



DEVELOP • BUILD • OPERATE • SUCCEED

Location and Headquarters:
Linden, Tennessee, USA

BUSINESS PLAN & FUNDING PROPOSAL

Innovative Hospitality Development
Solutions for Landowners, Developers,
Investors, and Hospitality
Entrepreneurs Nationwide.



PREMIUM ACCOMMODATIONS

High-quality, durable,
and stylish hard-structure
solutions.



COMPLETE DEVELOPMENT

From concept to completion,
we manage every step of
the process.



PROVEN BUSINESS MODEL

A scalable and replicable
platform designed for
long-term success.



STRATEGIC PARTNERSHIPS

Working with industry
leaders to drive innovation
and growth.



TECH & BOOKING AI

Smart technology solutions
that simplify operations
and enhance guest
experiences.



LOCATION &
HEADQUARTERS
Linden, Tennessee,
USA



YEARS IN BUSINESS
3 Years



TEAM PLAN
25-30
Professionals



WEBSITES
www.GEST.LLC
www.CountryGlampingUSA.com



SERVICE AREA
Nationwide
USA

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Executive Summary

Country Glamping & Development LLC, together with its holding company GEST LLC, is introducing a new standard for outdoor hospitality development by combining premium hard-structure accommodations, complete project development services, strategic partnerships, and innovative technology. Founded by Chris Mitic, the company was established with a clear mission to help landowners, developers, investors, hospitality entrepreneurs, and strategic partners transform raw or underutilized land into professionally designed hospitality destinations that deliver long-term value, exceptional guest experiences, and sustainable business growth.

The company was created to simplify what has traditionally been a complex development process. Developing a successful hospitality destination often requires coordinating land planning, site preparation, infrastructure, accommodations, utilities, financing, technology, construction, and ongoing operational support through multiple independent companies. This fragmented approach can increase costs, extend project timelines, and create unnecessary challenges for developers. Country Glamping brings these essential services together under one integrated business model, providing clients with a single, experienced partner from concept through completion.

The GEST business model is built around creating complete hospitality ecosystems rather than supplying individual products. Every project is carefully planned to maximize the potential of the property while delivering attractive accommodations, professionally designed amenities, functional infrastructure, and operational systems that support long-term success. By combining development expertise with strategic partnerships and innovative hospitality solutions, the company enables clients to create destinations that are both memorable for guests and financially rewarding for owners.

Country Glamping collaborates with established manufacturers and industry partners to provide premium hard-structure accommodations that meet the growing demand for modern outdoor hospitality. These accommodations are supported by comprehensive development services that include site planning, project coordination, infrastructure development, installation management, foundations, landscaping, lighting, financing assistance, and customer support. This integrated approach allows developers to focus on building successful hospitality businesses while Country Glamping manages the complexity of project delivery.

The company serves a broad range of clients, including private landowners, real estate developers, campground owners, resort operators, hospitality entrepreneurs, investment groups, and tourism organizations seeking innovative solutions for outdoor hospitality development. Whether the goal is to develop a boutique retreat, a luxury resort, a short-term rental community, or a large-scale hospitality destination, Country Glamping provides customized solutions designed to meet each client's vision, property characteristics, and long-term objectives.

Technology is an important component of the GEST platform and supports the company's commitment to improving operational performance and customer experience. Through integrated booking technology, business management tools, and innovative hospitality solutions, Country Glamping helps clients operate their developments more efficiently while strengthening guest engagement and supporting sustainable business growth.

As part of its long-term expansion strategy, Country Glamping is establishing a nationwide dealership network that will provide products, services, technical expertise, financing assistance, and customer support throughout the United States. The company's first dealership is planned for Tennessee and will serve as a flagship location representing leading manufacturers while providing complete development solutions for hospitality projects. Additional dealership locations are planned in strategic markets to expand the company's national presence and strengthen relationships with developers, suppliers, and industry partners.

To accelerate this growth, Country Glamping is seeking **\$1,000,000** in funding to complete its flagship project, establish its first dealership, strengthen its leadership and operational capabilities, expand marketing and educational initiatives, and continue building the GEST platform. This investment will support the company's ability to serve a growing client base while demonstrating a scalable business model designed for long-term expansion.

Country Glamping & Development LLC is more than a development company. It is building a complete platform that connects landowners, developers, manufacturers, financing partners, and hospitality professionals through one integrated system focused on innovation, quality, and long-term success. By combining thoughtful planning, premium hard-structure hospitality solutions, strategic partnerships, and comprehensive project support, the company is positioning itself as a leader in the next generation of outdoor hospitality development while creating lasting value for clients, investors, and communities.

Company Overview

Country Glamping & Development LLC is a forward-thinking hospitality development company committed to transforming the way outdoor hospitality destinations are planned, developed, and operated. Together with its holding company, GEST LLC, the organization has created an integrated business model that brings every major component of hospitality development under one unified platform. Founded by Chris Mitic, the company was established with the vision of creating a more efficient, profitable, and scalable approach to developing hospitality destinations while providing clients with a complete solution from initial concept through long-term operation.

The foundation of the business is the GEST Industry, which represents **Glamping, Eco-Luxury, Short-Term Rentals, and Technology**. Rather than focusing on a single product or service, the company combines development expertise, premium accommodations, strategic partnerships, financing support, technology, and project management into one comprehensive business model. This integrated approach allows Country Glamping to simplify the development process while delivering solutions that are tailored to the unique goals of each client and each property.

Country Glamping believes that successful hospitality developments require much more than attractive accommodations. Every project begins with understanding the property's potential, identifying the client's vision, and developing a strategy that maximizes both guest experience and long-term investment value. By coordinating planning, design, infrastructure, construction, installation, and operational support through one organization, the company eliminates many of the challenges that developers face when working with multiple independent service providers.

The company works closely with established manufacturers and trusted industry partners to provide premium hospitality structures that complement a wide variety of hospitality projects. Rather than manufacturing every product directly, Country Glamping focuses on identifying high-quality solutions and integrating them into complete development projects. This collaborative approach enables the company to offer clients access to innovative hospitality products while maintaining flexibility to select the most appropriate solutions for each individual development.

Beyond providing accommodations, Country Glamping delivers a complete range of professional services that support every phase of project development. These services include land evaluation, project planning, site design, infrastructure coordination, foundations, installation management, landscaping, lighting, financing guidance, customer support, and operational consulting. This comprehensive service model allows clients to work with one experienced organization throughout the entire development process, improving efficiency, communication, and project quality.

Country Glamping serves a diverse customer base that includes private landowners, real estate developers, hospitality entrepreneurs, campground owners, RV park operators, investment groups, municipalities, tourism organizations, and businesses seeking to develop distinctive hospitality destinations. Whether the project involves a boutique retreat, a luxury resort, a vacation rental community, or a large-scale hospitality development, the company provides customized solutions designed to meet the client's objectives while maximizing the long-term value of the investment.

Innovation remains a driving force behind the company's continued growth. Country Glamping continually evaluates new technologies, hospitality trends, construction methods, and operational solutions that improve project performance and enhance the guest experience. Technology also plays an important role in supporting reservation management, business operations, customer engagement, and portfolio management, helping clients operate more efficiently while adapting to the changing needs of the hospitality industry.

A key component of the company's long-term strategy is the development of a nationwide dealership network that will expand access to products, services, financing assistance, and technical support. The first Country Glamping dealership is planned for Tennessee and will serve as the company's flagship location, providing product demonstrations, customer consultations, project planning assistance, and regional support. Additional dealership locations are planned in strategic markets across the United States to strengthen customer relationships and create a consistent service network capable of supporting projects nationwide.

Country Glamping also recognizes the importance of building lasting relationships with manufacturers, suppliers, construction professionals, financing partners, and hospitality specialists. These strategic partnerships strengthen the company's ability to deliver reliable products, professional services, and complete development solutions while ensuring that every project benefits from experienced industry expertise and trusted support.

At its core, Country Glamping & Development LLC is dedicated to helping clients transform ideas into successful hospitality businesses. By combining thoughtful planning, innovative products, strategic partnerships, comprehensive development services, and a commitment to excellence, the company has positioned itself to become a trusted leader in the evolving GEST Industry. Through its integrated approach, Country Glamping continues to create opportunities for landowners, developers, investors, and communities while shaping the future of outdoor hospitality development.

Business Opportunity

The outdoor hospitality industry continues to evolve as travelers seek destinations that offer comfort, unique experiences, and a stronger connection with nature. At the same time, landowners, developers, and investors are looking for innovative ways to transform underutilized properties into profitable hospitality assets. This shift in market demand has created a significant opportunity for businesses that can provide complete development solutions rather than individual products or isolated services.

Country Glamping & Development LLC has positioned itself to meet this growing demand through the GEST Industry, an integrated business model that combines hospitality development, premium hard-structure accommodations, project planning, strategic partnerships, financing support, and technology into one comprehensive platform. By bringing these essential elements together, the company simplifies the development process while creating long-term value for clients and their investments.

One of the greatest opportunities within the hospitality sector is the growing amount of raw and underdeveloped land that has the potential to become successful hospitality destinations. Across the United States and in international markets, many property owners possess land with excellent tourism potential but lack the experience, resources, or industry connections required to develop profitable projects. Country Glamping addresses this challenge by guiding clients through every stage of development, allowing them to unlock the full value of their properties through carefully planned hospitality projects.

