

Galt's Gulch Chile

Founder's Club

Introduction

John Galt is the protagonist in Ayn Rand's famous novel *Atlas Shrugged*. He determined that he would not use his talents to support the welfare/warfare/high-taxed/overly-regulated state and built a high-tech colony called "Galt's Gulch," where productive scientists, entrepreneurs and other talented people could escape from the confines of their daily lives and be free to create value and thrive. Instead of fighting the "system" such people would simply leave and form their own colony of talented people without ties to such an overbearing state. Freedom is the best solution for achieving economic success. Libertarians, anarcho-capitalists, constitutionalists and some conservatives are drawn to living in such a place. In today's world, Galt's Gulch can best be attained in a relatively free country by means of establishing a sustainable community. For various reasons, Chile is perhaps the best place on earth to realize this goal.

Mission

The mission of the Partners, with input by the Founders, is to create the absolute best option in the world for a self-sustaining, safe, private, convenient and luxurious community for freedom-minded people of varying income levels and backgrounds, whom all share the desire to live in a truly cohesive and unique community, just as John Galt would have done in our world today, while also to create sizable and steady returns on investment to the Founders of Galt's Gulch Chile in as efficient a manner as possible.

Galt's Gulch Chile is an optimal location for establishing a fully sustainable community that will attract freedom-minded people from the United States, Canada and other areas of the world. Many of the residents of Galt's Gulch will more than likely be clients and/or subscribers to one of TDV Media & Services product lines (The Dollar Vigilante, TDV Passports, TDV Offshore, etc.), readers of hundreds of websites such as LewRockwell.com and The Daily Bell which regularly pick up TDV's content or colleagues, friends and family members of those in the freedom industry whom also will comprise a portion of the Founder's Club of Galt's Gulch.

Living in Galt's Gulch allows for very easy access to one of the most cosmopolitan and modern cities in the Western hemisphere, Santiago, Chile. Santiago is less than an hour drive from Galt's Gulch. As well, Galt's Gulch is also less than an hour to Vina del Mar, a world class beach resort located on the scenic Pacific Coast of Chile. Some of the best skiing and mountain activities anywhere in the world are also nearby, approximately 90 minutes away, yet at the same time being ample distance from the hustle and bustle of large population centers. Santiago International Airport, with direct flights from Asia, North America, South America and Europe is located within an hour from Galt's Gulch and there is a small private airport within 20 minutes of the community allowing for very easy travel options for all residents of Galt's Gulch. There has been consideration given to acquiring land near Galt's Gulch to create a private airport for the residents of Galt's Gulch as well, but this will be a project discussed and possibly pursued in the coming years.

Both being in the country of Chile and so close to the major city of Santiago are clear, obvious choices. Chile is, by far, the most libertarian country in South America. The average total amount of taxes paid by a person making between \$60,000-\$120,000 USD/year is 17%. This includes all the main taxes affecting upper middle class workers including consumption taxes (value added tax, gasoline or diesel tax and import duties), income taxes, real property taxes, and car registration fees.

Also, the Chilean central bank is not Keynesian. They operate under the monetarist principles of Milton Friedman, meaning that inflation is low. This plus a low regulation environment has meant that Chile's economy is booming. In 2011, Chile's GDP growth was over 6%. Making Chile one of the best choices for location of Galt's Gulch. As the crow flies, Galt's Gulch is about 20 minutes from Santiago, but the property sits on the western side of the mountains, which surround the community and separates it from the Santiago metropolitan area. Galt's Gulch is ideal for escaping from the stresses of modern day society and mingling with like-minded individuals, yet also having daily access, if so desired, to all of the modern amenities, shopping, entertainment and the like that Santiago has to offer, as well as the incredible beauty and activities that are available in the ocean communities of the Pacific and the mountain areas of the Andes.

Galt's Gulch will have its own private water supply fed from natural springs which produce approximately 66,000 gallons of water per hour, plus mountain runoff in the spring from winter snowfall in the surrounding mountains. The community will have three sizable manmade lakes of 5-10 hectares in size, with hydroelectric power designed into the base of each lake, creating enough power (3 Megawatts) to supply the entire community, as well as excess power to sell locally or to the power grid. One of the manmade lakes will also be stocked with wild salmon, trout, etc. as a food source for the community, as well as for resale to the Santiago market and elsewhere.

