



Ohio's First TIER-1 SOUND STAGE

1450 E 219th St. Euclid, Ohio.
Planned Campus | Architectural Rendering

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\$3.5M
Seed Round

Featured In



PROBLEM / OPPORTUNITY

Costs which
CRUSH
U.S. & EURO
Production Hubs

\$256.5M
In Production Budgets
Already Secured in N. E. Ohio
(2024 - 2025)

30%
Tax
Incentive

Ohio Already Attracts Tier-1

Productions but has **ZERO** Tier-1

SOUND STAGES

Productions Go To
Atlanta, Chicago, LA, New York
or Leave the Country to Finish Shoots

VALUE PROPOSITION



Ohio's First
TIER-1
SOUND
STAGE

Stage 01 & On-Site Offices Keep Productions in Ohio

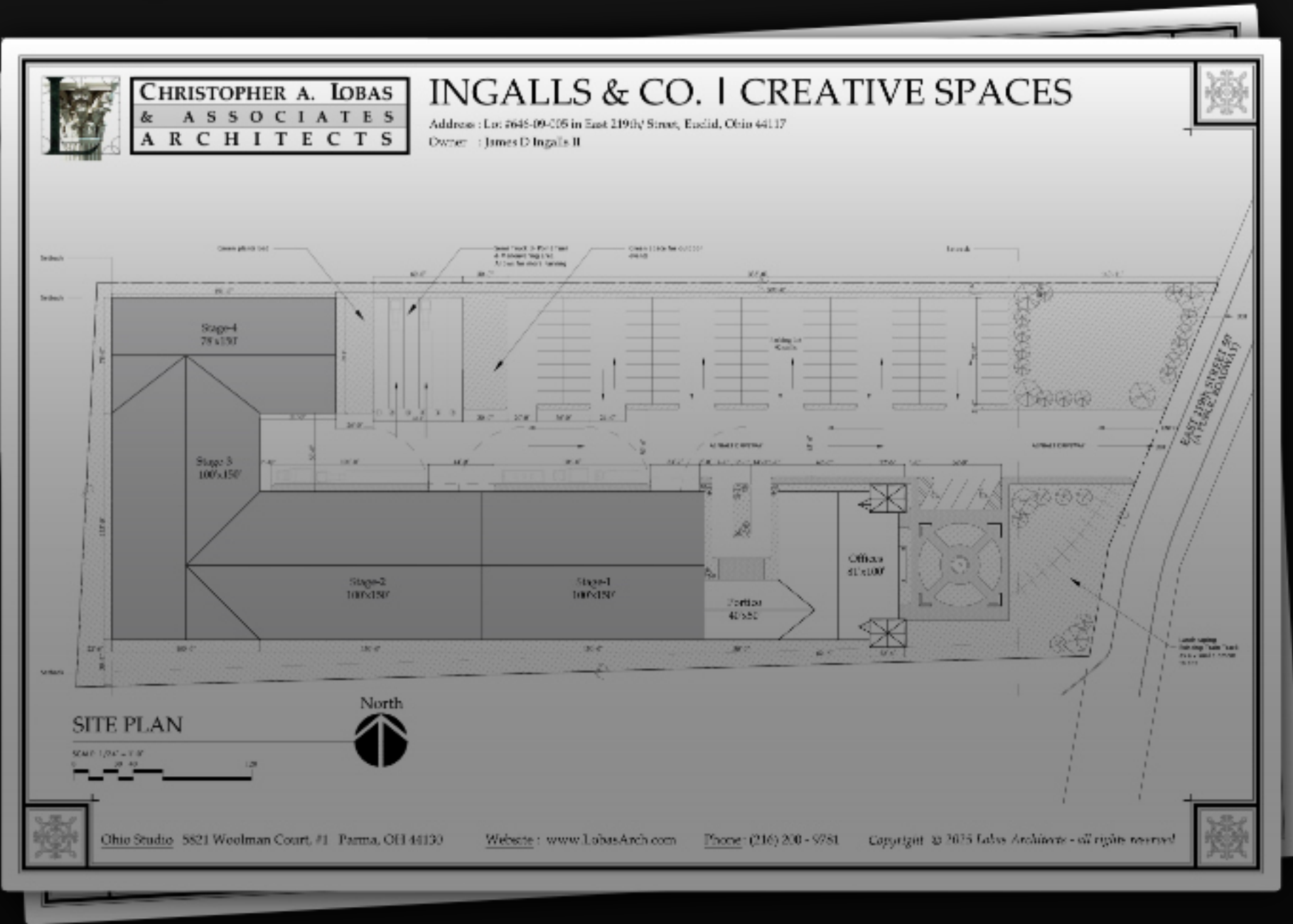
No More Leaving For Atlanta, Chicago, LA, or New York to Finish Shoots