Traditional hospitality development often requires developers to coordinate architects, engineers, manufacturers, contractors, suppliers, financing institutions, consultants, and technology providers independently. This fragmented approach can increase costs, delay project completion, and create unnecessary risks for investors. Country Glamping provides a more efficient alternative by serving as a single point of coordination throughout the development process. Clients benefit from one experienced team that manages planning, product selection, project coordination, installation support, and ongoing business guidance from beginning to end.

Another important business opportunity lies in the company's ability to build strong relationships between manufacturers and developers. Country Glamping works with leading manufacturers and trusted industry partners to provide premium hospitality structures while managing the services required to successfully complete each project. This partnership model creates value for manufacturers seeking professional representation and customer support while providing developers with access to quality products and experienced project management through one trusted organization.

The continued growth of short-term rentals, boutique hospitality, eco-luxury travel, and destination-based tourism further strengthens the company's market position. Travelers are increasingly seeking accommodations that provide memorable experiences, distinctive architecture, modern amenities, and natural surroundings. Developers and investors are responding to these changing preferences by creating hospitality destinations that stand apart from traditional lodging options. Country Glamping supports this growing market by delivering complete hospitality development solutions that combine innovative design with practical business planning and long-term operational support.

The company's planned dealership network represents another significant opportunity for growth. Beginning with its flagship dealership in Tennessee, Country Glamping intends to establish regional locations that provide product representation, customer consultations, project planning, financing assistance, installation coordination, and ongoing technical support. These dealerships will strengthen relationships with manufacturers, improve customer accessibility, and create a scalable business model capable of supporting projects throughout the United States.

Country Glamping also recognizes that long-term success depends on more than constructing hospitality accommodations. Every project is designed with the goal of creating sustainable businesses that deliver lasting value for property owners, guests, and surrounding communities. By combining thoughtful planning, professional development services, strategic partnerships, and operational support, the company helps clients build hospitality destinations that are positioned for continued growth and long-term success.

As the outdoor hospitality market continues to expand, Country Glamping & Development LLC is uniquely positioned to serve as a trusted development partner for landowners, developers, investors, and hospitality entrepreneurs. Through its integrated GEST business model, nationwide expansion strategy, and commitment to delivering complete project solutions, the company is creating new opportunities within one of the fastest-growing segments of the hospitality industry while helping shape the future of modern outdoor destination development.

Products and Services

Country Glamping & Development LLC delivers a comprehensive portfolio of products and professional services designed to simplify every stage of outdoor hospitality development. Through its integrated GEST business model, the company provides clients with the expertise, partnerships, and resources needed to transform undeveloped land into professionally designed hospitality destinations that generate long-term value.

Rather than offering standalone products, Country Glamping delivers complete development solutions that combine premium hard-structure accommodations, project planning, site development, installation coordination, financing support, and operational guidance. This integrated approach allows clients to work with one experienced partner throughout the entire development process while reducing complexity, improving efficiency, and accelerating project delivery.

Premium Hard Structure Accommodations

Country Glamping & Development LLC provides a portfolio of premium hard-structure accommodations designed to meet the growing demand for modern outdoor hospitality. Combining innovative design, durability, functionality, and guest comfort, these structures are selected to support hospitality developments that deliver long-term value for both developers and investors.

The company's accommodations are suitable for boutique resorts, luxury retreats, vacation rental communities, RV destinations, waterfront developments, and recreational properties. Each structure is chosen to complement the surrounding environment while creating memorable guest experiences and enhancing the overall appeal of every project.

Working with trusted manufacturing partners, Country Glamping helps clients select the most appropriate hospitality solutions based on their property, development goals, and target market. Every accommodation is integrated into a complete development strategy, ensuring that each project is professionally planned, efficiently executed, and positioned for long-term success.



Premium Modular Hospitality Solutions

Modern hard-structure accommodations designed to deliver exceptional guest experiences while supporting long-term hospitality investment and operational success.

Luxury Modular Cabins

Country Glamping offers premium modular cabins that combine contemporary architecture with the comfort, warmth, and functionality expected in today's hospitality market. Designed for year-round use, these cabins provide attractive accommodations that balance modern aesthetics with practical living spaces, making them ideal for guests seeking a relaxing and memorable outdoor experience.

These cabins are well suited for boutique resorts, vacation rental communities, lakeside developments, mountain retreats, eco-tourism destinations, private hospitality projects, and recreational developments. Their flexible layouts and quality construction allow developers to create welcoming accommodations that complement the surrounding landscape while supporting long-term operational performance and guest satisfaction.



Premium modular cabins designed to provide comfortable, year-round accommodations for a wide range of hospitality developments.

Specialty Hospitality Structures

Country Glamping provides distinctive specialty structures that help hospitality destinations create unique identities and memorable guest experiences. These innovative accommodations offer architectural character that sets developments apart while giving property owners the flexibility to diversify their lodging options and appeal to a broader range of travelers.

Whether incorporated into boutique resorts, destination retreats, or mixed-use hospitality developments, these specialty structures become signature attractions that enhance the overall guest experience. Their distinctive appearance, practical design, and adaptability contribute to stronger destination branding while creating accommodations that encourage repeat visits and lasting customer impressions.



Distinctive hospitality structures that enhance destination appeal while creating memorable guest experiences.

Signature Resort Experiences

Country Glamping believes that successful hospitality destinations are built around complete guest experiences rather than accommodations alone. Every development is thoughtfully planned to combine premium lodging with inviting outdoor spaces, professionally designed landscaping, gathering areas, recreational amenities, lighting, and other features that encourage guests to relax, explore, and enjoy their surroundings.

By integrating accommodations with carefully planned site design and guest-focused amenities, Country Glamping helps developers create destinations that are visually appealing, operationally efficient, and designed to support long-term business success. This comprehensive approach enhances the overall value of each project while creating experiences that guests remember long after their stay.



Thoughtfully designed hospitality environments that combine premium accommodations with exceptional outdoor guest experiences.

All-n-One Utility Shack

Optional Off-Grid Infrastructure Solution

The **All-n-One Utility Shack** is an innovative off-grid infrastructure solution developed by **Country Glamping & Development LLC** to support hospitality properties and remote development projects. Designed as an optional addition to the company's development platform, it combines essential utility systems into one mobile, self-contained unit, helping property owners establish reliable infrastructure where traditional utility services may be limited or unavailable.

Developed for off-grid hospitality properties, cabins, tiny homes, RV and camper sites, recreational developments, and remote projects, the Utility Shack simplifies infrastructure planning by integrating multiple utility functions into a single transportable system. This allows developers to reduce installation complexity while creating a practical and efficient solution for supporting day-to-day operations.

Country Glamping
"Glamping Country Style"™

ALL-IN-ONE UTILITY SHACK

— COMPLETE OFF-GRID UTILITY SOLUTION —
Power. Water. Waste. Internet. ALL IN ONE.

MOBILE. POWERFUL. SELF-SUFFICIENT.

YOUR OFF-GRID LIFESTYLE. Simplified.

The All-n-One Utility Shack is a turnkey, mobile utility system that provides everything your off-grid property or project needs to operate comfortably and efficiently.

RV & CAMPER **GLAMPING SITES** **TINY HOMES**
CABINS **SMALL STRUCTURES** **REMOTE PROJECTS**

SOLAR POWER
30AMP & 50AMP POWER SERVICE
For all appliances, lighting & HVAC.

WATER HARVESTING
Filtered rainwater collection with 325 or 650 gallon tote storage, pump & plumbing system. Optional city water connection.

ATMOSPHERIC WATER GENERATION
Choose the system that fits your needs:
• 12-Gallon-per-day unit
Hot, cold & filtered water
• 210-Gallon-per-day unit
Ideal for multiple structures

SEPTIC / WASTE SYSTEM
Black & gray water treatment system that converts waste into dry powder. Odorless, eco-friendly & easy to maintain.

STARLINK INTERNET
Off-grid internet setup for reliable connectivity anywhere.

MOBILE UTILITY TRAILER
Enclosed cargo trailer professionally outfitted with all utility systems. Secure, weather-resistant & road-ready.

DELIVERY & INSTALLATION
We deliver, set up, and commission your All-n-One Utility Shack so you can start enjoying off-grid living right away.

SUPPORT & INSTALL
Our team is here to support your system and ensure everything runs smoothly for years to come.

FINANCING AVAILABLE
Financing options available for all qualified Off-Grid Property & Project owners.

Ready to Power Your OFF-GRID LIFE?

CONTACT US TODAY!
✉ Chris@CountryGlampingUSA.com
☎ Call or Text: 502-438-6918
🌐 www.CountryGlampingUSA.com

*Built for freedom.
Powered by nature.
Ready for you.*

The Utility Shack can be configured to provide a range of utility services based on the specific requirements of each project, including:

- **Solar Power** with 30-amp and 50-amp electrical service for appliances, lighting, and HVAC systems.
- **Water Harvesting** with filtered rainwater collection, storage tanks, pumping systems, and optional municipal water connection.
- **Atmospheric Water Generation** capable of producing filtered hot and cold water for individual units or multiple hospitality structures.
- **Wastewater Management** through an integrated black water and gray water treatment system.
- **Starlink Internet** providing dependable off-grid internet connectivity for guests and property operations.
- **Mobile Utility Trailer** that securely houses all major utility components in one enclosed transportable unit.
- **Professional Delivery and Installation** performed by the Country Glamping team to ensure proper setup and operation.
- **Financing Options** available for qualified off-grid property owners and hospitality development projects.