Being located very near the heart of Chilean wine country, with numerous wineries just minutes away, Galt's Gulch has ideal year round weather, as well as proper soil conditions, for organic farming, vineyards and the like, which will allow for the community to grow its own private supply of a very wide array of organic food crops, both for consumption within the community and for resale to the open market.

One of the Founders of Galt's Gulch, Ken Johnson, has years of experience in the alternative energy, alternative health and clean tech sectors. Mr. Johnson has access to very unique water and soil technologies that will allow Galt's Gulch to create and maintain incredibly healthy soil conditions and produce fruits, vegetables, trees and vegetation that are much more abundant and vibrant than what is available elsewhere. This will allow for all of the grounds of the community, the golf course, etc. to be maintained in way that won't require pesticides, herbicides or toxic fertilizers. All of the community buildings in Galt's Gulch will be engineered and built with cutting edge and proven technologies for energy efficiency, harmony with nature and protection of the safety, health and well being of the residents of the community. Some Founders and those interested in becoming residents have extensive experience in the construction, engineering, alternative energy, agriculture and horticulture industries, as well as other industries and professions, which will allow all of the community residents and Founders to tap into a vast resource of experience, ideas, designs and technologies with the common goal of building a truly unique and one-of-a-kind community. All of the Founders will have the option of providing and receiving input regarding design and operation of the community.

The community has not yet been mapped, but preliminary engineering estimates call for a conservative estimate of 2,000 residential lots to be mapped and sold, ranging in size from 1.25 acres to over 10 acres, as well as a championship caliber golf course, several community clubhouses, fitness and spa facilities, organic farming, horse facilities, vineyards, hiking trails, biking trails, underground private vault facilities, community open space, Galt's Gulch professional, innovation and commercial center, fully walled and gated perimeters, 24-hour security patrols, and other unique community amenities, making Galt's Gulch a completely self-contained and self-sufficient, yet still connected, place to live. The price range of the lots will vary considerably, as the goal of the community is not only to return sizable profits to the Founders, but to also provide a truly safe and cohesive freedom-minded community to as many highly talented and like-minded residents as possible, without the sole determinant of their ability to reside in Galt's Gulch being their financial position in life. Within Galt's Gulch, there will be several internal subdivisions, with the more affordable lots and homes being in certain subdivisions and the more upscale lots and homes being in others. The community clubhouses, golf course and all facilities will be open to all residents, with some amenities, such as golf, requiring the purchase and maintenance of a membership. The internal subdivisions are being incorporated to insure future values for all residents and to provide a wide range of choices for those who purchase a lot in Galt's Gulch. With the wide range of lot pricing, this also allows for a quicker return on investment to all Founders, as well as protection of their financial investment into the community, with Galt's Gulch being marketed to a wide range of income levels, insulating it to a great extent from market fluctuations, as many price-specific real estate communities are not. It is anticipated that all of the residential lots will be sold within a 24-month period, if not sooner, with the golf course, clubhouses and community amenities being constructed throughout this window as well. A golf community about 30 minutes outside of Santiago sold 80% of their 1.25 acre lots at prices of approximately \$285,000 in less than two years. This particular golf course, clubhouse and community are not anywhere near the quality that is planned for Galt's Gulch. The Founders will not participate in the actual building of the homes in Galt's Gulch, but will rather benefit financially from the handful of homebuilders that will be allowed to build homes in the community, based on their experience, reputation and commitment to quality. Residents of Galt's Gulch will be allowed to design and build their own custom homes and the community will have CC&Rs outlining minimum square footages, design guidelines for homes, landscaping guidelines, etc., in order to protect the property values and quality of the community for all. We are freedom-minded individuals and we don't seek to constrict the freedoms of the residents of the community, but as we are sure most would agree, the quality and integrity of the community must be maintained for our generation and generations to come.

The golf course will be of a top-notch caliber, as will the tennis facilities, pools, gym and spa facilities, community areas, restaurants, stores and clubhouses. In the Santiago area, golf is an extremely popular recreation. Based on past golf course communities built in the Santiago area, the sale of golf memberships in Galt's Gulch is projected to create large revenues for the Founders. In the future, the Founders may elect to discontinue sales of memberships to nonresidents, if so desired and/or as needed.