No More Leaving the Country to Avoid Massive Costs

UNDERLYING MAGIC

CREATIVE SPACES

Purpose-Built For Production Demands



4.32 ACRES MEANS ROOM TO EXPAND

Additional Stages, More Office Space, an On-Site Mill, Production Design Warehouse, Post-Production Facilities, and Cast & Crew Lodging are all on the roadmap.

STAGE 01

15,000 ft²

Clear-Span Stage Floor

30' Clear Height

At the Lowest Points

Heavy Power

67.25 W/ft² of Electrical Power

20' Drive-In Door

For Large Set Pieces & Equipment

Acoustically Treated

No Echo, No Sound Gets in, & No Sound Gets Out

Comparable Atlanta
Sound Stage



CAMPUS

8,100 ft² Offices

Private, Collaborative, &
Conference Spaces

BUSINESS MODEL

PRODUCTION COMPANIES LEASE **STAGE 01** & **OFFICE SPACE**

Planned Customers: Feature Films, Episodic TV Shows, Commercials

\$300K

*Target Monthly Revenue
Per Occupied Month*

Negotiated Per Production



\$3.6M

*Annual Revenue
At Full Capacity*

1 stage × 12 months × \$300K

| **ROOM FOR 4 STAGES & AMPLE ADJACENT LOTS**

Long-term TV show leases can anchor recurring revenue and support financing for additional stages and land expansions, preserving capacity for new productions alongside anchor clients.

DIRECT SALES TO PRODUCTION DECISION-MAKERS

Planned Customers: Feature Films, Episodic TV Shows, Commercials

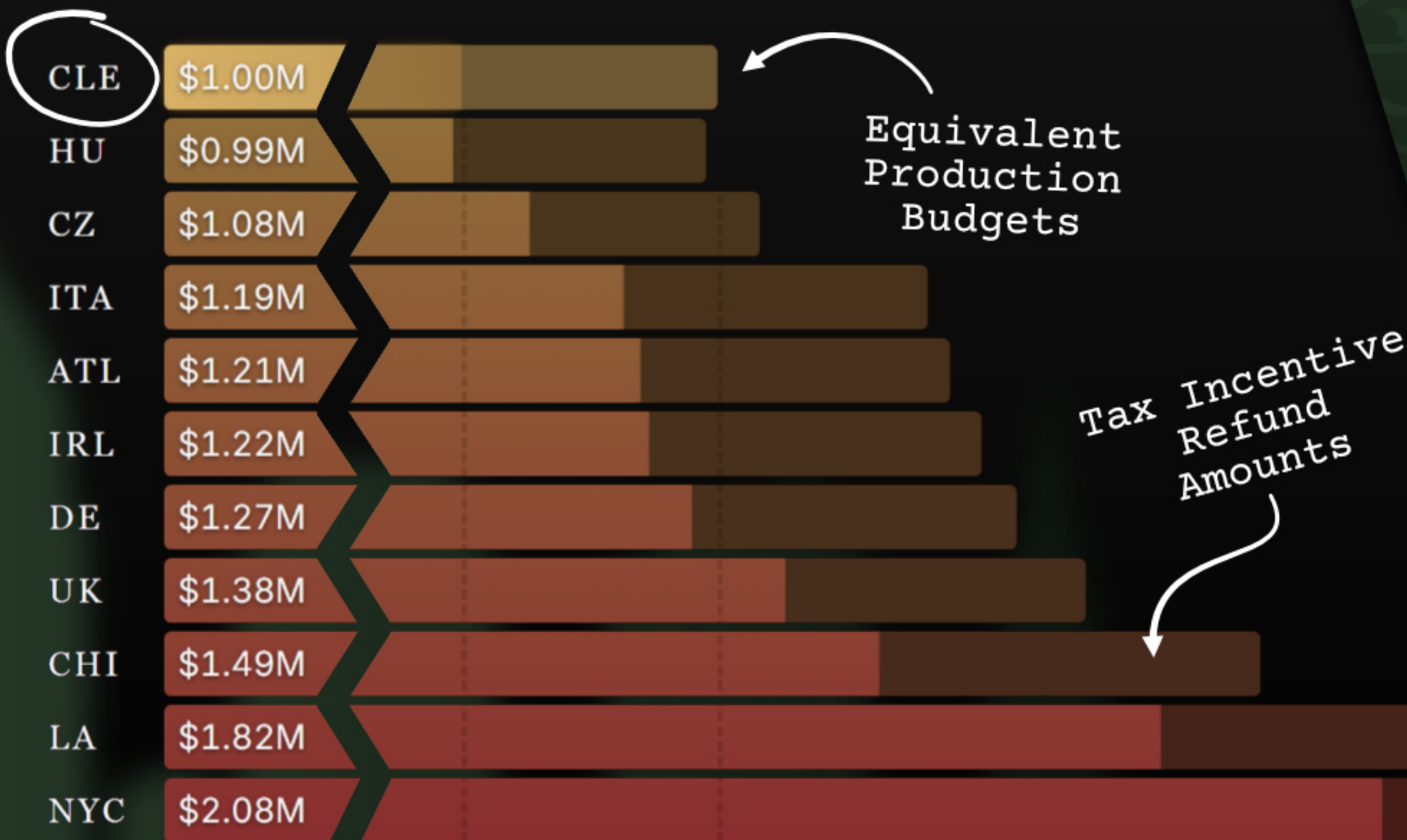
- 1. Target** Ohio-bound and newly attracted features and episodic productions
- 2. Reach** Producer, UPM, and/or Location Team
- 3. Convert** Tech Scouts, Leasing Rate Negotiations, & Signed Stage Leases
- 4. Repeat** Series Renewals and Returning Production Bookings

