts, boat work, diving sequences, and marine safety operations.

Dan Schlund — CEO, National Set Medics ("The Rocketman")

On-set medical provider and subject-matter expert for high-risk productions. Pioneer of rocket belt propulsion systems. Executive Producer of *The Last Rocketman* documentary.

9. INVESTMENT TERMS & ASK

Current Round (Phase 1): \$4.5M

- **Structure:** Preferred equity or convertible note (terms to be negotiated)
- **Use of Proceeds:** Exclusively Phase 1 execution — ranch refurbishment, equipment relocation, equestrian facility, initial team, and marketing
- **Investor Benefits:** Priority access to Action Immersion programs • Location discounts for productions • Pro-rata rights in future rounds
- **Target Close:** Q3 2026
- **Total Capital (All Phases):** \$28M – \$35M phased over 4 years
- **Target Returns:** 3.0x – 4.5x equity multiple over 5–7 years

Subsequent phases will be presented first to existing investors before opening to new capital.

10. RISK FACTORS & MITIGANTS

Execution Risk

Mitigated by phased approach, proven team with 40+ years experience, and immediate revenue from existing operations and equipment inventory.

Capital Intensity

Mitigated by strong gross margins (55%+ on training/experiences) and Florida film incentives (up to 20% rebates).

Market / Production Volume

Mitigated by diversified revenue streams (rentals + high-margin experiences + future studio rentals) and strong underlying demand for East Coast action facilities.

Regulatory / Incentive Changes

Florida's pro-film environment and no state income tax provide structural support. The partnership is structured to be resilient to moderate changes.

11. MILESTONES & TIMELINE

- Q2–Q3 2026: Close Phase 1 raise; finalize partnership integration
- Q4 2026 – Q2 2027: Ranch refurbishment complete; first Action Immersion cohorts running; ranch fully operational
- 2027–2028: Phase 2 vehicle facility operational and generating revenue
- 2028–2029: Phase 3 sound stages operational and booking professional productions
- 2028–2030: Phase 4 JV signed; first major studio production on expanded campus

12. CONCLUSION & CONTACT

A.P.E.X. Film Ranch combines legacy brand power, modern expertise, immediate cash-flowing assets, and a clear phased expansion plan in one of the fastest-growing film markets in the United States. This is a rare opportunity to invest in a de-risked, high-upside action entertainment and production platform on the East Coast.

CONTACT

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