



Diversify Your Portfolio; A Breath of Fresh Air In the Outdoor Resort Industry



Making Memories to Last a Lifetime

Pinnacle Lifestyles Group of Companies

Pinnacle Lifestyles Group of Companies has established itself as a RV & cabin resort chain with:

- 7 world class resort locations;
- High level of customer service;
- Specialized management team in place; and
- Track record of increasing revenues post acquisition.

Pinnacle is focused on the Western Canadian marketplace

- Significantly undersupplied with RV sites.
- Focusing on British Columbia to create efficiencies.
- Largest brand in Western Canada in the RV resort space.

Pinnacle Lifestyles Group of Companies has grown from a single property to now managing over \$40.0MM of assets and over \$5.0MM in annual revenues*.

7
Properties

Over
\$40MM*
AUM

900+
Acres

1,300+
Potential Sites

*Management Estimate. Figures noted above include all funds of Pinnacle Lifestyles related entities.

Pinnacle Lifestyles Fund III Executive Summary

- Significant asset base with over 637 acres in Fund III of titled word class real estate in the mountains.
- Unique tax advantages and aligned capital structure through low leverage and Class A common shares.
- Multiple revenue streams to capture market opportunity in changing economic climates.
- The Company leverages the Pinnacle Lifestyles Group for expertise with over 100 passionate brand builders employed annually.
- Targeting a strong and growing market in British Columbia with the highest undersupply of RV sites in Canada.

Pinnacle Lifestyles Fund III Properties



KOKANEE SPRINGS RESORT

- Kootenay Lake, BC
- 432 Acres
- 300+ Targeted Lots

Existing Assets Include:

- 18 Hole Golf Course
- Golf Shop + Restaurant
- 45 RV Sites
- 2 Condo Villas
- 62 Room Lodge

Golf + Adventure



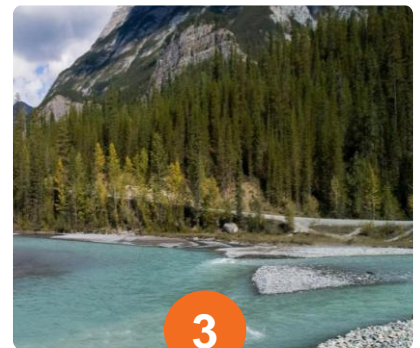
WHITE LAKE FISHING RESORT

- Salmon Arm, BC
- 5+ Acres
- 50 RV Sites + Cabins

Existing Assets Include:

- 36 RV Sites + 10 Cabins
- Store & Marina
- Fishing Lodge
- Manager Residence
- Inventory and Equipment

Pristine Boating Lake + Fishing



GOLDEN RV & CABIN RESORT

- Golden, BC
- 200+ Acres
- 400+ Targeted Lots

Development Highlights Include:

- Riverfront Acres
- No Zoning on Lands
- Located in the Rocky Mountains
- Planned Nordic Spa Concept
- Next to Trans-Canada Highway

Adventure Paradise

Industry Facts

1

Approximately one-third of Canadian households rent AND close to one-third of Canadian households go camping!⁽¹⁾

= Popularity

2

Over 800 campgrounds in BC and 87% are privately owned⁽²⁾

= Consolidation Opportunity

3

~\$2.4 Billion in Campgrounds Economic Activity in BC⁽²⁾

= Significant Industry

4

20 RV owners competing for ever 1 RV campsite in BC and 17 RV owners competing for every 1 RV campsite in AB ⁽³⁾

= Demand

(1) According to the 2021 census, 33% of Canadians were living in rented housing. According to RV Business, the Canadian RV industry impact study, 4.4 million Canadian households(29%) took at least one overnight camping trip in 2022

(2) IBIS World Report September 2022. Campgrounds & Recreational Vehicle Parks in British Columbia

(3) Assumes 3 service and seasonal campsites. Not all seasonal campsites offer services, but the data is unavailable. Does not include unknown new developments. Based on a number of industry sources and internal management estimates.

Terms of the Offering

Issuer:	Pinnacle Lifestyles Fund III Incorporated (the “Fund”).
Issue Price:	\$1.30 per Class A Common Voting Shares.
Minimum Investment:	\$25,000
Commissions:	Up to 6.0% commission; 20% of the 20% Promote.
Promote:	20.0% of all issued common shares of the Fund issued to the Executives or their designated entity, excluding stock dividend issuances.
Targeted Returns:	12 – 16%
Fees:	No management fees. The Fund pays salaries, operating and development expenses and overhead costs as standard corporations.
Structure	Canadian private corporation with no expiry.
Registered Plans:	Eligible.
Eligibility:	Accredited and institutional investors only.
Closing:	Monthly.

Pinnacle Lifestyles Fund III Shareholder Benefits

Lot Purchases

Right of First Refusal on lot purchases (pre-public launch)
 5.0% Discount (prices subject to change)

Nightly Rentals

10.0% Discount on all Stays (Nightly and Seasonal Rentals)
 Concierge Service (Booking and Tour assistance)

Other Benefits

10.0% Discount on all other rentals and purchase
 Free Golf at Kokanee Springs (excl. Cart)
 *minimum investment of \$250k

Contact Details

DARVIN ZURFLUH, CEO

Phone: (780) 974-7828
 Email: darvin@pinnaclelifestyles.ca

TOM WACH, PRESIDENT

Phone: (403) 612-7799
 Email: tom@pinnaclelifestyles.ca

Disclaimer

This Teaser has been prepared by Pinnacle Lifestyles Fund III Incorporated for informational purposes and may not contain certain material information about the opportunity, including important disclosures and risk factors associated with the investment disclosed in this Teaser. It is not prepared to assist any reader in making a decision whether to invest in the opportunity and the contents of this Teaser have not been approved or disapproved by any securities commission or regulatory authority in Canada, the United States, or any other jurisdiction. This Teaser does not constitute an offer to sell, or a solicitation of an offer to buy, any security. Investment in the Fund offered hereby is highly speculative given the nature of its business. Please see the list of “Risk Factors” set out as in the Term Sheet accompanying this offering. The Fund is considered a related and/or connected issuer of Pinnacle Wealth Brokers Inc as further disclosed in the RCI and Term Sheet.

This Presentation may contain certain forward-looking information and statements within the meaning of applicable securities laws. Forward-looking information involves significant risks and uncertainties and should not be read as a guarantee of future performance or results and will not necessarily be an accurate indication of whether such results will be achieved. This presentation is a summary of the proposed offering of Pinnacle Lifestyles Fund III.

Potential Investors are advised to read and review the Term Sheet, Confidential Information Memorandum and accompanying documents for complete disclosure of details of the Offering of the Fund provided as of October 22, 2024.

