



— Benson Valley Bourbon —

Investor guide

Guiding Principles

Mission Statement

To offer unique and profitable investment opportunities in the burgeoning bourbon market, leveraging strategic partnerships with owners of some of the most coveted land for barrel aging, historic Benson Valley, Kentucky.

Our Vision

To forge a path where bourbon investment is no longer an exclusive venture. We strive to create a familial and friendly environment where our investors can learn and savor the essence of bourbon, turning investments not only into profits but also shared memories and lasting legacies.

Operational Strategy

Investment

We will collect investments, which will be channeled to our partner, Benson Valley Distributors (BVD) for the purchase of full bourbon barrels with the goal to store until maturation. BVD will manage all aspects of bourbon handling, including warehousing, quality control and compliance with industry regulations.

Exit

As the bourbon matures, the most profitable exit opportunity will be identified, and the barrels will be sold accordingly. Once all barrels are sold, the funds from the exits will be transferred from BVD to us. We will then distribute the profits from the barrel sales, less applicable administrative expenses, to our investors on a proportional ownership basis. The projected time frame for an exit is 48-50 months from purchase.

Distinct Advantages

History

Barrels to be aged on the same land as the Old Kennebec Distillery (DSP-32; founded 1936) used to reside. Previous operators include Desmond and Otis Beam under the '21 Brands' name.

Location

Located in Benson Valley, the location is prime for ageing world class bourbon, 2.5 miles from the world-renowned Buffalo Trace distillery.

Relationships

Our business partner BVD has relationships with world famous Kentucky distillers to acquire premium bourbon at fair prices.

Modern Tech

Barrels will be aged in a state of the art 16,000-barrel rickhouse already under construction, with an in-use date scheduled for Feb 2024.

