

MILL FLATS OPPORTUNITY FUND LLC

A Delaware limited liability company

The interests offered herein are speculative securities intended for a limited number of experienced and sophisticated investors. This amended and restated private placement memorandum is confidential and is not to be reproduced.

PROSPECTIVE INVESTOR:

COPY NUMBER:

Securities offered through Patrick Capital Markets, LLC. member FINRA/ SIPC. FOR ACCREDITED INVESTOR USE.

Offering Details

PLANS

Develop the property as a crushed stone mining and processing operation

OFFER PRICE

\$1,000.00 per Unit

MINIMUM INVESTMENT

50 Units or \$50,000

OFFERING

The Company is offering its Units for a maximum aggregate offering amount of \$6,000,000 or 6,000 Units

GEOLOGY:

Granite

MINABLE RESERVES

~69.563 million tons

Mill Flats Opportunity Fund LLC

MANAGER

The current manager of the Company is Mill Flats Manager LLC, a Georgia limited liability company

OBJECTIVE & STRATEGY

The principal objectives of the Company are to:

- i. Raise sufficient capital from Investors to purchase a ninety-eight percent (98%) membership interest in Mill Flats LLC, an Alabama limited liability company ("Mill Flats"), which is the fee simple owner of the Real Property;
- ii. Implement the primary business purpose of the Company and of Mill Flats by implementing the Development Option, the Donation Option, or the Investment Option;
- iii. Earn investment returns through the Company's deployment of the Investment Reserve (defined below), which, in turn, will allow the Company to pay cash distributions to its Investors; and
- iv. Preserve the capital of the Investors in the Company as well as in Mill Flats.





Crushed Stone Market

The principal product sold by the U.S. Stone Mining industry is crushed stone.

According to the US Geological Survey, the production of crushed stone is expected to amount for an estimated 98% of the value of domestic stone production.

Crushed stone is estimated to account for about 59% of the volume of construction aggregates consumed in the U.S. The remaining is generated by construction sand and gravel producers (36%), recycled materials (1%), imports (1%), and other (2%).

Over the five years through 2023, industry revenue grew at an annualized rate of about 9.0%. Infrastructure construction, as well as residential and commercial construction, experienced strong growth in the five years through 2023, boosting demand for crushed stone products.

Total industry revenue climbed from \$16.1 billion in 2018 to \$23.4 billion in 2023. In 2024 it is estimated that revenue will rise to \$24.7 billion.

From 2025 through to 2029, Burgex forecasts industry revenue to sustain an upward trend and continue to climb at a robust annualized rate of 5.2% to approximately \$35.8 billion.

98%

THE PRODUCTION OF CRUSHED STONE IS EXPECTED TO AMOUNT FOR AN ESTIMATED 98.2% OF THE VALUE OF DOMESTIC STONE PRODUCTION.



Property Marketability

SAMPLE TESTS

Sample tests meet Alabama Department of Transportation specifications for usage. Sample tests also meet specifications for construction applications

ACCESS TO MARKET

Via state and county highways and interstates

POINTS OF INTEREST

~2 miles northeast of Daviston, Alabama, 5 miles southwest of Wadley, Alabama, and 24 miles northeast of Alexander City, Alabama.