The All-n-One Utility Shack complements Country Glamping's broader hospitality development services by providing a practical infrastructure solution for projects that require dependable off-grid utilities. As an optional addition to the GEST development platform, it gives developers greater flexibility while supporting efficient operations, simplified infrastructure management, and long-term project success.

Business Model and Revenue Streams

Country Glamping & Development LLC operates through a diversified business model designed to generate revenue from multiple complementary services rather than relying on a single product or income source. By combining hospitality development, premium hard-structure accommodations, professional consulting, strategic partnerships, and long-term customer support, the company has created a scalable platform that serves landowners, developers, investors, and hospitality entrepreneurs throughout every stage of a project.

The GEST business model enables Country Glamping to participate in every phase of hospitality development, from initial planning and project design to product supply, installation coordination, financing support, and ongoing operational services. This integrated approach strengthens customer relationships, creates multiple revenue opportunities, and provides clients with a single trusted partner for their development needs.

Hospitality Development Services

One of the company's primary revenue streams comes from providing comprehensive hospitality development services. These services include project planning, land evaluation, site design, infrastructure coordination, project management, installation oversight, and development consulting. Each project is customized to meet the client's goals while ensuring efficient project delivery and long-term operational success.

Premium Hard Structure Solutions

Country Glamping generates revenue through the supply of premium hard-structure hospitality accommodations sourced through established manufacturing partners. The company works closely with clients to recommend solutions that best fit their property, development objectives, and investment plans while coordinating procurement, delivery, and installation as part of a complete development package.

Project Management and Installation Coordination

The company provides professional project management services that oversee every stage of development. Revenue is generated through coordinating logistics, scheduling, site preparation, installation, quality control, and project completion. This service ensures projects are delivered efficiently while maintaining consistent standards throughout construction.

Financing Support Services

Country Glamping assists qualified clients by connecting them with financing solutions that support hospitality development projects. By helping clients navigate funding opportunities and project financing, the company creates additional value while supporting successful project completion and long-term business growth.

Technology and Booking Solutions

Technology is an important component of the GEST business model. Country Glamping supports clients with booking technology, operational systems, and digital business solutions that improve efficiency, simplify day-to-day operations, and enhance the overall guest experience. These services strengthen client relationships while supporting the long-term performance of hospitality developments.

Strategic Partnerships

The company collaborates with manufacturers, suppliers, contractors, hospitality professionals, and financial partners to deliver complete development solutions. These partnerships expand the company's service capabilities, create additional business opportunities, and strengthen its ability to support projects of varying size and complexity.

Dealership Network

A significant component of the company's long-term growth strategy is the establishment of Country Glamping dealerships across the United States. Beginning with the flagship Tennessee location, these dealerships will represent products, provide customer consultations, coordinate project development, offer financing assistance, and deliver ongoing customer support. As the dealership network expands, it will create additional recurring revenue opportunities while increasing the company's national presence.

Long-Term Customer Support

Country Glamping is committed to building lasting relationships with every client. After project completion, the company continues to provide operational guidance, technical assistance, project support, and customer service to help clients maximize the success of their hospitality developments. This long-term approach encourages repeat business, strengthens client satisfaction, and supports sustainable company growth.

By integrating these complementary revenue streams into one business model, Country Glamping & Development LLC has established a scalable platform capable of supporting continued expansion while delivering comprehensive hospitality development solutions. This diversified approach reduces reliance on a single source of income, strengthens long-term financial stability, and positions the company for sustainable growth as demand for premium outdoor hospitality developments continues to increase.

Market Analysis and Competitive Advantage

The outdoor hospitality industry has experienced significant growth as travelers increasingly seek unique accommodations, nature-based experiences, and destinations that offer greater privacy, comfort, and flexibility than traditional hotels. At the same time, landowners and developers are recognizing the opportunity to transform underutilized properties into profitable hospitality assets that generate recurring income while meeting the growing demand for experiential travel.

This evolving market has created opportunities for businesses capable of delivering complete hospitality development solutions rather than individual products or isolated services. Developers are seeking experienced partners who can simplify the planning process, coordinate multiple project components, and provide reliable support from concept through completion. Country Glamping & Development LLC is positioned to meet this demand through its integrated GEST business model, bringing together development expertise, premium hard-structure accommodations, project management, financing support, and technology under one organization.

Unlike many companies that specialize in only one aspect of hospitality development, Country Glamping provides a comprehensive solution that guides clients throughout the entire project lifecycle. From land evaluation and site planning to structure selection, installation coordination, infrastructure development, operational support, and financing assistance, the company delivers a streamlined process that reduces complexity while improving project efficiency.

Another competitive advantage is the company's collaborative approach with established manufacturers and strategic industry partners. Rather than limiting clients to a single product line, Country Glamping works with trusted manufacturers to identify solutions that best match the requirements of each development. This flexibility allows every project to be tailored to the property's characteristics, business objectives, and target market while maintaining high standards of quality and design.

The company's focus on premium hard-structure hospitality accommodations also distinguishes it within the marketplace. These modern structures are designed to provide durability, architectural appeal, year-round functionality, and memorable guest experiences, helping developers create hospitality destinations that stand out in an increasingly competitive tourism industry.

Country Glamping further strengthens its market position through its commitment to providing complete project support. Beyond supplying accommodations, the company assists clients with infrastructure planning, project coordination, installation management, financing guidance, and long-term operational support. This integrated approach enables developers to work with a single experienced partner throughout the development process, saving time while improving communication and project execution.

Innovation also plays a central role in the company's competitive advantage. Through the GEST platform, Country Glamping incorporates technology, modern development practices, and efficient project management into every stage of the business. These capabilities help clients improve operational efficiency, enhance guest satisfaction, and build hospitality destinations designed for long-term success.

Looking ahead, the planned expansion of Country Glamping dealerships across the United States provides another significant competitive advantage. Beginning with the flagship Tennessee location, the dealership network will provide regional access to products, consulting services, project planning, financing support, and customer assistance. This expansion strategy strengthens the company's ability to serve clients more efficiently while building long-term relationships with developers, manufacturers, and hospitality professionals nationwide.

By combining innovative hospitality solutions, premium hard-structure accommodations, comprehensive development services, strategic partnerships, and a scalable national growth strategy, Country Glamping & Development LLC is well positioned to become a trusted leader in the evolving GEST Industry. Its integrated business model provides clients with a practical, efficient, and dependable path for developing successful hospitality destinations while creating sustainable opportunities for continued business growth.

Marketing and Growth Strategy

Country Glamping & Development LLC's marketing and growth strategy is focused on building strong industry relationships, increasing brand awareness, and establishing the company as a trusted leader in the GEST Industry. Rather than relying solely on traditional advertising, the company combines strategic partnerships, digital marketing, industry education, customer referrals, and dealership expansion to reach landowners, developers, investors, and hospitality entrepreneurs seeking complete development solutions.

The company's marketing approach is centered on educating potential clients about the benefits of professionally planned hospitality developments and demonstrating how the GEST business model simplifies the development process. Through informative content, project showcases, digital campaigns, and direct client engagement, Country Glamping aims to position itself as a knowledgeable and dependable partner capable of guiding clients from the initial concept through project completion.

Digital marketing will play an important role in expanding the company's visibility. The official websites, social media platforms, online advertising, search engine optimization, and email marketing campaigns will be used to showcase completed projects, available products, development services, client success stories, and educational resources. These platforms will help generate qualified leads while strengthening brand recognition across the outdoor hospitality industry.

Strategic partnerships will continue to support the company's growth by expanding access to new markets and creating additional business opportunities. Country Glamping will work closely with manufacturers, contractors, suppliers, financing partners, tourism organizations, and hospitality professionals to build long-term relationships that benefit both clients and industry partners. These collaborations strengthen the company's service offerings while creating a broader network capable of supporting projects nationwide.

The planned dealership network represents a major component of the company's long-term growth strategy. Beginning with the flagship dealership in Tennessee, Country Glamping will establish regional locations that provide product demonstrations, project consultations, financing assistance, installation coordination, and customer support. These dealerships will serve as local resource centers while strengthening relationships with clients and creating a consistent presence in key markets throughout the United States.

Customer satisfaction will remain one of the company's strongest marketing tools. By delivering high-quality products, professional service, and reliable support, Country Glamping aims to build long-term relationships that generate repeat business and referrals. Positive client experiences and successful project outcomes will help strengthen the company's reputation while expanding opportunities through word-of-mouth recommendations and industry referrals.

As the company continues to grow, it will also participate in industry events, trade shows, conferences, and networking opportunities that connect hospitality professionals, investors, developers, and manufacturers. These events provide valuable opportunities to showcase the company's capabilities, establish strategic relationships, and introduce the GEST business model to new audiences.