Financial Plan

Capital Requirements

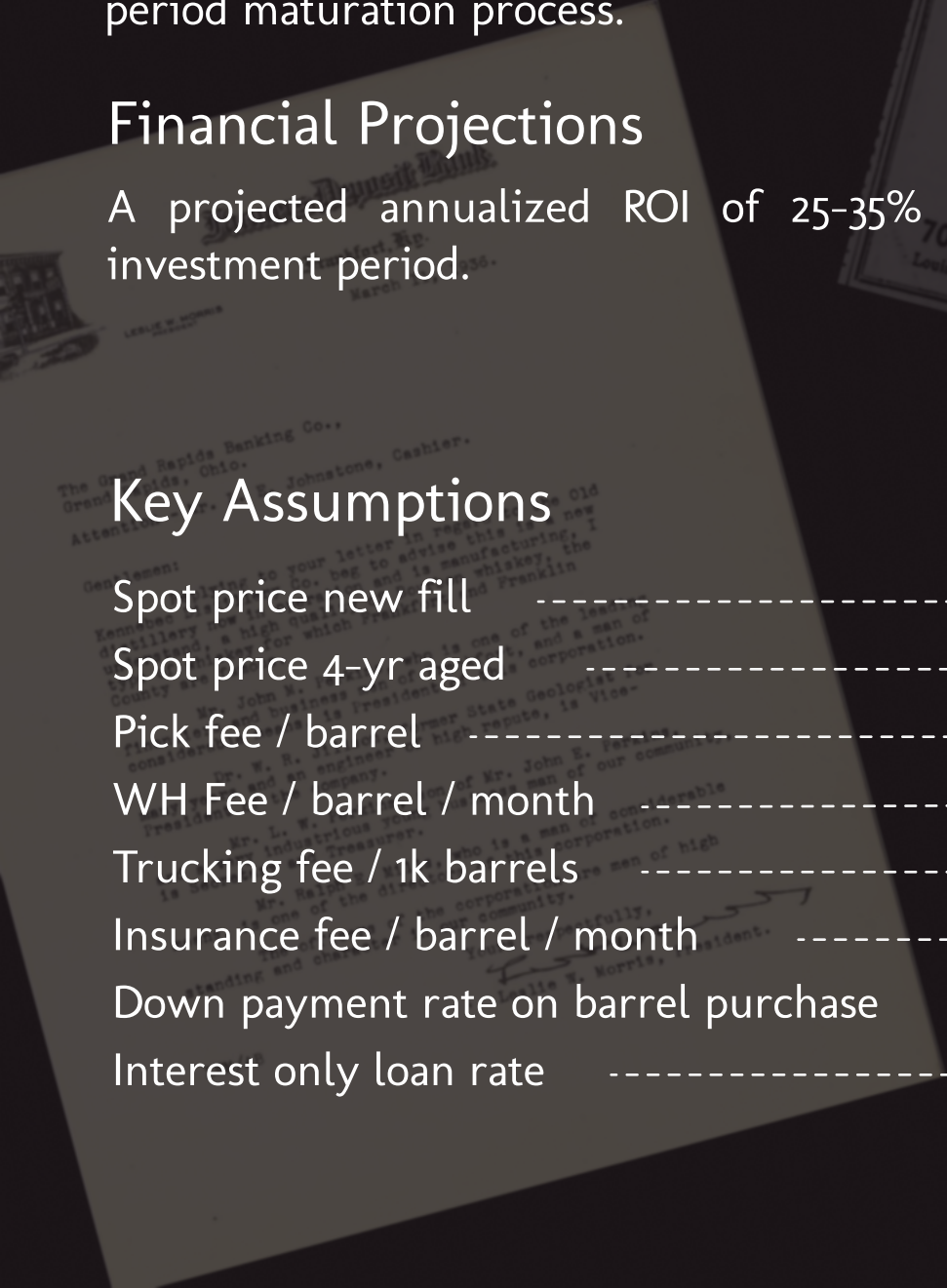
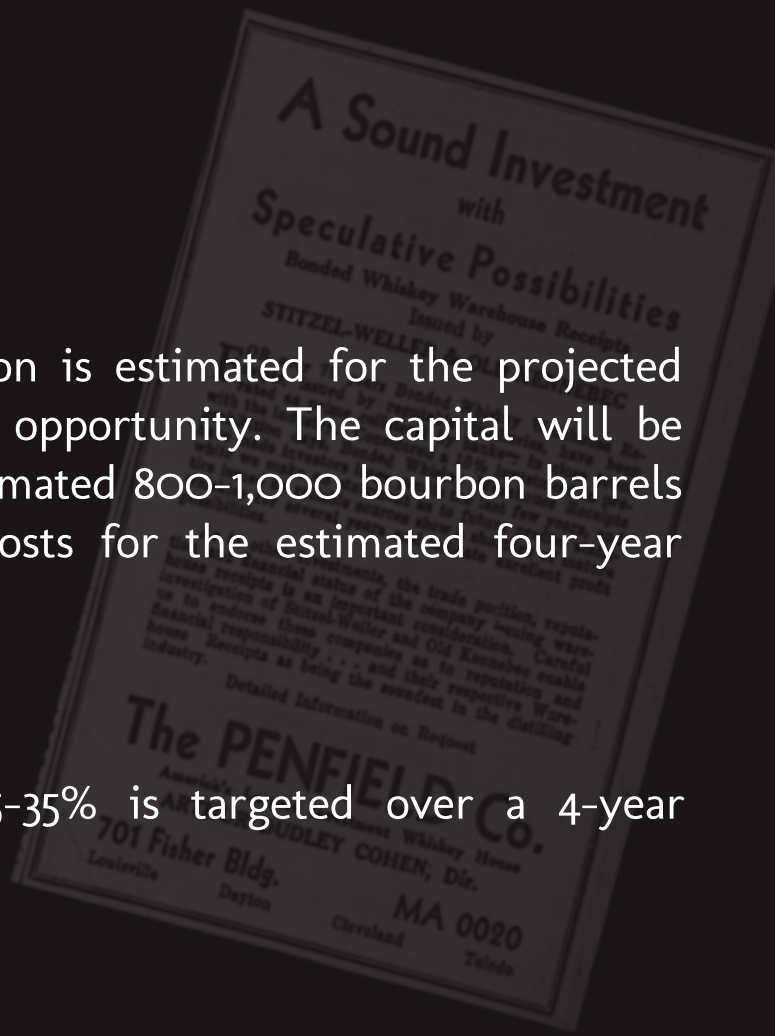
A capital requirement of \$1.0 million is estimated for the projected four-year period of the investment opportunity. The capital will be used to fund the purchase of an estimated 800-1,000 bourbon barrels as well as cover the operational costs for the estimated four-year period maturation process.

Financial Projections

A projected annualized ROI of 25-35% is targeted over a 4-year investment period.

