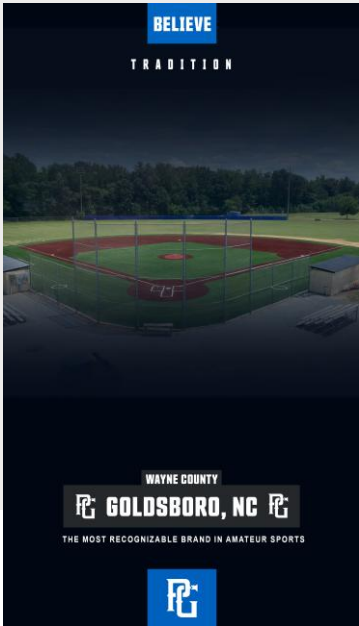




# PERFECT GAME SEC PARTNERSHIP PROPOSAL

DATE CREATED:  
OCTOBER 16, 2025

CREATED FOR:  
Elliott Barnes & Robert Wooten



## CAROLINA ATHLETIC PARK

### PROPOSED DETAILS

Carolina Athletic Park

#### THE CLIENT:

Elliott Barnes & Robert Wooten

#### TIMELINE:

By year end of 2025

### PROJECT BRIEF

Perfect Game SEC assumes the loan and 80% ownership for complete property management.

In exchange, Rob Wooten and Elliot Barnes' share includes 20% of the property ownership, 50% of the ECA rent, and 20% of the property sale.

### OBJECTIVE / GOALS

**Property Valuation:** Increase local engagement and traffic to enhance its perceived and actual market value.

**Sustain and Grow the ECA Business:** Ensure ECA thrives within the new structure, validating its continued presence and contribution to the property's overall activity.

## OWNERSHIP & KEY BENEFITS

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GROUP	OWNERSHIP STAKE	KEY RESPONSIBILITIES & BENEFITS
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PG SEC	80% Owner	Assumes full responsibility for the loan. Fully manages the property, including maintenance and rentals. Leases fields/cages to organizations, with rent applied to the loan. Stores PG merchandise on-site and charges PGI a monthly storage fee. Retains and operates concession lease with profits to be allocated to the loan. Retain 50% of any rent paid by Adam/ECA.
Rob & Elliot	20% Owner	Retain 50% of any rent paid by Adam/ECA. Receive 20% of any profits from the future sale of the property. C35 discounts and invites to both regional and national events.