Story House, Inc. - The Security of a Real Estate Backed investment, with Uncapped Upside of a Media Tech Play

www.storyhouse-inc.com

Intended for Qualified Purchasers & Accredited Investors only

Investment Teaser

General Information

Company Name **Story House, Inc.**
Founded **2020**
Headquarter **Sheridan, WY**
Website www.storyhouse-inc.com
Structure **Delaware C-Corporation**
Stage **Series A, Controlled land positions and active development planning across multiple U.S. markets; advancing entitlements and studio pre-development**

Milestones

2020–2025

- Acquired land position in Sheridan, WY and Missoula, MT with favorable zoning and incentive frameworks.
- Advanced entitlement, infrastructure planning, and municipal partnerships.
- Assembled founding team and senior advisory bench across real estate, media, and studio development.
- Municipal partnerships with grants awarded.
- $2.3M of cash flow generated to date from land sales, $7M raised from board members and insiders.
- Annexed, rezoned and fully entitled - shovel ready.

2026–2028 (road-map)

- Commence phased vertical development and studio build-out.
- Secure anchor tenants and pre-leasing commitments.
- Execute early land sales, leasing, and studio activation to reach initial cash-flow stabilization.

Team & Leadership

Sean Patrick Higgins – Founder & Chief Executive Officer
Founder of Trinóde Entertainment and co-founder of Veteran Village – AMNACS; leads strategy, capital formation, and public-private partnerships.

James Brown III – President & Chief Creative Officer
Founder of Broadway Style Guide (acquired by TodayTix); oversees IP strategy, creative direction, and studio programming.

Roger Gaudette – Director of Land Management
Former Executive Director of Ford Land. Leads acquisition, entitlement, and development execution across Story House's real estate portfolio.

The Market

Persistent housing shortages in high-growth Mountain West markets support durable residential demand.
Constrained soundstage supply drives production toward incentive-aligned secondary markets.
Underbuilt real estate + media integration creates opportunity for stabilized yield with asymmetric upside.

The Problem

Structural housing undersupply in high-growth Mountain West markets
Sheridan, WY and Missoula, MT face persistent shortages of entitled residential and mixed-use inventory, limiting scalable, institutional-grade development opportunities.
Professional studio infrastructure operates near full capacity (~95–97%)
Soundstage scarcity forces productions into high-cost hubs, creating unmet demand in incentive-aligned secondary markets.
Capital remains fragmented across real estate and media
Traditional real estate captures capped returns, while media production is capital-intensive and lacks hard-asset downside protection.

The Solution

Real estate–anchored, asset-controlled development platform
Story House controls 290+ acres across Sheridan and Missoula, delivering entitled residential, mixed-use, and studio-aligned development in supply-constrained markets.
Institutional-scale studio infrastructure integrated with land strategy
400,000+ SF of commercial soundstage potential positions Story House Montana as the largest studio complex west of the Mississippi outside Los Angeles.
Self-funding growth model with NAV+ backed security interests
Land sales, presales, and leasing generate near-term cash flow that funds studio activation and owned IP, combining asset-backed protection with platform upside.

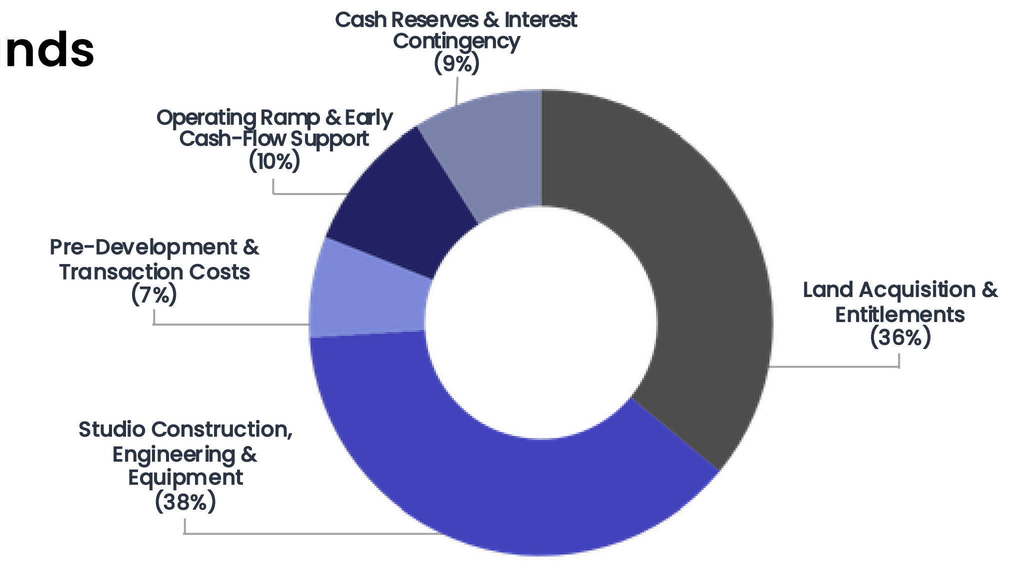
Competitive Advantage

The Only Fully Integrated Real Estate–Media Platform
Purpose-built to unify entitled land, studio infrastructure, owner-occupied tenancy, and owned film & TV IP under one institutional operating model.
Real Estate–Anchored Platform with Preferred Equity Security
Asset-backed, fully secured Preferred Equity supported by hard assets and contracted occupancy.
Preferred waterfalls of real estate with media-driven uncapped upside
Real estate–anchored preferred returns supported by hard assets, with vertically integrated media participation providing incremental, uncapped upside to Enterprise Value.

Business Model & Traction

Land Sales & Presales – Primary Near-Term Cash Flow
$10.2M under contract | Funds infrastructure | Reduces capital risk.
Studio & Commercial Leasing – Recurring NOI
$358K Year 1 (ahead of plan) | Anchor tenants & MOUs.
Production Services & IP Participation – Upside Layer
Tax-enabled margins | Selective IP exposure (not required for base case).
Multifamily LP Participation – Long-Term Optionality
Stabilized, real estate–backed cash flow.
Repeatable Market Playbook
290+ acres controlled | Standardized entitlement & infrastructure.

Use of Funds



Round

- **$10MM** Raise | **5.5%** Equity (Preferred)
- **53%** Base Case IRR
- Fully secured 1:1 by land assets
- Dollar-for-dollar downside coverage
- Capital accelerates an already revenue-generating platform

Exit Strategies

- Strategic acquisition by real estate, studio, or integrated media platforms.
- Asset-level recapitalizations or portfolio sales.
- Private equity-backed platform expansion.
- Future IPO, M&A, or REIT-style structured acquisition upon portfolio stabilization.

Disclaimer

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