From the influx of inquiries received from a brief mention of Galt's Gulch in The Dollar Vigilante newsletter, it has become quite apparent that there is significant and sincere interest in Galt's Gulch Founder's Club from a large number of people who have decades of experience in many professions, including alternative health, traditional medicine, dentistry, engineering, computer technology and innovation. After speaking with many of those interested in becoming Founders and residents of the community, it has generally been a shared idea that a community center for such professionals to offer their services to all Galt's Gulch residents is an amenity that will be created to offer the residents very convenient, top quality services. This will allow the residents to have access to the best services available and also allow the professionals who seek to do so, to continue their existing profession in the community. It will also allow for those who seek to innovate and inspire a place to do just that, in collaboration with others in the community. Beyond the opportunity to work with, share ideas with and assist other residents, the professionals of Galt's Gulch also have a plethora of opportunities to create a thriving business for themselves, with Santiago being only a short commute away.

The Founders of Galt's Gulch also have first option on becoming Founders of other communities that are under consideration at the present time, which include pristine ocean front plots of land, vast agricultural plots of land and the like. Information on these opportunities will be released to the Founders in the near future.

Galt's Gulch Chile truly is a self-sustaining and safe reality for all freedom-loving people and it is truly an exciting and rewarding time to be involved with the creation of such a life changing community.

Principals

- A. Jeff Berwick and Ken Johnson are principals of TDV Media & Services LLC (TDV) and have a majority ownership in Galt's Gulch Chile S.A., which is the entity that will own and operate the community, including development, lot sales, home sales, golf course membership sales, golf course and community membership programs, organic produce sales, water sales, energy sales and all other income generating programs with the community. TDV shall market the property worldwide via a vast network of associates, affiliates and colleagues throughout the freedom-minded community, which TDV currently has in place for its current business operations. Mr. Berwick and Mr. Johnson will also guide the design and development of the project.

Mr. Berwick is the CEO of TDV, overseeing The Dollar Vigilante newsletters, special reports and business ventures in the financial industry. He is also the founder of Stockhouse.com, which is Canada's largest financial website which had a peak capitalization of \$240 million in 1999. Mr. Johnson is the managing partner of many of TDV's business ventures, including Galt's Gulch, and has been a licensed real estate agent in California since the late 90s, with extensive experience with golf course communities and high-end communities from his years of work in sales and development in the Coachella Valley, which is widely known as one of the golf capitals of the world. Mr. Johnson also has over five years of experience managing and investing in companies in the alternative energy, alternative health and clean tech sectors. Mr. Johnson and Mr. Berwick intend to reside and participate in the community for many years to come.

- B. Germán Eyzaguirre and John Cobin are equal principals of Eyzaguirre y Cobin S.A., which has a minority ownership share in Galt's Gulch Chile S.A. Their duties are to assist with the development of the project on a full-time basis via a plethora of relationships which they have nurtured over the years in and around Santiago, as well as throughout Chile, with land owners, engineers, contractors and the like, allowing the Founders to obtain most of the necessary improvements to the land, such as roadways, utilities, lot clearing and landscaping, construction, etc. at costs much below market. John Cobin is the President and CEO of Eyzaguirre y Cobin S.A. and will be in charge of administration of operations for the project. Germán Eyzaguirre has many years of land development and construction experience in the immediate vicinity of the land, as well as throughout Chile, and is the general manager of engineering, construction and development of Galt's Gulch Chile S.A., but at the same time answers to the Founders, Mr. Berwick and Mr. Johnson for final approvals of all design and implementation plans. A list of the Chilean real estate projects in which Mr. Eyzaguirre has managed, participated in and/or developed is available upon request. Galt's Gulch is very fortunate to have the services and partnership of Mr. Eyzaguirre and Mr. Cobin as part of the Founders Club. Mr. Eyzaguirre and Mr. Cobin intend to reside and participate in the community as well.

Land acquisitions and key characteristics

- (1) Central property: 4,894 hectares
- (2) Total land area is approximately 19.9 square miles.
- (3) Elevations of the valley range from 300m to 800m, with the surrounding mountains with elevations of 1,800m to 2,000m, which envelop the valley.

Seven (7) natural springs located at approximately 800 meters and one (1) at 1,800 meters, with water rights belonging to the Founders. The natural springs produce 22 liters per second or 20,922 gallons per hour in the drier months of the summertime. Engineers have provided output estimates of approximately 66,000 gallons of water per hour, with proper piping system installed. Abundant water runoff from the surrounding mountains in the winter months is not included in this total, as this can vary considerably from year to year, based on annual snowfall totals during the winter months.