Country Glamping's long-term growth strategy includes expanding its national presence through additional dealership locations, increasing partnerships with leading manufacturers, strengthening financing opportunities for clients, and continuously enhancing its portfolio of products and development services. By maintaining a customer-focused approach and adapting to changing market demands, the company is positioned to achieve sustainable growth while creating new opportunities within the evolving outdoor hospitality industry.

Through a combination of professional marketing, strategic partnerships, exceptional customer service, and nationwide expansion, Country Glamping & Development LLC is building a strong foundation for continued success. This strategy not only supports the company's long-term business objectives but also reinforces its commitment to helping clients develop high-quality hospitality destinations that deliver lasting value for owners, guests, and communities.

Operations, Management, and Staffing

Operations

Country Glamping & Development LLC operates through an integrated business model that brings together project planning, development coordination, product sourcing, installation support, financing assistance, and customer service under one organization. This streamlined approach allows the company to manage every stage of a hospitality development while providing clients with a single point of contact throughout the project lifecycle.

Operations begin with understanding each client's vision, property characteristics, and development objectives. The company then coordinates site planning, product selection, project scheduling, manufacturer collaboration, logistics, installation oversight, and final project completion. By managing these activities through one coordinated process, Country Glamping improves efficiency, strengthens communication, and helps ensure projects are completed to a high standard.

The company also works closely with trusted manufacturers, contractors, suppliers, and strategic partners to deliver reliable products and professional services. This collaborative network enables Country Glamping to respond to projects of varying size and complexity while maintaining quality, consistency, and customer satisfaction.

As operations continue to expand, the company will strengthen its internal systems, improve project management processes, and enhance customer support to ensure that every development reflects the quality and professionalism associated with the Country Glamping brand.

Management

Country Glamping & Development LLC is led by founder **Chris Mitic**, whose vision for the GEST Industry serves as the foundation of the company's long-term strategy and growth. His leadership focuses on developing innovative hospitality solutions, building strategic partnerships, expanding dealership opportunities, and creating an integrated platform that supports landowners, developers, manufacturers, and investors.

The company's management philosophy emphasizes collaboration, accountability, innovation, and customer service. Every project is approached with careful planning, open communication, and a commitment to delivering practical solutions that meet each client's unique goals. By working closely with industry professionals and trusted partners, the management team ensures that projects are efficiently coordinated from initial planning through final completion.

As the company continues to grow, Country Glamping will expand its leadership structure by strengthening its Board of Directors and adding experienced professionals in hospitality, construction, manufacturing, finance, technology, and business development. This leadership team will provide strategic guidance while supporting continued growth, operational excellence, and long-term sustainability.

Staffing

Country Glamping plans to build a highly skilled team of professionals capable of supporting the company's nationwide expansion and long-term business objectives. The organization expects to employ approximately **25 to 30 team members** as operations continue to grow, with staffing expanding alongside new projects, dealership locations, and strategic partnerships.

The company will recruit professionals with expertise in hospitality, construction, manufacturing, project management, customer service, finance, marketing, technology, and business development. These individuals will work together to provide clients with comprehensive support throughout every stage of the development process while maintaining the company's commitment to quality and customer satisfaction.

In addition to its core staff, Country Glamping will collaborate with trusted contractors, installation teams, consultants, manufacturers, and financing partners who provide specialized expertise when required. This flexible operating model allows the company to efficiently manage projects of varying scope while maintaining high standards of professionalism and service.

As the GEST Industry continues to evolve, Country Glamping is also committed to ongoing professional development and training. The company plans to provide education and technology-based learning opportunities that help employees and partners remain informed about industry developments, operational best practices, and emerging innovations. By investing in its workforce, Country Glamping aims to build a knowledgeable, customer-focused team capable of supporting sustainable growth and delivering exceptional results for clients nationwide.

Strategic Partnerships and AI Innovation

Country Glamping & Development LLC believes that long-term success is built on strong strategic partnerships and continuous innovation. Rather than operating independently, the company collaborates with manufacturers, suppliers, construction professionals, hospitality specialists, financing partners, and technology providers to deliver complete hospitality development solutions. These partnerships allow Country Glamping to provide clients with high-quality products, professional services, and dependable support throughout every stage of a project.

The company works closely with established manufacturers to offer premium hard-structure accommodations and related hospitality products. By building relationships with trusted industry leaders, Country Glamping can provide clients with a diverse range of innovative solutions while maintaining the flexibility to recommend products that best suit each project's location, objectives, and design requirements.

Strategic relationships with construction professionals, installation teams, engineers, and infrastructure specialists further strengthen the company's ability to deliver projects efficiently and professionally. These collaborations ensure that each development is supported by experienced industry experts who understand the importance of quality workmanship, careful planning, and timely project completion.

Financing partnerships also play an important role in the company's business model. Country Glamping works to connect qualified clients with financing opportunities that support hospitality developments from the planning stage through project completion. By making financial resources more accessible, the company helps clients move forward with projects that may otherwise be delayed or difficult to implement.

Technology is another key component of the GEST platform. Country Glamping continues to integrate modern booking systems, digital management tools, and AI-supported technologies that help improve operational efficiency and enhance the guest experience. These solutions are intended to simplify property management, support reservation systems, strengthen customer engagement, and provide valuable business insights that help clients operate more effectively.

As the company grows, Country Glamping plans to continue expanding its network of strategic partners across the hospitality, construction, manufacturing, finance, and technology sectors. These relationships will strengthen the company's ability to provide comprehensive development solutions while supporting its long-term vision of establishing a nationwide dealership network and becoming a recognized leader within the GEST Industry.

Use of funds and budget allocation

Use of Funds

Country Glamping & Development LLC is seeking **\$1,000,000** in funding to strengthen its operational capacity, complete its flagship hospitality development, establish its first dealership, and accelerate the national expansion of the GEST Industry. The requested funding will be strategically invested in the following priority areas.

1. Completion of the Flagship Hospitality Development

A significant portion of the funding will be used to complete the company's flagship Country Glamping project. This development will serve as a demonstration site that showcases the company's products, services, development capabilities, and overall GEST business model. The completed project will also provide prospective clients, investors, manufacturers, and strategic partners with a real-world example of the company's integrated hospitality development approach.

2. Development of the First Country Glamping Dealership

Funding will support the establishment of the company's first Country Glamping dealership in Tennessee. The dealership will serve as a regional headquarters for product demonstrations, customer consultations, project planning, manufacturer representation, financing support, and customer service. This location will also create the operational foundation for future dealership expansion throughout the United States.

3. Leadership and Board Development

Country Glamping plans to strengthen its leadership structure by expanding its Board of Directors and engaging experienced professionals from key industries, including hospitality, manufacturing, construction, finance, technology, and business development. Building a strong leadership team will provide strategic guidance, support responsible corporate governance, and position the company for sustainable long-term growth.

4. Marketing, Branding, and Industry Education

Funding will be invested in marketing initiatives designed to increase brand awareness, educate potential clients, and promote the GEST Industry. These efforts will include digital marketing, social media campaigns, advertising, promotional materials, educational content, and participation in industry events that strengthen the company's visibility and attract new business opportunities.

5. Operational Growth and Business Development

A portion of the funding will support the continued growth of Country Glamping's operations by improving project management capabilities, strengthening customer support, expanding strategic partnerships, and enhancing the company's ability to deliver complete hospitality development solutions. These investments will improve operational efficiency while supporting future business expansion.

6. Technology and Business Systems

The company will continue investing in technology that supports business operations, customer engagement, project management, and booking solutions. These systems will strengthen internal efficiency, improve communication, and provide clients with a more streamlined development experience.

Expected Impact

The requested funding will enable Country Glamping & Development LLC to complete its flagship development, establish its first dealership, strengthen its leadership team, expand its marketing efforts, and build a strong operational foundation for nationwide growth. These investments will support the company's long-term vision of expanding the GEST Industry while providing innovative hospitality development solutions for landowners, developers, investors, and strategic partners across the United States.

Budget Allocation Plan

Budget Category	Description	Estimated Allocation (USD)	Percentage
Flagship Hospitality Development	Complete the flagship Country Glamping project, including site development, infrastructure, accommodations, and project completion.	\$400,000	40%
First Country Glamping Dealership	Establish the flagship dealership in Tennessee, including facility setup, product displays, equipment, and operational readiness.	\$200,000	20%
Marketing, Branding & Industry Education	Digital marketing, social media campaigns, advertising, website enhancements, promotional materials, trade shows, and educational outreach.	\$120,000	12%
Leadership & Board Development	Recruitment of Board of Directors, executive advisors, legal consultation, and corporate governance support.	\$80,000	8%
Operations & Business Development	Project management systems, business operations, administrative support, travel, client development, and operational expansion.	\$90,000	9%
Technology & Booking Platform	Technology infrastructure, AI booking tools, software systems, CRM, and operational management platforms.	\$60,000	6%
Contingency & Working Capital	Reserve for unforeseen project expenses, operational flexibility, and business continuity during expansion.	\$50,000	5%
Total Requested Funding		\$1,000,000	100%

Financial Projections and Expected Outcomes

Country Glamping & Development LLC is positioned for sustainable long-term growth through its diversified business model, strategic partnerships, and expanding portfolio of hospitality development services. By combining premium hard-structure accommodations, comprehensive project development, financing support, dealership expansion, and technology solutions, the company expects to establish multiple revenue streams that strengthen financial stability while supporting continued business growth.