Key Assumptions

Spot price new fill	-----	\$ 1,200
Spot price 4-yr aged	-----	\$ 4,200
Pick fee / barrel	-----	\$ 12.00
WH Fee / barrel / month	-----	\$ 3.00
Trucking fee / 1k barrels	-----	\$14,400
Insurance fee / barrel / month	-----	\$ 1.00
Down payment rate on barrel purchase	-----	30%
Interest only loan rate	-----	10%



Est. Timeline

Dec 2023–April 2024

- Gather investor interest
- Complete formation of Benson Valley Bourbon (BVB)
- Complete rickhouse construction

April–June 2024

- Transfer funding to BVB
- Purchase 800–1,000 barrels
- Warehouse and begin the ageing process

June–April 2028

- Market barrels for sale
- Complete sale and remit funds to BVB
- BVB returns initial investment + profits to investors



Investment Risk

Certain statements in this document represent forward-looking statements. These statements involve known and unknown risks, uncertainties and other factors that may cause the actual profits or financial results you may receive from your investment in a whiskey cask to be materially different from the future profits or financial results as expressed or implied by such forward-looking statements.

We have attempted to identify these forwarding looking statements with the words “believe,” “estimate,” “continue,” “seek,” “plan,” “expect,” “intend,” “anticipate,” “may,” “will,” “could” and other similar expressions. Although these forward-looking statements reflect our expectations related to your potential profits and financial results in connection with the investment in a bourbon barrel, such forward looking statements are based on information now available to us, which is subject to change, and they are inherently subject to certain risks and uncertainties. These risks and uncertainties including, but are not limited to the following: the highly regulated nature of the whiskey industry and the requirements that may be imposed on you due to changes in law after we acquire the bourbon barrel; changes in consumer and commercial demand for bourbon; loss of bourbon due to evaporation or failure to appropriately monitor the barrel as it is maturing; loss of bourbon due to leakage, damage or theft, competition for the sale of bourbon with other investors or distilleries having greater resources than you; negative perception for the distillery who manufactured the bourbon in the barrels or lack of brand loyalty; and lack of public market for bourbon barrels and the requirement to hold your investment for quite some time due to the long maturation of bourbon and applicable United States securities laws.

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FACTS ABOUT OLD KENNEBEC

(current site of Benson Valley Bourbon's Operations)

The Old Kennebec Distillery is one of the most modern in Kentucky. It was planned and built by men with a background of forty years of experience in the distilling industry. Its plant is the last word in up-to-date, efficient construction. In equipment and process, everything is designed for the production of the highest grade whiskey.

Warehouses. Though more expensive, the small 12,000 barrel warehouses are used because this size warehouse produces a better aged whiskey.

Ten hoop barrels. Pre-prohibition records prove there is less shrinkage of contents of ten hoop barrels over the aging period. Based on standard barrels, the Government allows 9½ gallons outage for four year old. Established records show the outage of ten hoop barrels never exceeds 8 gallons in four years. The ten hoop barrel, therefore, commands a better price among bottlers and is in great demand.

Fermenting tubs. The Old Kennebec fermenting room is well lighted and ventilated. The proper temperature is maintained at all times which is very necessary for correct fermentation.

Grain. Old Kennebec pays a premium for the finest grade of old cleaned com. It is again cleaned at the distillery before grinding. This makes the grain costly but the final result merits the added time and expense.

Electrical controls. In the milling machine room are located the electrical controls, every one enclosed in a sealed box. This again reflects

most careful practice and shows disregard of expense in providing the finest equipment.

Limestone water. There is no business in the world where water plays a greater part than in the manufacture of whiskey. Only the right type of water in the mash will produce a premium whiskey. Old Kennebec has an unsurpassed limestone water. Dr. Jillson, Vice President of Old Kennebec, was State Geologist of Kentucky for fourteen years and is thoroughly familiar with various waters throughout the state. In selecting a site for the manufacture of whiskey, the type of water was the most important consideration and Dr. Jillson's knowledge of fine limestone water supply pointed directly to the present site of the Old Kennebec Distillery.

Benson Creek. Old Kennebec Distillery is located on Benson Creek. For eighteen miles to its head waters there are no cities, towns or villages of any kind, only the finest blue grass. This is an unusual condition which permits the fine quality of the water to remain uncontaminated.

Background of experience. President Perkins of Old Kennebec, prior to Prohibition, was superintendent for many years of the distillery which made a brand of fine whiskey that outsold any other by hundreds of thousands of cases. That former organization was also largely responsible for the Bottling in Bond Act. His experience in producing the finest grade of pre-Prohibition whiskey and his development of many improvements in the industry assure that the Old Kennebec Distillery is producing only the finest grade of Kentucky Bourbon whiskey.