TalaStone QUARRY

Premium Granite Mining & Aggregate Investment Opportunity

Investor-Grade Capital Deployment Plan | 30+ Year Project Life

AT A GLANCE

A premium granite asset, repositioned for scale.

TalaStone Quarry is a fully-permitted granite extraction and aggregate processing operation, updated from a 2020 RICS-compliant valuation to reflect 2026 market conditions. The project combines proven reserves, in-place infrastructure, and a modernized operating model designed for institutional capital.

30+ YRS
PROJECT LIFE

$1.53M
2026 ASSET VALUATION

4
REVENUE STREAMS

8.5x
PROJECTED 5-YR ROI

STRATEGIC ADVANTAGES

- Proven Reserves
- In-Place Infrastructure
- RICS-Compliant Valuation
- Diversified Revenue Mix

DEMAND DRIVERS

Granite demand anchored by long-cycle infrastructure.

CONSTRUCTION

Aggregates for roads, foundations, and large-scale civil works.

REAL ESTATE

Concrete blocks and finishing materials for residential and commercial development.

INDUSTRY & GOV

Public infrastructure contracts and equipment rental to contractors.

REVENUE POTENTIAL · MONTHLY

Total potential: $357,500/mo · Realistic early-phase target: $150K–$200K/mo

WHY TALASTONE

Four pillars compounding long-term value.

01

HIGH-GRADE RESERVES

Proven granite quality supporting premium aggregate and block output across a 30+ year project life.

02

MODERN EXTRACTION

Refurbished crushing plant and heavy equipment fleet, sized for full-capacity production by Year 3.

03

ESG-ALIGNED

Permitted operation with EPA compliance, structured safety protocols, and community-aware logistics.

04

DIVERSIFIED REVENUE

Four income streams reducing single-market exposure: aggregates, blocks, rentals, logistics.

HEADLINE NUMBERS

Funding requirement, returns, and recovery.

TOTAL FUNDING REQUIRED

$1.18M

Upper-bound start-up budget including 15% contingency. Range: $591K – $1.18M.

INITIAL INVESTMENT

$500,000

INVESTOR EQUITY

30%

5-YR TOTAL RETURN

$4.23M

CAPITAL RECOVERY

10–14 months

CAPACITY RAMP-UP

YEAR 1	YEAR 2	YEAR 3+
70% capacity	85% capacity	100% capacity

USE OF FUNDS

Total funding requirement: $1.18M deployed across four buckets.

CAPEX	OPEX	WORKING CAPITAL	CONTINGENCY
68%	18%	9%	5%
$800K	$210K	$110K	$60K
Crushing plant, heavy equipment, power systems	Personnel, fuel, maintenance, logistics	Inventory, receivables, early-phase liquidity	10–15% reserve for risk mitigation

Each line item is purpose-built: every dollar maps to a measurable operational milestone within 18 months.

CAPEX BREAKDOWN

Where the capital goes — and why.

HEAVY EQUIPMENT

$170K–$335K

Excavators, dumpers, tipper trucks — production backbone.

CRUSHING PLANT

$100K–$200K

Primary jaw + cone crushers. Restores throughput capacity.

BLOCK FACTORY

$85K–$170K

New revenue stream: concrete block manufacturing.

POWER SYSTEMS

$65K–$105K

Diesel gensets + electrical. Operational continuity.

SITE & ROADS

$35K–$70K

Haul road refurbishment. Cycle time reduction.

