

KUMBERLAND RESORT GROUP FUND, LLC

805 Legion Park Road Greensburg, KY 42743 – (270) 973-5500



Over the past three (3) years the Kumberland Group has site selected, raised financing, designed, planned and built out six (6) RV, camping, and cabin rental projects, with one more currently under construction. All build-outs and day-to-day operations are handled by Mr. Louis Judd, and KY. Resorts Management, LLC of Greensburg, Kentucky. The Judd Family has been successfully engaged in the resort and leisure activity industry for over 45 years. Ventures include ownership and expansion of the Green River Marina, within 4 miles and which joins Lake Cumberland. Activities included marine and fishing supply sales and rentals of over 180 rental “slips” and boat sales. Additionally, they have owned and operated Green River Houseboat Sales, Green River Lake Resort, Quad printing, and has extensive interests throughout Kentucky and Tennessee in the oil and gas industry. These seven (7) properties are located in Russell and Green counties of Kentucky and are close to Russell Springs.



KUMBERLAND CAMPGROUND RESORTS, LLC

240 E L McGowan Road, Russell Springs, KY 42642, (270) 858-2100

You are always welcome at:

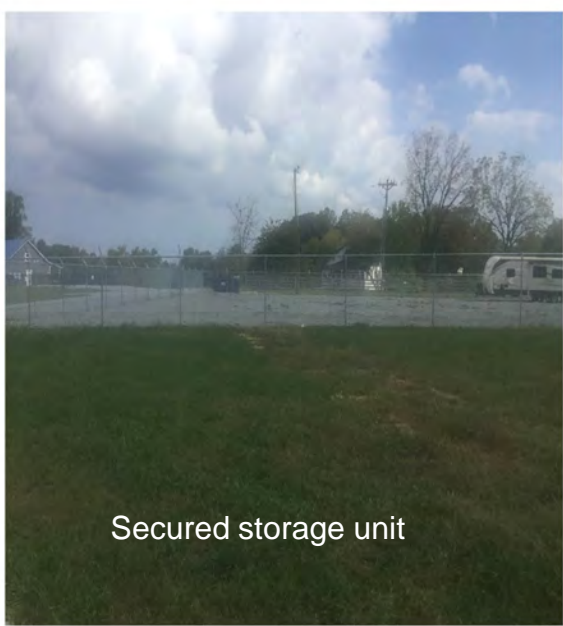


Located less than one (1) mile from Lake Cumberland in Russell County (close city: Summerset, Kentucky), consists of 40 acres. Now has eighty (80) concrete 75' RV pads, electricity, water, and sewer hook ups to each. Convenience store Registration and check in office, swimming pool, showers, laundry (washer, dryers) pet park and Kiddie park. This property has 18 "full time" RV Residents, is fully paid for and is subject to NO liens or encumbrances.

Close to one of the most popular recreational lakes in the US, this has seen increased vacation traffic each year since opening. Current estimated value: \$3 million dollars. Members have received distribution of proceeds from land sales.

Kumberland II, LLC

Russell County, KY



Secured storage unit



Finished cabins at K-II



Lot #29 first sold

Located adjacent to KCR, K-II, also in Russell county, consists of 47 total acres and also within one (1) mile of Lake Cumberland, this property consists of 30 concrete 75' pads for RV's and nine (9) two-bedroom, one bath cabins. Of these 5 have current "full timers". There are 65 surveyed 1/5th acre lots being prepared for second/vacation home build outs. Lot price for these homes is currently \$65,000. Per lot. One additional item is the 1 acre, fenced, gate secured boat, vehicle, rental storage enclosure. Current estimated value: \$3.5 million dollars. The property and all improvements are fully paid and there are NO liens or encumbrances.

Kumberland II has, through its Managing Member, signed an exclusive real-estate sales contract with a Real Estate Firm. It is a local company well versed in rural sales in the area. The contract calls for a % commission of lot sales. The projected gross revenue for the lot sales is \$3,900,000 when all sold.



Registration office, lodge & Convenience Store

Paddle Trail Campground On the Green River, LLC

Sitting on 17 acres right along the Green River in Green County, Kentucky this project consists of 60 concrete pad RV spots, (all have water, electricity & sewage) 9 pull camping trailers, 11 two bedroom, one bath rental cabins, 8 of which are “full timers”, convenience store, registration office, riverside pavilion with tables and fireplace, pet park, kiddie park, canoe and paddle boat rentals , boat ramp, showers and laundry facilities. Current estimated value is \$3.5 million dollars all property and improvements are fully paid, there are NO liens or encumbrances. Members have received distribution of proceeds from operational profits, rental proceeds, and land sales.

Picnic at Pavilion



Campground Layout



Riverside Resorts, LLC

This resort consists of 3 acres, adjacent to the Green River, in Green County, Kentucky. It has five (5) two-bedroom, one bath cabins on the property with a section left to build out a mini-golf course. This is scheduled for early spring (April-May). Guests of Riverside Resorts are able to utilize all services of the Paddle Trail Campground Resort at NO additional charge. All the land and improvements, buildings are fully paid for, there is NO debt, liens, or encumbrances on the property. Estimated value: \$1.9 million dollars.