The completion of the company's flagship hospitality project will serve as an important milestone by demonstrating the full capabilities of the GEST business model. This flagship development will provide prospective clients, investors, manufacturers, and strategic partners with a real-world example of the company's integrated approach to hospitality development while supporting future business opportunities and expanding market visibility.

The planned establishment of the first Country Glamping dealership in Tennessee will further strengthen the company's financial foundation by creating a regional center for product representation, customer consultations, project planning, manufacturer partnerships, and ongoing client support. As additional dealership locations are introduced in strategic markets, the company expects to expand its customer base while increasing opportunities for recurring business and long-term industry partnerships.

Country Glamping's diversified service offerings are expected to generate revenue from multiple areas of the business, including hospitality development services, premium hard-structure accommodations, project management, installation coordination, consulting, financing support, technology solutions, and long-term customer relationships. This diversified approach reduces reliance on a single source of income while supporting greater financial resilience as the business continues to grow.

The company also expects to strengthen its position within the outdoor hospitality industry by expanding relationships with manufacturers, developers, investors, tourism organizations, and hospitality professionals. These strategic partnerships will create additional opportunities for collaborative projects, product representation, and business development while supporting the company's long-term expansion objectives.

Expected Outcomes

Through the successful implementation of its business strategy, Country Glamping & Development LLC expects to achieve the following outcomes:

- Successfully complete the flagship Country Glamping hospitality development.
- Establish the first Country Glamping dealership in Tennessee.
- Expand relationships with leading manufacturers and strategic industry partners.
- Strengthen the company's leadership team and Board of Directors.
- Increase brand recognition through targeted marketing and educational initiatives.
- Provide comprehensive hospitality development solutions to landowners, developers, investors, and hospitality entrepreneurs.
- Build a scalable business model capable of supporting future dealership expansion across the United States.
- Continue advancing the GEST Industry through innovation, professional project delivery, and strategic collaboration.

With a strong operational foundation, diversified revenue opportunities, and a clear national expansion strategy, Country Glamping & Development LLC is well positioned to achieve sustainable growth while creating long-term value for its clients, business partners, and stakeholders. The company's integrated business model provides a solid framework for continued development and supports its vision of becoming a recognized leader in the future of outdoor hospitality development.

Economic Impact and Sustainability

Economic Impact

Country Glamping & Development LLC is committed to creating meaningful economic value through the development of innovative hospitality destinations that benefit landowners, local communities, businesses, and industry partners. Every project is designed to transform underutilized land into productive assets that encourage tourism, attract private investment, and support long-term economic activity.

As the company expands its operations, it expects to create employment opportunities across multiple industries, including hospitality, construction, manufacturing, transportation, landscaping, project management, marketing, and customer service. In addition to direct employment, each development will create opportunities for local contractors, suppliers, tradespeople, and service providers who contribute to project construction and ongoing operations.

The company's collaborative business model also strengthens economic activity by working with manufacturers, financing institutions, technology providers, and strategic partners. These relationships help create new business opportunities while supporting a broader network of companies involved in hospitality development and tourism.

Country Glamping's planned dealership network will further contribute to regional economic growth by establishing local business operations that provide product representation, customer support, project consultation, and technical services. These locations are expected to strengthen local economies while improving access to innovative hospitality development solutions throughout the United States.

By helping landowners and developers unlock the potential of their properties, Country Glamping supports responsible development that creates lasting value for clients, generates new business opportunities, and contributes to the continued growth of the outdoor hospitality industry.

Long-Term Sustainability

Country Glamping & Development LLC has developed a business model designed to support sustainable long-term growth through diversification, strategic partnerships, and continuous innovation. Rather than depending on a single product or service, the company generates opportunities through hospitality development, premium hard-structure accommodations, consulting, dealership operations, financing support, and technology solutions. This diversified approach strengthens business resilience while supporting future expansion.

The company is committed to building lasting relationships with clients by providing ongoing guidance and support throughout the development process and beyond project completion. This customer-focused approach encourages repeat business, strengthens client confidence, and creates long-term partnerships that contribute to continued growth.

Strategic partnerships with manufacturers, construction professionals, financing organizations, and technology providers will continue to play an important role in the company's future. These collaborations allow Country Glamping to expand its capabilities, improve service delivery, and adapt to changing industry needs while maintaining high standards of quality and professionalism.

Future sustainability will also be supported through the planned expansion of the Country Glamping dealership network. Beginning with the flagship location in Tennessee, additional dealerships will strengthen the company's national presence, improve customer accessibility, and create a scalable framework for continued growth across new markets.

By combining responsible business practices, strong industry partnerships, professional project management, and a commitment to innovation, Country Glamping & Development LLC is building a sustainable organization positioned for long-term success. The company's vision extends beyond individual projects to creating a lasting platform that supports clients, strengthens industry relationships, and contributes to the continued evolution of the GEST Industry.

Conclusion

Country Glamping & Development LLC is redefining the future of outdoor hospitality by bringing together innovative development solutions, premium hard-structure accommodations, strategic partnerships, and comprehensive project support through the GEST business model. Rather than offering individual products or services, the company provides an integrated platform that enables landowners, developers, investors, and hospitality entrepreneurs to transform underutilized properties into professionally planned and profitable hospitality destinations.

Built on a foundation of innovation, collaboration, and long-term value, Country Glamping simplifies the development process by coordinating planning, project management, product sourcing, installation, financing support, and operational guidance through one trusted organization. This comprehensive approach allows clients to move from concept to completion with confidence while creating destinations that are designed for long-term success.

The requested funding of **\$1,000,000** will play a vital role in completing the company's flagship project, establishing its first dealership in Tennessee, strengthening leadership, expanding marketing initiatives, and supporting the continued growth of the GEST Industry. These investments will provide the resources needed to demonstrate the company's capabilities, expand its national presence, and build lasting relationships with manufacturers, developers, and strategic partners.

As demand for high-quality outdoor hospitality continues to grow, Country Glamping is well positioned to meet the evolving needs of the market through its customer-focused approach, scalable business model, and commitment to excellence. The company's long-term vision extends beyond individual projects to building a nationwide network that supports hospitality development, encourages innovation, and creates new opportunities across the industry.

With experienced leadership, strong strategic partnerships, and a clear plan for growth, Country Glamping & Development LLC is prepared to become a trusted leader in the GEST Industry. Through responsible development, professional service, and a commitment to delivering complete hospitality solutions, the company is creating lasting value for clients, industry partners, investors, and the communities it serves while shaping the next generation of outdoor hospitality development.

Details of Project and Project Owner

Project Title	Country Glamping & Development LLC Business Expansion and GEST Industry Development
Project Owner	Chris Mitic
Position	Founder and President
Holding Company	GEST LLC
Operating Company	Country Glamping & Development LLC
Business Type	For-Profit Business
Industry	Outdoor Hospitality Development, Eco-Luxury Hospitality, Short-Term Rentals, Hospitality Technology
Business Location	Linden, Tennessee, USA
Business Address	1578 Whitwell Cemetery Rd, Linden, TN 37096
Website	www.GEST.LLC • www.CountryGlampingUSA.com
Years in Business	3 Years
Requested Funding	\$1,000,000 USD

APPENDIX – ADDITIONAL PROJECT MATERIALS

Appendix A — Country Glamping Dealership



COUNTRY GLAMPING DEALERSHIP

SALES • SHOWROOM • CUSTOM SOLUTIONS

Live it. Stay it. Own it.

LUXURY GLAMPING & MODULAR LIVING

SALES • RENTALS • CUSTOM BUILDS • DELIVERY & SETUP



LOCATION
GARLAND, TEXAS

EASY ACCESS FROM
DALLAS, PLANO,
ROCKWALL &
SURROUNDING
AREAS



YOUR DREAM RETREAT. OUR EXPERTISE.

Country Glamping Dealership offers a wide selection of luxury glamping and modular living solutions. Visit our showroom in Garland, Texas to explore, customize, and purchase your ideal retreat.



VIEW MODELS
IN OUR OUTDOOR
SHOWROOM



CUSTOM DESIGN
& LAYOUT
PLANNING



DELIVERY & SETUP
ANYWHERE IN
THE USA



FULL SUPPORT
BEFORE, DURING &
AFTER PURCHASE



SUSTAINABLE
ECO-FRIENDLY
SOLUTIONS



FINANCING
& BUSINESS
SOLUTIONS

PREMIUM MODELS. ENDLESS POSSIBILITIES.

ROVER W

Signature Glass Suite



- Panoramic glass front
- King bed, full bath, lounge area
- Private deck & garden space
- Perfect for couples or solo stays

MODEL L V

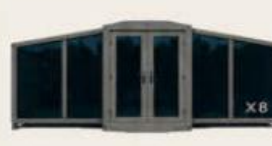
Panoramic View Villa



- Floor-to-ceiling views
- King bed, full kitchen, full bath
- Spacious living area
- Ideal for extended stays

MODEL X 8

Attached Modular Villa



- Expansive connected living
- Multiple bedrooms & baths
- Full kitchen & dining area
- Ideal for families or groups

ROVER-T

Glass Retreat



- Panoramic glass design
- King bed, full bath, lounge area
- Private deck & outdoor space
- Ideal for couples & getaways

ADDITIONAL MODELS & OPTIONS



Multi-Unit Villas

Perfect for resorts, communities & group retreats



Container Villas

Modern design. Strong. Efficient. Quick delivery & setup.