OFFICE & ADMIN

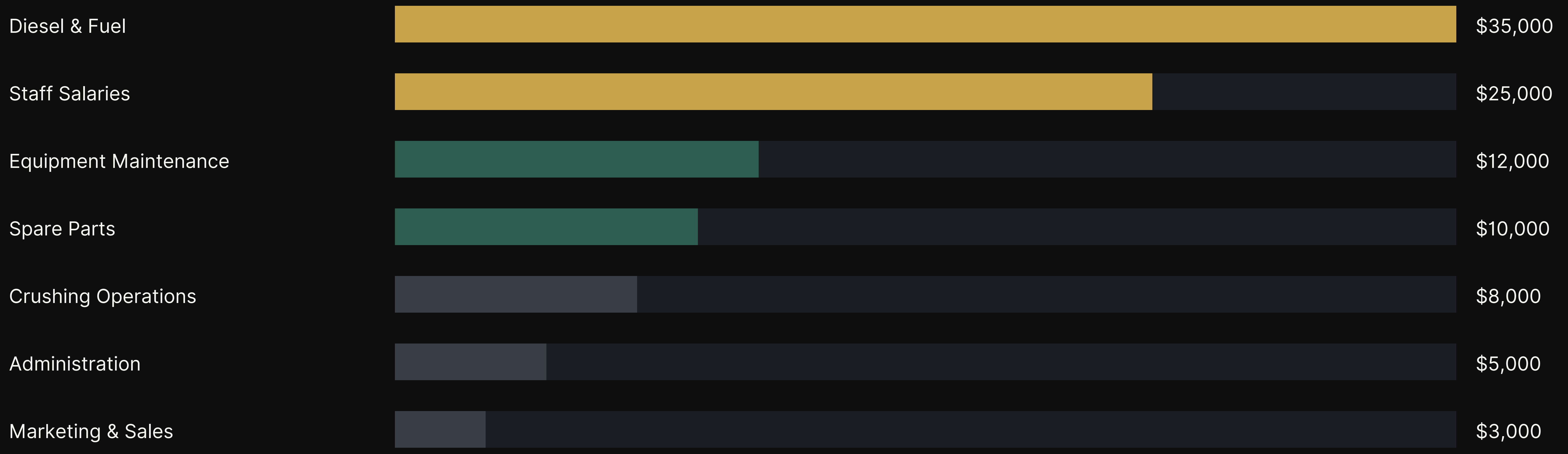
$30K–$50K

Renovation + permits. Compliance and oversight.

OPEX SUMMARY

$98,000 monthly — disciplined cost structure.

MONTHLY OPEX ALLOCATION



TOTAL MONTHLY OPEX **$98,000**

FUNDING STRUCTURE

Total funding requirement: $591K — $1.18M.

CAPITAL DEPLOYMENT STRUCTURE

68%
CAPEX – Equipment & Plant

16%
Block Factory & Infrastructure

7%
Start-up Operations

2%
Permits & Admin

13%
Contingency Reserve

CONTINGENCY RESERVE · STRATEGIC IMPORTANCE

A 10–15% reserve buffers commodity price swings, FX exposure, and unscheduled equipment downtime — preserving investor capital and timeline integrity during ramp-up.

ROADMAP

From capital deployment to full production.

Q1	Q2	Q3	Q4	Y2-3
Permitting & Mobilization	Equipment Refurbishment	Plant Commissioning	Production Ramp-Up	Full Capacity
Permits, site prep, mobilization	Crushers, generators, fleet repairs	Crushing plant + block factory online	70% capacity, contractor onboarding	85% Yr2, 100% from Yr3

KEY MILESTONE

Capital recovery achieved within 10–14 months post commissioning.

Year 1 revenue target: $2.1M · EBITDA: $798K · Margin: 38%

PROCUREMENT PLAN

Heavy assets staged to match production ramp.

		Deployment
EXCAVATORS	Primary extraction	Q1
CRUSHERS	Jaw + cone plant	Q1
HAUL TRUCKS	Tipper fleet	Q1–Q2
GENERATORS	Diesel power	Q1
BLOCK PLANT	Concrete units	Q2
SAFETY GEAR	PPE + systems	Q1

STRATEGIC IMPACT

Phased acquisition aligns capital outflow with revenue ramp, preserving liquidity through Year 1 while building toward 100% capacity by Year 3.

INTELLIGENT OPERATIONS

Real-time intelligence across the entire value chain.

PRODUCTION Output tracking	UTILIZATION Equipment usage	DOWNTIME Root-cause analysis	HAUL CYCLES Route efficiency
FUEL Consumption per ton	MAINTENANCE Predictive scheduling	INVENTORY Stock optimization	DASHBOARDS Live KPI feeds

STRATEGIC OUTCOME

AI-driven oversight compresses downtime, lifts utilization, and converts operational data into compounding margin gains — a differentiator institutional capital recognizes.

LIQUIDITY POSTURE

Built for resilience through ramp-up and beyond.

CAPITAL STRUCTURE · $1.18M DEPLOYMENT

62% REFURBISHMENT & EQUIPMENT

20% OPERATING RESERVE

10% WORKING CAPITAL

8% CONTINGENCY (15%)

CAPITAL RECOVERY

10–14 mo

Repayment timeline post start-up

CONTINGENCY

10–15%

Reserve buffer baked into budget

MONTHLY OPEX

$98K

Fixed cost base, fully modeled

Reserves and working capital structure protect against ramp-up volatility while preserving upside through Year 3 capacity targets.

THE OPPORTUNITY

A $500K position. An 8.5× return.

TOTAL FUNDING REQUIREMENT

$500K

for 30% equity · capital recovery within 10–14 months

5-YEAR INVESTOR RETURN · $4.23M (cash + equity)

USE OF FUNDS

Equipment refurbishment	$335K
Power & infrastructure	$105K
Block factory setup	$170K
Operations & permits	$93K
Contingency reserve	$155K

OPERATIONAL MILESTONES

Q1 2026	Q2 2026	YR 2	YR 3+
Site ready	70% capacity	85% capacity	Full output