Lead Measure: Contracted Stage Weeks

COMPETITIVE ANALYSIS

TIER-1 CAPACITY, BUILT TO COMPETE ON COST

*Cleveland Doesn't Even Need its Tax Credit to Win.
But with it, Cleveland Even Beats Europe.*



| IN-STATE COMPETITORS ✓

No existing Ohio facilities meet Tier-1 standards.

N.E. Ohio's three biggest sound stages plus its largest virtual production stage, all combined, would fit inside our stage.

Power capacity? Not even close.

| REGIONAL COMPETITOR ✓✓

65% of stages at **Cinespace Studios Chicago** are smaller by volume than our sound stage, with **comparable** power capacity. They're located in a city with **double** the cost!

MANAGEMENT TEAM

FILMMAKERS WHO KNOW TIER-1 SOUND STAGES

James D. Ingalls II

| **CHIEF EXECUTIVE OFFICER**

Emmy-nominated work; Cinespace Studios Stage Experience; Real Estate Treasurer

Allan A. Velez Jr.

| **CHIEF BUSINESS DEVELOPMENT OFFICER**

Worked on *Superman* and *Cherry*. Business and Marketing Background

Zeke Tucker

| **THE STAGE MANAGER**

Feature, Commerical, & Music Video Work; Cinespace Studios Stage Experience

Isabel Rothberg

| **DIRECTOR OF OPERATIONS**

Production Scheduling & Cinespace Studios Stage Experience

A cinespace studios
chicago stage