Phases

- A. Initial phase: October 2012 to December 2012 to acquire or have under contract all the properties of the development.
- B. Ramp up phase: November 2012 to March 31, 2013 to complete the initial studies and enter into development of the property, including roads, clubhouse and golf course startup, plus manmade lakes and hydroelectric power, organic farming, irrigation, etc. Initial staff will be hired in November 2012, with sales and operations managers in January 2013 to commence residential lot sales, along with the initial sales staff in the United States, Mexico (TDV main office), Chile and select areas where needed. Workers for clearing, planting, road building, remodeling or construction, etc. will be hired as contractors and/or short term laborers, as needed.
- C. Operational phase: April 1, 2013 and onward, complete projects and continue the sale of residential properties on a retail level. Explore the acquisition and development of other properties, via the relationships and extensive research of the partners, which shall be offered to the Founders of Galt's Gulch prior to any public release of information.

Sales Forecast 2013 and 2014 (24 months) in terms of average prices

- A. Galt's Gulch - 4,894 hectares
 - (1) 500 lots at \$30,000 (1.25 acres), totaling \$15,000,000.
 - (2) 1,000 lots at \$50,000 (1.25 acres), totaling \$50,000,000.
 - (3) 300 lots at \$80,000 (2.5 acres), totaling \$24,000,000.
 - (4) 200 lots at \$150,000 (2.5-5 acres or on golf course), totaling \$30,000,000
 - (5) 20 Founder's Club lots at \$200,000 (premiere estate lots), totaling \$4,000,000.
 - (6) Annual electricity sales revenues. To Galt's Gulch residents at estimate of \$80 per month. \$987,600.
 - (7) Annual water sales revenues. To Galt's Gulch residents at \$20 per month. \$246,900. Excess water sold to local farmers at a rate of \$55 per two hours of use is not included in this total, so revenues should be considerably higher than projected. The cost of the irrigation canal(s) construction to the edge of Galt's Gulch being the responsibility of the farmers.
 - (8) Annual organic farming revenues \$750,000
 - (9) Fishery (one manmade lake). \$1,080,000.

Founder's Club Offering

Founder's Club shares are being offered at \$500,000 per share. Each share entitles a Founder to one Founder's Club lot (\$200,000 value), a 2% lifetime share of all annual income from the sale of electricity, water, organic food and fish produced in Galt's Gulch to the residents of the community and also to the open market, with projected annual net profits of over \$3,000,000, equating to over \$60,000 projected annually per Founder's Club share, as well as \$1,000,000 returned to each Founder from the net profits of the development of the project, which is to be paid to the Founders for shares on a quarterly basis equating to 15% of the net quarterly profit of the development.

Founder's Club half shares are being offered at \$250,000 per share. Each half share entitles a Founder to one Founder's Club lot (\$200,000 value), a 1% lifetime share of all annual income from the sale of electricity, water, organic food and fish produced in Galt's Gulch to the residents of the community and also to the open market, with projected annual net profits of over \$3,000,000, equating to over \$30,000 projected annually per Founder's Club half share, as well as \$500,000 returned to each Founder from the net profits of the development of the project, which is to be paid to the Founders for half shares on a quarterly basis equating to 7.5% of the net quarterly profit of the development.

The Founder's Club lots are chosen by the Founders as per the following conditions:

All Founders who purchase a full Founders share will have choice of lots prior to Founders who purchase a half Founders share. All lots, within the full share Founders group of Founders, will have choice of their lot based on a first come first served basis...or, in other words, those who become Founders first have first choice of lots, then the remaining Founders lots are chosen based on the date in which each Founder funded their Founder share purchase. The same holds true for the half share Founders group.

Upon the closing of the Founder's Club, full details will be announced for the first Founder's Club event where all Founders will be able to meet one another and spend time together down in Chile visiting the site of Galt's Gulch, as well as various areas of the ocean communities, mountain communities and also Santiago.

Photos of Galt's Gulch Chile



Photos of Pacific Ocean – Vina Del Mar – One Hour Driving Distance



World Class Skiing in the Andes Mountain Range



Santiago, Chile – One Hour Driving Distance





Location of Galt's Gulch Chile



Please note: Highlighted area shows 1714 hectares of the property. 4894 is the total amount of hectares.