These cabins are existing rental units currently operated by Riverside Resorts, LLC

Stay in one of our 7 Cozy Riverfront cabins

Gravel base prep for mini-golf in front of 5 cabins



Lake View Rental & Banquet Hall, LLC

Knowing locally as "Kumberland Events Center"



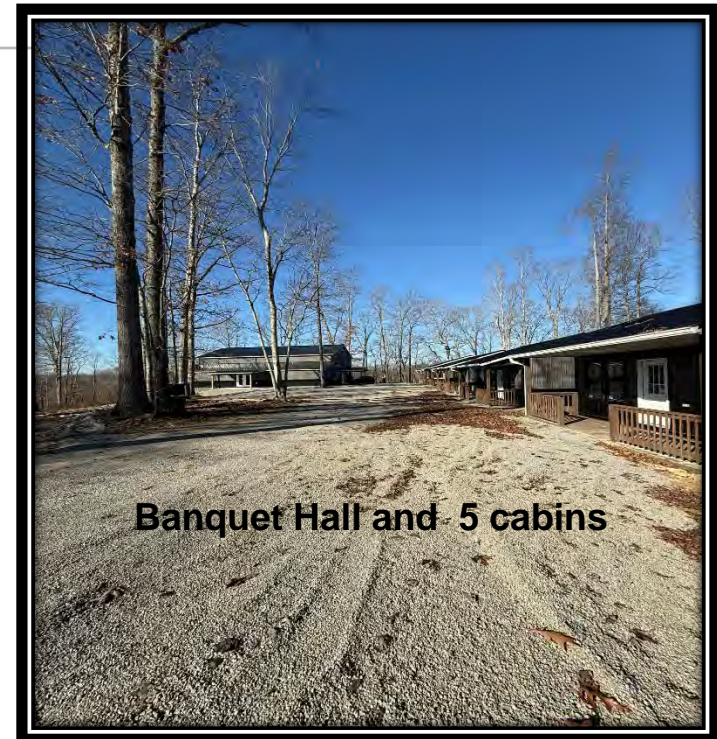
This project sits on 10 acres, adjacent to the KCR property and Lake Cumberland. Reached by a county road and the only one of its kind currently in the market is an exceptional 3800' Banquet Hall. High ceilings, polished concrete floors and large windows make this excellent open facility with views of Lake Cumberland ideal for weddings, receptions, corporate retreats, or family reunions. The additional five cabins make family or corporate events easy to manage in an off-the-beaten path setting. Just recently completed, management has just begun to field inquiries as to dates and fee's. The property, buildings and all improvements are fully paid and complete. There are NO liens or encumbrances on the property. Current value: \$2.5 million dollars.



Night Time - Banquet Hall



Banquet Hall



Banquet Hall and 5 cabins

Kentucky Kabins, LLC

This eighteen (18) cabin resort sits on 2.5 acres adjacent to the Green River and the Paddle Trail Campground RV Resort. Even though its on the rivers edge with forest all around, it is located less than 3 miles outside of Greensboro, Kentucky. Renters of these cabins, when completed, will have access at NO charge to ALL the amenities of the Paddle Trail Campground Resort. This project is approximately 75% complete and targets rental income to begin within the next 90 to 120 days. Upon completion ALL land and structures will be 100% paid in full. There will be NO liens or encumbrances on the property. Estimated value completion: \$2.9 million dollars.



WELCOME TO OUR "COUNTRY CLUB CABINS RESORT"

Model A – Frame 3 Bedroom



Currently in funding and construction. 3 acre property adjacent to the Kumberland Resorts, with trees and some Lake Cumberland views. This is a planned ten (10) "A" frame development. Each "A" frame will have 2 bedrooms, one bath and be unique in design to the area. Future guests of County Club will have access to all the facilities and services of the Kumberland Resorts at NO additional charge. When complete there will be NO liens or encumbrances on this property. Estimated value upon completion: \$2.7 million dollars.

FINAL NOTES ON THE PROJECTS:

THE ESTIMATED VALUES ASSIGNED TO EACH PROJECT ARE ESTIMATES ONLY. THEY DO NOT TAKE INTO CONSIDERATION ANY MULTIPLES FOR RENTAL INCOME OR PROPERTY VALUE APPRECIATION AND ARE NOT TO BE CONSIDERED A SALES PRICE PER PROJECT.

The "Kumberland Resort Group Fund" was formed to offer a collection of various revenue Interest in all 7 of its projects. The sum total will be: 10% Interest in K-II, 2 lots (valued at \$65K each) 1% interest KCR, 1% interest in Green River, 1% interest in LakeView Rental & Banquet Hall, 1% interest in Riverside Resorts, 1% interest in Kentucky Kabins, and 1% interest in Country Club Cabins.. Th estimated value to all these (completed) properties is \$20 million dollars. The Offering consists of 20 unit at \$50K each - \$1Million dollars.