Advisors

| **ENTERTAINMENT, FINANCE, REAL ESTATE, & BUSINESS DEVELOPMENT**

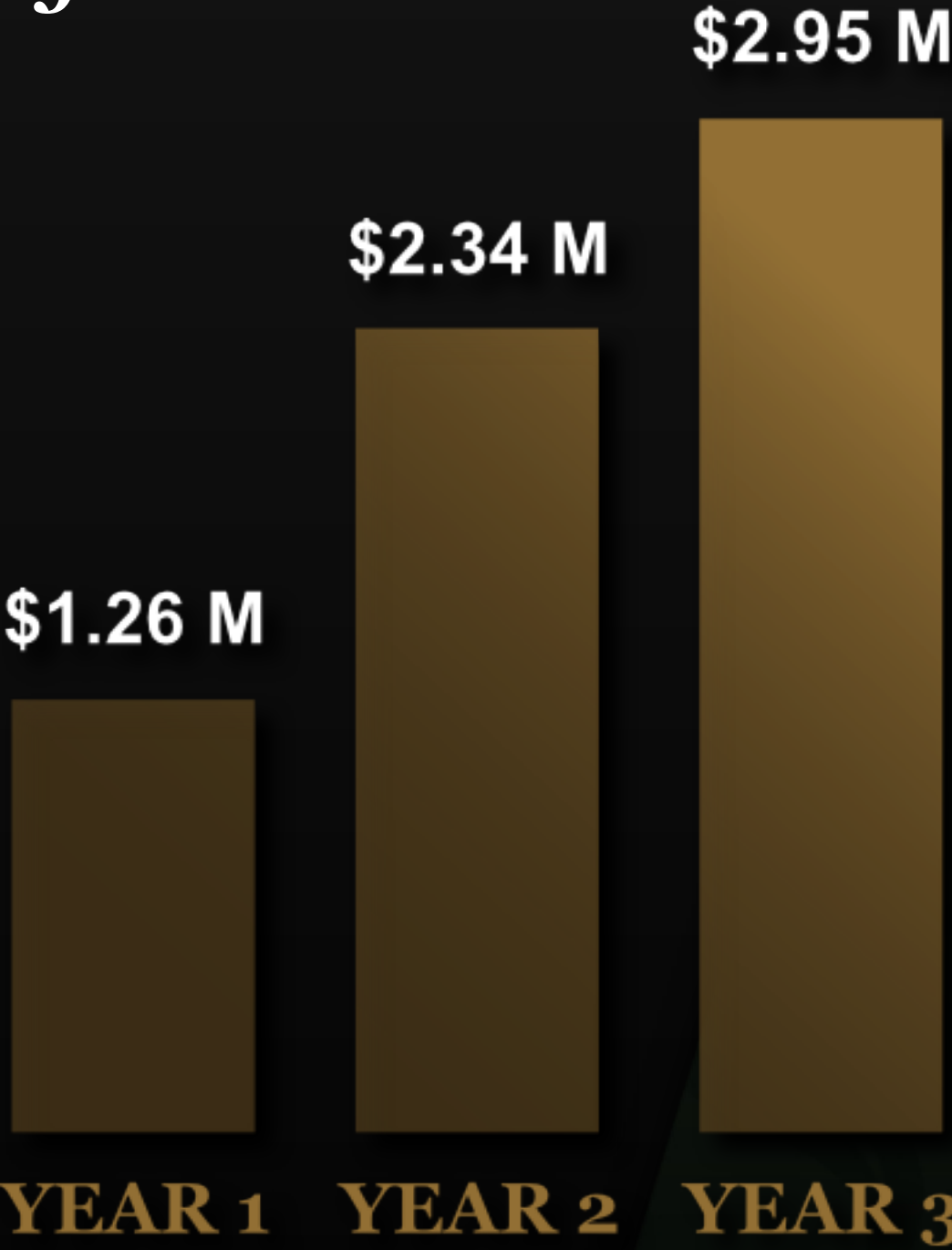
Ferenc Sanderson. Katerine Moner. Barry Goldman. Mary Costanzo. James Ingalls, Esq. Marc Loutzenhiser. Justin Bastian.

FINANCIAL PROJECTIONS & KEY METRICS

THREE YEARS
ONE SOUND STAGE

Management Case. First Three Full Operating Years.

METRIC	YEAR 1	YEAR 2	YEAR 3
Stage Utilization	35%	65%	82%
Months Booked	4.20	7.80	9.84



\$300K Per Occupied Month

| RATE SENSITIVITY

\$200 K / Month @ 65% Occupancy Yields \$1.56 M / Year

Revenue Forecast for Stage 01 Only. Expansion Excluded. Before Operating Costs, Reserves, Taxes and Financing.

CURRENT STATUS, TIMELINE, & USE OF FUNDS

Seed Round
\$3.5M

350 UNITS @ \$10,000
UP TO 35% EQUITY
\$100,000 MINIMUM

USE OF FUNDS
*Construction, Permitting,
Furnishing, Administration*

"We're Thrilled to Welcome [Creative Spaces] to the City"

—Kirsten Gail, Mayor of Euclid



✓ **Current Status**

Land Purchased
Master Site Plan Complete
All City Board Approvals Granted

Next Milestones

Construction Permits *in Progress*
Construction
Fit-Out & Commissioning

FOR INVESTOR PACKAGE + SITE VISIT

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