SURROUNDING AREA

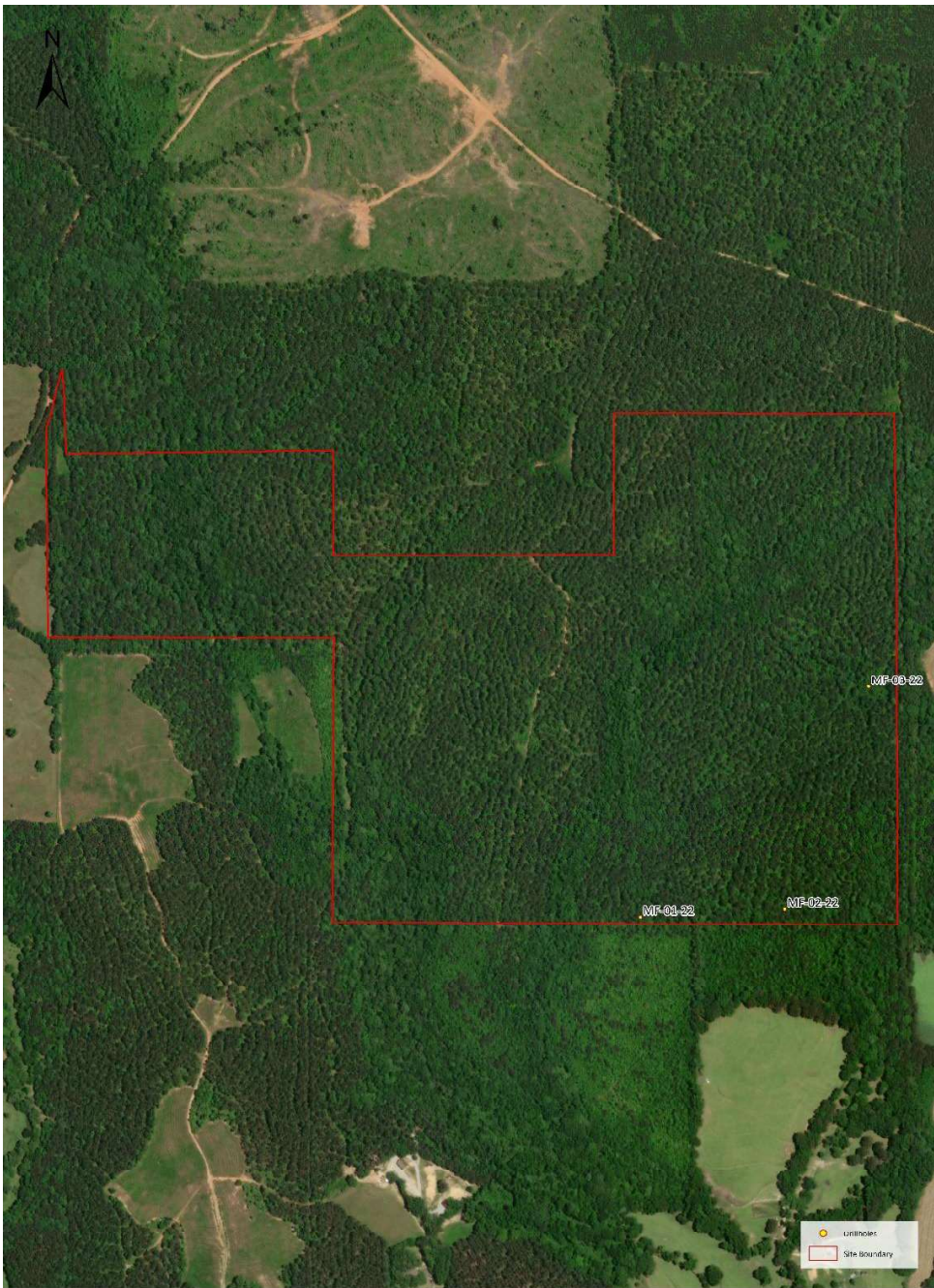
Within a 65-mile radius of the Mill Flats property, there are 33 active mines in production and an estimated total of 15.5 million tons of aggregate products. Within a 60-minute drive from the Mill Flats property, there are an estimated 302,541 residents, which results in an estimated demand for 2.531 million tons of aggregate materials. Netting this demand and supply results in an estimated 915,000 tons of unmet demand. Regional demand is projected to grow at an annual rate of 0.83%.

CRUSHED STONE SAMPLE TEST RESULTS		
TEST	RESULT	ALDOT STANDARD
LA ABRASION TEST	25.6% LOSS	<48%
SOUNDNESS TEST (MG)	99.6%	>90%
BULK SSD SPECIFIC GRAVITY	2.696%	>2.55



**\$740
MILLION**

ALABAMA ACCOUNTS FOR APPROXIMATELY 2.8% OF THE US TOTAL MINERAL OUTPUT WITH \$740 MILLION IN PRODUCTION PRINCIPALLY FROM CEMENT, CRUSHED STONE, LIME, SAND AND GRAVEL FOR CONSTRUCTION USE, AND SAND AND GRAVEL FOR INDUSTRIAL USE.



Mill Flats Drillhole Map

0 0.05 0.1 0.2 Miles



AERIAL PROPERTY MAP

Property Overview

ACERAGE

Property = ~ 160 acres
Quarry = ~ 79.8 acres

LOCATION

The Property is located in Tallapoosa County, Alabama

Its center point is at approximately
33°03'55.96"N, 85°37'01.55"W
(Latitude, Longitude)

TERRAIN

Primarily undeveloped land.
Wooded and relatively flat.

GEOLOGY:

Granite