Container Homes & Offices

Comfortable living or workspace. Smart, durable & affordable.

WHY CHOOSE COUNTRY GLAMPING DEALERSHIP?

- ✓ See Before You Buy
- ✓ Expert Guidance
- ✓ Custom Solutions
- ✓ Nationwide Delivery
- ✓ Turnkey Setup
- ✓ After-Sales Support

YOUR RETREAT. OUR PASSION. ENDLESS POSSIBILITIES.

OUR SHOWROOM

- 📍 Garland, Texas
- 🕒 By Appointment & Walk-Ins Welcome
- 🌳 Large Outdoor Display Area
- 🚗 Ample Parking



SERVING

- Private Retreats
- Resorts & Communities
- Airbnb & Short-Term Rentals
- Farms & Ranches
- Off-Grid & Eco Projects

READY TO GET STARTED?

Visit our showroom in Garland, Texas or contact us today to build your dream retreat.



COUNTRY GLAMPING DEALERSHIP

LUXURY GLAMPING & MODULAR LIVING SOLUTIONS



QUALITY
PREMIUM BUILD



INNOVATION
MODERN DESIGN



SUSTAINABILITY
ECO-FRIENDLY



SERVICE
BUILT FOR YOU

Live it. Stay it. Own it.



LIVE ON THE LAND



LIVE FREELY



LIVE INSPIRED



LIVE LEGACY

CONTACT & RES:

- 📞 Call: 972-555-GLAMP (4526)
- ✉️ info@CountryGlamping.com
- 🌐 www.CountryGlamping.com
- 👤 Design: Ziggy@Gest.LLC



VISIT. EXPLORE. EXPERIENCE. YOUR RETREAT STARTS HERE.

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Appendix B — Island Bend Farms



ISLAND BEND FARMS

GLAMPING RESORT & FARM RETREAT

Cultivate. Escape. Thrive.

NATURE. LUXURY. ADVENTURE. CONNECTION.

FARM • RIVER • RUNWAY • RELAXATION



PRIVATE
FAA-APPROVED
AIRFIELD

UNPARALLELED
BEAUTY &
POSSIBILITY



A FARM & RIVER ESCAPE LIKE NO OTHER.

Reconnect with what matters.
Island Bend Farms offers luxury
glamping, sustainable farm living,
private river access, and an
airstrip for limitless adventure and
unforgettable experiences.





OVER 4 MILES
OF KENTUCKY LAKE
FRONTAGE



SUNSHINE &
FRESH AIR
YEAR-ROUND



SUSTAINABLE
ECO-FRIENDLY DESIGN
OFF-GRID LIVING



ORGANIC GARDENS
& ORCHARDS



PRIVATE FAA-APPROVED
AIRFIELD WITH
RUNWAY ACCESS



ENDLESS VIEWS
WILDLIFE, SUNSETS
& STARLIGHT

FOUR EXTRAORDINARY MODELS. ENDLESS POSSIBILITIES.

ROVER W

Signature Glass Suite



- Panoramic glass front
- King bed, full bath, lounge area
- Private deck & garden space
- Perfect for couples or solo stays

MODEL L V

Panoramic View Villa



- Floor-to-ceiling views
- King bed, full kitchen, full bath
- Spacious living area
- Ideal for extended stays

MODEL X 8

Attached Modular Villa



- Expansive connected living
- Multiple bedrooms & baths
- Full kitchen & dining area
- Ideal for families or groups

ROVER-T

Glass Retreat



- Panoramic glass design
- King bed, full bath, lounge area
- Private deck & outdoor space
- Ideal for couples & getaways

AMENITIES & EXPERIENCES


PRIVATE RIVER
ACCESS


AIRSTRIP
ACCESS


ORGANIC GARDENS
& ORCHARDS


BOAT DOCKS &
WATER SPORTS


FISHING &
ANGLING


HIKING &
NATURE TRAILS


WILDLIFE
WATCHING


STAR GAZING
NIGHTS


EVENTS &
CELEBRATIONS

RESORT HIGHLIGHTS

- Features over four miles of Kentucky Lake frontage
- Private FAA-approved airfield with runway access
- 114-acre private island
- Private Hangars & Airstrip Lounge
- Organic Gardens & Farm Store
- Event Barn & Pavilion
- Secluded Trails & Lookout Points
- Year-Round Adventure & Relaxation









Live it. Stay it. Own it.



LIVE ON THE RIVER



LIVE FREELY



LIVE INSPIRED



LIVE LEGACY

CONTACT & RES:

Call: 502-438-6918

Chris@Gest.LLC

www.Gest.LLC

Design: Ziggy@Gest.LLC



COUNTRY GLAMPING

CREATING UNFORGETTABLE OUTDOOR
HOSPITALITY EXPERIENCES

DESIGN With Purpose
DELIVER Made to Enjoy
SUPPORT Here for You



INVEST IN
EXPERIENCE.
INVEST IN
ADVENTURE.
INVEST IN
ISLAND BEND FARMS.

YOUR GATEWAY TO LUXURY LIVING, ADVENTURE & INVESTMENT.

Own a piece of paradise. From private retreats
to income generating rentals, Island Bend Farms
offers a lifestyle that flows as beautifully
as the river.

Appendix C — Beach Resorts



BEACH RESORTS

GLAMPING RESORT

Elevate Your Escape. Embrace the Extraordinary.

SUN. SALT. SAND. CONNECTION.



PRIVATE BEACH RETREAT
UNPARALLELED BEAUTY & POSSIBILITY



A COASTAL ESCAPE LIKE NO OTHER.

Reconnect with what matters. Beach Resorts Glamping offers luxury modular stays, immersive ocean experiences, and breathtaking views at every turn.

 OCEANFRONT LOCATION
TOTAL PRIVACY
  SUNSHINE & SEA BREEZES
YEAR-ROUND
  SUSTAINABLE ECO-FRIENDLY DESIGN
OFF-GRID LIVING
  BEACH FIRES
GATHER, SHARE, UNWIND.
  ADVENTURE WATER SPORTS,
HIKING & MORE
  ENDLESS VIEWS
OCEAN, SUNSETS & STARLIGHT

FOUR EXTRAORDINARY MODELS. ENDLESS POSSIBILITIES.

ROVER W

Signature Glass Suite



- Panoramic glass front
- King bed, full bath, lounge area
- Private deck & garden space
- Perfect for couples or solo stays

MODEL L V

Panoramic View Villa



- Floor-to-ceiling views
- King bed, full kitchen, full bath
- Spacious living area
- Ideal for extended stays

MODEL X 8

Attached Modular Villa



- Expansive connected living
- Multiple bedrooms & baths
- Full kitchen & dining area
- Ideal for families or groups

ROVER-T

Glass Retreat



- Panoramic glass design
- King bed, full bath, lounge area
- Private deck & outdoor space
- Ideal for couples & getaways

AMENITIES & EXPERIENCES

 PRIVATE BEACH ACCESS
  OCEANFRONT DECKS
  KAYAKING & PADDLEBOARDING
  SNORKELING & DIVING
  BEACH FIRES & LOUNGE AREAS

 WATERFRONT DINING
  YOGA & WELLNESS
  FISHING ADVENTURES
  EVENTS & CELEBRATIONS
  PET FRIENDLY

RESORT HIGHLIGHTS

- Private Beach & Executive Hangars
- Marina, Kayaks & Water Sports
- Farm-to-Table Dining
- Event Lawn & Pavilion
- Organic Gardens & Farm Store
- Secluded Trails & Lookout Points
- Year-Round Adventure









Live it. Stay it. Own it.

 LIVE OCEANFRONT
  LIVE FREELY
  LIVE INSPIRED
  LIVE LEGACY

CONTACT & RES:

Call: 502-438-6918
 Chris@Gest.LLC
 www.Gest.LLC
 Any Private Mountain Retreat.
 Design: Ziggy@Gest.LLC



COUNTRY GLAMPING

CREATING UNFORGETTABLE OUTDOOR HOSPITALITY EXPERIENCES.

DESIGN DELIVER SUPPORT



INVEST IN EXPERIENCE. INVEST IN MEMORIES. INVEST IN BEACH RESORTS.

YOUR GATEWAY TO LUXURY LIVING, ADVENTURE & INVESTMENT.

Own a piece of paradise. From private retreats to income-generating rentals, Beach Resorts offers a lifestyle and investment that grows.



Appendix D — Island Resorts



ISLAND RESORTS

GLAMPING RESORT

Escape. Explore. Reconnect.
NATURE. LUXURY. ADVENTURE. CONNECTION.



PRIVATE ISLAND RETREAT

UNPARALLELED BEAUTY & POSSIBILITY

AN ISLAND ESCAPE LIKE NO OTHER.

Reconnect with what matters. Island Resorts Glamping offers luxury modular stays, immersive nature experiences, and breathtaking views at every turn.





