



PACIFIC STONESCAPE INC.

We need to **MOVE** to **GROW** and
better **SERVE** our **CUSTOMERS!**

Group Funding Opportunity for
Short Term Investors...



Suppliers of Natural Stone for Fine NW Homes & Gardens

Established in 1999, Pacific Stonescape has evolved into a “go to” stone source in Western Oregon and has grown sales an average of 10% per year since 2010 with gross revenues topping \$900k in 2015.

Thru diversifying both our product mix and customer base, we have increased sales & margins and even eliminated much of the seasonality that most other stone yards deal with each winter. Our website has been key in expanding our markets for garden sculpture and stone brokerage to a nationwide customer base.

We are also **financially-secure & very motivated** to keep this business growing.

Steve Dix, President Rosalind Pine, VP

NOW WE TAKE THE NEXT STEP . . .

We need to move to a new location just a few miles east of our current Hwy 34 yard for the following reasons:

- **Safety:** our new location has very safe access using the Tangent/Hwy 99 interchange rather than directly on and off Hwy 34 which is a busy, 4-lane highway with a high hazard potential.
- **Sanitation:** our current location lacks basic sanitary facilities for both our customers and employees. We ALL need a real restroom rather than a Port-A-Potty.
- **Space:** We are at maximum capacity to stock more stone, provide parking and loading space and our office is very cramped with minimal display area. A larger warehouse will enable us to improve the shipping/receiving operations of the rapidly-growing, Japanese lantern division of our business.
- **Financial Security:** Including projected depreciation, our long term debt service on this new location will be less than we currently pay in property leasing expenses.



Why “crowd-funding”?

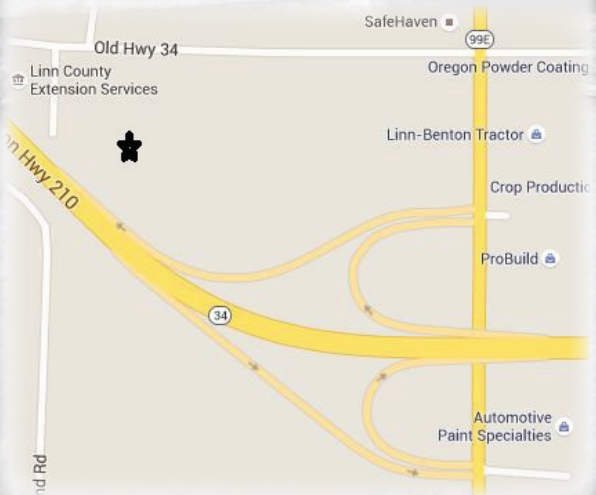
We have an “angel” investor who has purchased the remaining vacant land in the high-visibility Tangent interchange and is currently subdividing it to create smaller parcels including our 2 acres.

We need the flexibility to act as our own builder and Umpqua Bank is committed to providing long term financing when our buildout has been completed.

Thus, we turn to friends of Pacific Stonescape to provide funding in small lots of \$5-20k (or more) with a goal of \$250,000 pledged and utilized for the build over a period of 1 year. Interest rates offered will be in the 4-6% range depending on the amount of the pledge and pledges will not be called until construction is ready to start in mid 2016.

If you are interested in a more detailed package about this offering, please contact Steve or return the form on the back page of this brochure. If you are interested in funding our entire short term build, lets get together to discuss this possibility.

Thanks you for your consideration.





Yes ! I am interested in the short term investment plan of Pacific Stonescape Inc.
Please send me more info:

Name: _____

Address: _____

OR Contact:
steved@pacificstonescape.com

541-928-7678

- ~ FLAGSTONE
- ~ BUILDING STONE
- ~ COLUMNS & SLABS
- ~ BOULDERS
- ~ River & Quarry Rock
- ~ Colored DECO Rock
- ~ STONE VENEERS
- ~ POND SUPPLIES
- ~ Japanese-style

Garden Sculpture

- ~ STONE FURNITURE
- ~ Delivery & Brokering

pacificstonescape.com

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