ISLAND LOCATION
TOTAL PRIVACY



SUNSHINE & OCEAN BREEZES
YEAR-ROUND



SUSTAINABLE
ECO-FRIENDLY DESIGN
OFF-GRID LIVING



BEACH FIRES
GATHER, SHARE,
UNWIND.



ADVENTURE
SNORKELING, DIVING,
KAYAKING & MORE



ENDLESS VIEWS
OCEAN, SUNSETS
& STARLIGHT

FOUR EXTRAORDINARY MODELS. ENDLESS POSSIBILITIES.

ROVER W

Signature Glass Suite



- Panoramic glass front
- King bed, full bath, lounge area
- Private deck & garden space
- Perfect for couples or solo stays

MODEL L V

Panoramic View Villa



- Floor-to-ceiling views
- King bed, full kitchen, full bath
- Spacious living area
- Ideal for extended stays

MODEL X 8

Attached Modular Villa



- Expansive connected living
- Multiple bedrooms & baths
- Full kitchen & dining area
- Ideal for families or groups

ROVER-T

Glass Retreat



- Panoramic glass design
- King bed, full bath, lounge area
- Private deck & outdoor space
- Ideal for couples & getaways

AMENITIES & EXPERIENCES

 PRIVATE BEACH ACCESS	 SNORKELING & DIVING	 KAYAKING & PADDLEBOARDING	 BOAT DOCKS & EXCURSIONS	 SUNSETS & SUNRISSES
 WILDLIFE WATCHING	 HIKING & NATURE TRAILS	 ISLAND DINING	 STARGAZING NIGHTS	 YOGA & WELLNESS
 WATER SPORTS	 PRIVATE CHEF EXPERIENCES	 EVENTS & CELEBRATIONS	 WATERFRONT LOUNGES	 SUSTAINABLE LUXURY

RESORT HIGHLIGHTS

- Private Island & Executive Hangars
- Boats & Water Sports
- Farm-to-Table Dining
- Event Lawn & Pavilion
- Organic Gardens & Farm Store
- Secluded Trails & Lookout Points
- Year-Round Adventure









Live it. Stay it. Own it.



LIVE OCEANFRONT



LIVE FREELY



LIVE INSPIRED



LIVE LEGACY

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Chris@Gest.LLC
www.Gest.LLC
Serving Any Private Island Resort.
Design: Ziggy@Gest.LLC



COUNTRY GLAMPING

CREATING UNFORGETTABLE OUTDOOR HOSPITALITY EXPERIENCES.



DESIGN
Built to Beauty



DELIVER
Built to Perform



SUPPORT
Here for You



INVEST IN EXPERIENCE.
INVEST IN MEMORIES.
INVEST IN ISLAND RESORTS.

YOUR GATEWAY TO LUXURY LIVING, ADVENTURE & INVESTMENT.

Own a piece of paradise. From private retreats to income-generating rentals, Island Resorts offers a lifestyle that flows as beautifully as the ocean.



Appendix E — Mountain Resorts

MOUNTAIN RESORT

GLAMPING RESORT

Elevate Your Escape. Embrace the Extraordinary.

NATURE. LUXURY. ADVENTURE. CONNECTION.

PRIVATE MOUNTAIN RETREAT

UNPARALLELED BEAUTY & POSSIBILITY

A HIGH-ALTITUDE ESCAPE LIKE NO OTHER.

Disconnect from the ordinary and reconnect with what matters. Mountain Resort Glamping Resort offers luxury modular stays, immersive outdoor experiences, and breathtaking views at every turn.

SECLUDED MOUNTAIN SETTING
TOTAL PRIVACY

CRISP AIR & CLEAR SKIES
YEAR-ROUND

BASE CAMP FIRES
GATHER, SHARE, UNWIND.

ADVENTURE
HIKING, CLIMBING, & EXPLORATION.

ENDLESS VIEWS
PANORAMIC PEAKS & VALLEYS

SUSTAINABLE
ECO-FRIENDLY DESIGN
OFF-GRID LIVING

FOUR EXTRAORDINARY MODELS. ENDLESS POSSIBILITIES.

ROVER W
Signature Glass Suite

- Panoramic glass front
- King bed, full bath, lounge area
- Private deck & garden space
- Perfect for couples or solo stays

MODEL L V
Panoramic View Villa

- Floor-to-ceiling views
- King bed, full kitchen, full bath
- Spacious living area
- Ideal for extended stays

MODEL X 8
Attached Modular Villa

- Expansive connected living
- Multiple bedrooms & baths
- Full kitchen & dining area
- Ideal for families or groups

ROVER-T
Glass Retreat

- Panoramic glass design
- King bed, full bath, lounge area
- Private deck & outdoor space
- Ideal for couples & getaways

AMENITIES & EXPERIENCES

PANORAMIC VIEW DECKS

HOT TUBS WITH A VIEW

HIKING & BACKPACKING

ROCK CLIMBING & SOULDERING

MOUNTAIN BIKING

WILDFLOWER MEADOWS

FLY FISHING & RIVER ADVENTURES

STAR GAZING NIGHTS

YOGA & WELLNESS

GOURMET MOUNTAIN CUISINE

BASE CAMP FIRE PITS

SNOW SPORTS IN WINTER

WATERFRONT ACTIVITIES

EVENTS & CELEBRATIONS

SUSTAINABLE OFF-GRID LIVING

PET FRIENDLY

RESORT HIGHLIGHTS

- Private Airstrip & Executive Hangars
- Marina, Kayaks & Water Sports
- Farm-to-Table Dining
- Event Lawn & Pavilion
- Organic Gardens & Farm Store
- Secluded Trails & Lookout Points
- Year-Round Adventure

Live it. Stay it. Own it.

LIVE WATERFRONT

LIVE FREELY

LIVE INSPIRED

LIVE LEGACY

CONTACT & RES:

Call: 502-438-6918
 Chris@Gest.LLC
 www.Gest.LLC
 Any Private Mountain Retreat.
 Design: Ziggy@Gest.LLC

COUNTRY GLAMPING
CREATING UNFORGETTABLE OUTDOOR HOSPITALITY EXPERIENCES.

DESIGN
Luxury Structures

DELIVER
Exceptional Stays

SUPPORT
From Sign To Stay

Appendix F — Waterfall Resorts



WATERFALL RESORT

GLAMPING RESORT

Refresh. Reconnect. Rejuvenate.

NATURE. LUXURY. ADVENTURE. CONNECTION.



PRIVATE
WATERFALL
RETREAT

UNPARALLELED
BEAUTY &
POSSIBILITY

A WATERFALL ESCAPE LIKE NO OTHER.

Reconnect with what matters. Waterfall Resort Glamping offers luxury modular stays, immersive nature experiences, and breathtaking views at every turn.





WATERFALL LOCATION
TOTAL PRIVACY



FRESH AIR & COOL MIST
YEAR-ROUND



SUSTAINABLE
ECO-FRIENDLY DESIGN
OFF-GRID LIVING



WATERFALL SOUNDS
RELAX, UNWIND,
REJUVENATE.



ADVENTURE
HIKING, SWIMMING,
EXPLORING & MORE



ENDLESS VIEWS
WILDLIFE, SCENERY
& SERENITY

FOUR EXTRAORDINARY MODELS. ENDLESS POSSIBILITIES.

ROVER W

Signature Glass Suite



- Panoramic glass front
- King bed, full bath, lounge area
- Private deck & garden space
- Perfect for couples or solo stays

MODEL L V

Panoramic View Villa



- Floor-to-ceiling views
- King bed, full kitchen, full bath
- Spacious living area
- Ideal for extended stays

MODEL X 8

Attached Modular Villa



- Expansive connected living
- Multiple bedrooms & baths
- Full kitchen & dining area
- Ideal for families or groups

ROVER-T

Glass Retreat



- Panoramic glass design
- King bed, full bath, lounge area
- Private deck & outdoor space
- Ideal for couples & getaways

AMENITIES & EXPERIENCES

PRIVATE WATERFALL ACCESS	NATURAL POOLS & SWIMMING	HIKING & NATURE TRAILS	YOGA & WELLNESS	GOURMET DINING
WILDLIFE WATCHING	BIRD WATCHING	PHOTO SPOTS	NIGHT SKY VIEWING	EVENTS & CELEBRATIONS
KAYAKING & PADDLEBOARDING	OUTDOOR MASSAGE	WATERFALL DINING	PRIVATE CHEF EXPERIENCES	SUSTAINABLE LUXURY

RESORT HIGHLIGHTS

- Private Waterfall & Executive Hangars
- Natural Pools & Water Activities
- Farm-to-Table Dining
- Event Lawn & Pavilion
- Organic Gardens & Farm Store
- Secluded Trails & Lookout Points
- Year-Round Adventure



Live it. Stay it. Own it.



LIVE NEAR NATURE



LIVE FREELY



LIVE INSPIRED



LIVE LEGACY

CONTACT & RES:

Call: 502-438-6918
 Chris@Gest.LLC
 www.Gest.LLC
 Serving Any Private Waterfall Retreat.
 Design: Ziggy@Gest.LLC



COUNTRY GLAMPING

CREATING UNFORGETTABLE OUTDOOR HOSPITALITY EXPERIENCES.

DESIGN Built for Beauty	DELIVER Ready to Enjoy	SUPPORT Here for You
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INVEST IN EXPERIENCE.
INVEST IN MEMORIES.
INVEST IN WATERFALL RESORTS.

YOUR GATEWAY TO LUXURY LIVING, ADVENTURE & INVESTMENT.

Own a piece of paradise. From private retreats to income-generating rentals, Waterfall Resorts offers a lifestyle that flows as beautifully as the waterfalls we're built around.

Appendix G — Lake Resorts



LAKE RESORTS

GLAMPING RESORT

Relax. Explore. Reconnect.
NATURE. LUXURY. ADVENTURE. CONNECTION.



PRIVATE
LAKE
RETREAT
UNPARALLELED
BEAUTY &
POSSIBILITY

A LAKE ESCAPE LIKE NO OTHER.

Reconnect with what matters. Lake Resorts Glamping offers luxury modular stays, immersive nature experiences, and breathtaking views at every turn.

 LAKEFRONT LOCATION
TOTAL PRIVACY

 SUNSHINE & FRESH AIR
YEAR-ROUND

 SUSTAINABLE ECO-FRIENDLY DESIGN
OFF-GRID LIVING

 LAKE FIRES
GATHER, SHARE, UNWIND.

 ADVENTURE
BOATING, KAYAKING, FISHING & MORE

 ENDLESS VIEWS
WILDLIFE, SUNSETS & STARLIGHT

FOUR EXTRAORDINARY MODELS. ENDLESS POSSIBILITIES.

ROVER W
Signature Glass Suite



- Panoramic glass front
- King bed, full bath, lounge area
- Private deck & garden space
- Perfect for couples or solo stays

MODEL L V
Panoramic View Villa



- Floor-to-ceiling views
- King bed, full kitchen, full bath
- Spacious living area
- Ideal for extended stays

MODEL X 8
Attached Modular Villa



- Expansive connected living
- Multiple bedrooms & baths
- Full kitchen & dining area
- Ideal for families or groups

ROVER-T
Glass Retreat



- Panoramic glass design
- King bed, full bath, lounge area
- Private deck & outdoor space
- Ideal for couples & getaways

AMENITIES & EXPERIENCES

 PRIVATE LAKE ACCESS
  BOAT DOCKS
  KAYAKING & PADDLEBOARDING
  FISHING & ANGLING
  HOT TUBS WITH A VIEW

 WILDLIFE WATCHING
  HIKING & NATURE TRAILS
  WATERFRONT DINING
  STARGAZING NIGHTS
  EVENTS & CELEBRATIONS

RESORT HIGHLIGHTS

- Private Lake & Executive Hangars
- Marina, Boats & Water Sports
- Farm-to-Table Dining
- Event Lawn & Pavilion
- Organic Gardens & Farm Store
- Secluded Trails & Lookout Points
- Year-Round Adventure



 LIVE LAKESHORE
  LIVE FREELY
  LIVE INSPIRED
  LIVE LEGACY

Live it. Stay it. Own it.

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Serving Any Private Lake Resort.
Design: Ziggy@Gest.LLC



COUNTRY GLAMPING
CREATING UNFORGETTABLE OUTDOOR
HOSPITALITY EXPERIENCES.

 DESIGN With Purpose
  DELIVER With Heart
  SUPPORT From Start To Stay

 INVEST IN EXPERIENCE.
INVEST IN MEMORIES.
INVEST IN LAKE RESORTS.

YOUR GATEWAY TO LUXURY LIVING, ADVENTURE & INVESTMENT.

Own a piece of paradise. From private retreats to income-generating rentals, Lake Resorts offers a lifestyle that flows as beautifully as the water.

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Appendix H — Desert Resorts



DESERT RESORT

GLAMPING RESORT

Unplug. Explore. Reconnect.
NATURE. LUXURY. ADVENTURE. CONNECTION.





A DESERT ESCAPE LIKE NO OTHER.

Disconnect from the ordinary and reconnect with what matters. Desert Resort Glamping offers luxury modular stays, immersive nature experiences, and breathtaking views at every turn.

 **DESERT FRONT LOCATION**
TOTAL PRIVACY
  **SUNSHINE & CLEAR SKIES**
YEAR-ROUND
  **SUSTAINABLE ECO-FRIENDLY DESIGN**
OFF-GRID LIVING
  **DESERT FIRES**
GATHER, SHARE, UNWIND.
  **ADVENTURE**
HIKING, OFF-ROADING, STARGAZING & MORE
  **ENDLESS VIEWS**
SUNSETS, STARS & SERENITY

FOUR EXTRAORDINARY MODELS. ENDLESS POSSIBILITIES.

ROVER W
Signature Glass Suite



- Panoramic glass front
- King bed, full bath, lounge area
- Private deck & garden space
- Perfect for couples or solo stays

MODEL L V
Panoramic View Villa



- Floor-to-ceiling views
- King bed, full kitchen, full bath
- Spacious living area
- Ideal for extended stays

MODEL X 8
Attached Modular Villa



- Expansive connected living
- Multiple bedrooms & baths
- Full kitchen & dining area
- Ideal for families or groups

ROVER-T
Glass Retreat



- Panoramic glass design
- King bed, full bath, lounge area
- Private deck & outdoor space
- Ideal for couples & getaways

AMENITIES & EXPERIENCES

 PRIVATE DESERT ACCESS
  HOT TUBS WITH A VIEW
  OFF-ROAD ADVENTURES
  STARGAZING NIGHTS
  YOGA & WELLNESS

 HIKING & NATURE TRAILS
  GOURMET DINING
  WILDLIFE VIEWING
  SUNSET EXPERIENCES
  EVENTS & CELEBRATIONS

RESORT HIGHLIGHTS

- Private Desert & Executive Hangars
- Off-Roading & Adventure Access
- Farm-to-Table Dining
- Event Lawn & Pavilion
- Organic Gardens & Farm Store
- Secluded Trails & Lookout Points
- Year-Round Adventure



Live it. Stay it. Own it.

 LIVE WILDLY
  LIVE FREELY
  LIVE INSPIRED
  LIVE LEGACY

CONTACT & RES:

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www.Gest.LLC
Serving Any Private Desert Resort...
Design: Ziggy@Gest.LLC



COUNTRY GLAMPING
CREATING UNFORGETTABLE OUTDOOR HOSPITALITY EXPERIENCES.

 DESIGN
  DELIVER
  SUPPORT

INVEST IN EXPERIENCE. INVEST IN MEMORIES. INVEST IN DESERT RESORT.

YOUR GATEWAY TO LUXURY LIVING, ADVENTURE & INVESTMENT.
Own a piece of paradise. From private retreats to income-generating rentals, Desert Resort offers a lifestyle that flows as freely as it.



COUNTRY GLAMPING
— & DEVELOPMENT, LLC —

The All-in-One Utility Shack is a turnkey, mobile utility system that gives you everything your off-grid property or project needs to operate comfortably and efficiently.

ALL-IN-ONE UTILITY SHACK

COMPLETE OFF-GRID UTILITY SOLUTION

POWER. WATER. WASTE. INTERNET.

All in One.



DELIVERED.
INSTALLED.
READY TO POWER
YOUR OFF-GRID
LIFESTYLE.



RV & CAMPER



GLAMPING SITES



TINY HOMES



CABINS



SMALL STRUCTURES



REMOTE PROJECTS



FEATURES INCLUDE:

 OFF-GRID POWER (SOLAR) • 30-amp & 50-amp power service • For all appliances, lighting & HVAC • Perfect for RVs, campers, soft structures, tiny homes, cabins & small buildings • Reliable solar power system with battery storage 	 WATER HARVESTING • Filtered rainwater collection system • 325 or 650 gallon tote storage • Pump & plumbing system included • Optional city water connection 
 ATMOSPHERIC WATER GENERATION Choose the system that fits your needs: • 12-gallon-per-day unit • Hot, cold & filtered water • 210-gallon-per-day unit • Ideal for multiple structures 	 SEPTIC / WASTE SYSTEM • Black & gray water treatment system • Turns waste into dry powder • Odorless, eco-friendly & easy to maintain • Perfect for remote locations 
 OFF-GRID INTERNET • Starlink satellite internet setup • Reliable high-speed internet • Connectivity almost anywhere 	 MOBILE UTILITY TRAILER • Enclosed cargo trailer • Professionally outfitted with all utility systems • Secure, weather-resistant & road-ready 



DELIVERY & INSTALLATION

We deliver, set up, and commission your All-in-One Utility Shack so you can start enjoying off-grid living right away.



SUPPORT & INSTALL

Our team is here to support your system and ensure everything runs smoothly for years to come.



FINANCING AVAILABLE

Financing options available for all qualified Off-Grid Property & Project owners.

Ready to Power Your

OFF-GRID LIFESTYLE?

WE MAKE OFF-GRID EASY.

CONTACT CHRIS MITIC TODAY!

✉ Chris@CountryGlampingUSA.com

☎ Call or Text: 502-438-6918

🌐 www.CountryGlampingUSA.com

*Built for freedom.
Powered by nature.
Ready for you.*





ONE UNIT. EVERYTHING. ANYWHERE.
POWER. WATER. WASTE. INTERNET. ALL IN ONE.



FINANCING AVAILABLE!
ASK US HOW!