



Pacific Sports Group

**REAL ESTATE
DEVELOPMENT**

**INTERNATIONAL MINOR
LEAGUE BASEBALL**

**STATE-OF-THE-ART
ATHLETE TRAINING AND
SUPPORT**



Pacific Sports Group™ (PSG) is a burgeoning novel organization with a rich history owning and managing Minor League Baseball (MiLB) teams. Leveraging its extensive experience, PSG has excelled utilizing its sports businesses to develop real estate development projects to not only facilitate its sports operations but also by implementing cutting-edge training for elite athletes. With a vision to transform the landscape of international and MiLB baseball, PSG is set to begin phase one of this ambitious venture in the Dominican Republic, Puerto Rico, Mexico, and Hawaii. This project aims to establish an international baseball league that will significantly enhance player welfare and will also integrate its developed luxurious amenities for an unparalleled sports and entertainment experience.



FIELD OF BROKEN DREAMS

Creating an international baseball league is the perfect opportunity to address the shortcomings of Minor League Baseball (MiLB), such as low player pay and inadequate fan engagement, while capitalizing on the growing global interest in the sport. Here are the reasons why this is a timely and strategic move:

1. Addressing Low Pay for MiLB Players

Current Issues: MiLB players often earn salaries below the federal minimum wage, with many earning as little as \$1,100 per month during the season.

Solution: The World Baseball League™ (WBL), in strategic locations, with stadiums surrounded by revenue generating amenities, can set higher wage standards. With the players true partners with PSG, it will allow for greater financial security for players and enable WBL to attract top talent globally.

2. Enhancing Player Development and Care

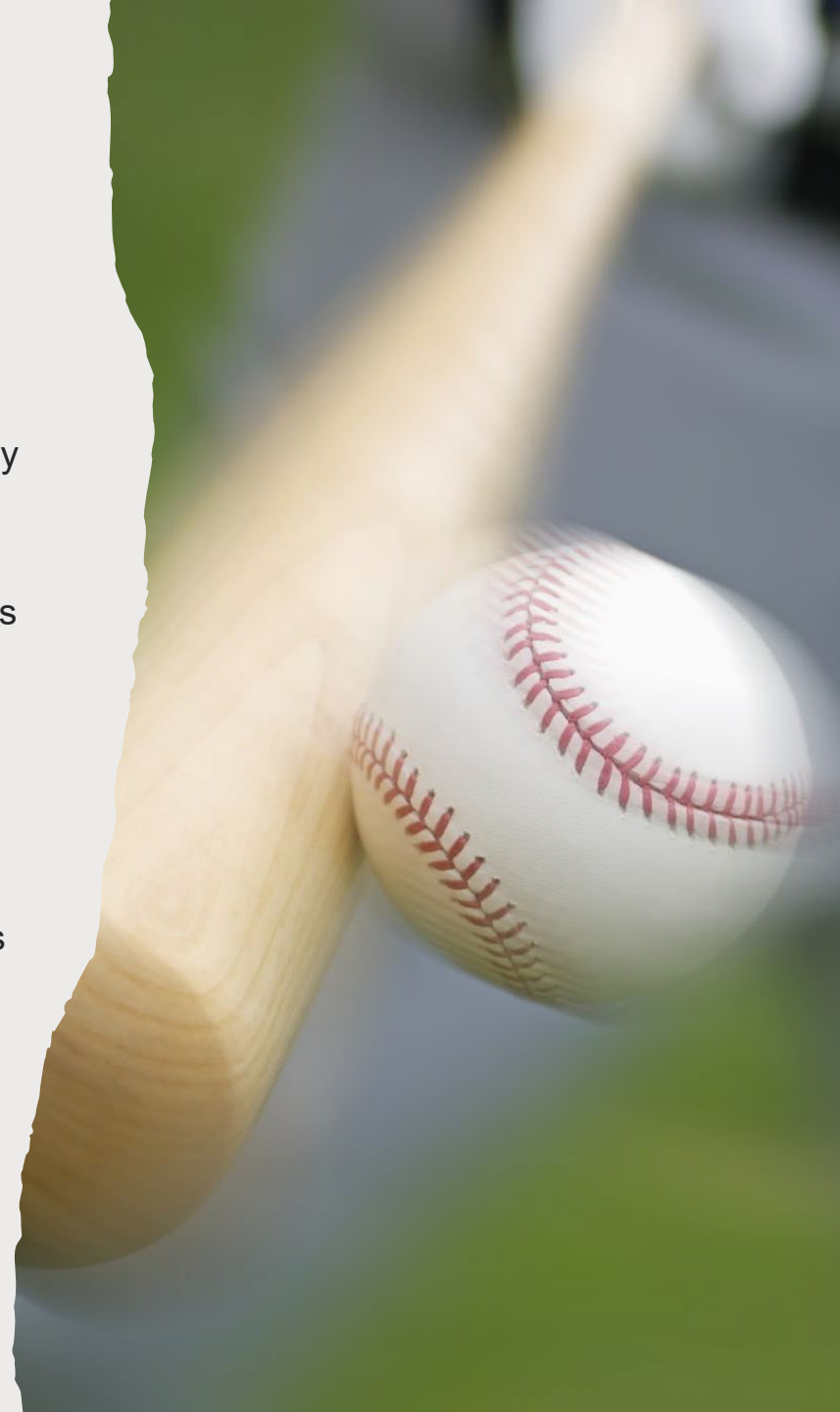
Current Issues: MiLB players frequently lack proper housing, nutrition, and overall support, impacting their development and well-being.

Solution: PSG and its Pacific Sports™ Institute will directly implement and include its players in comprehensive support programs, including housing, nutritional plans, and mental health services; ensuring players receive holistic care. After all, the game is about the Players.

3. Engaging Fans and Communities

Current Issues: Many MiLB teams struggle to engage fans and integrate into their communities due to limited resources and support.

Solution: PSG and the WBL will invest in community outreach, create engaging fan experiences, and build a loyal fan base through innovative marketing and local partnerships.



4. Global Expansion of Baseball

Current Opportunity: Baseball is gaining popularity worldwide, especially in countries like Japan, South Korea, and Latin American nations.

Solution: By creating teams in these regions and promoting local talent, the WBL can tap into new markets, expand the sport's global footprint, and generate new revenue streams. PSG will build on its experience in Japan and Hawaii.

5. Technological Advancements and Media Rights

Current Issues: MiLB often faces challenges with media coverage and accessibility, limiting its audience reach.

Solution: Leveraging modern technology and strategic media partnerships, an international league can provide extensive coverage, live streaming options, and interactive fan engagement tools, enhancing visibility and accessibility around the globe.

6. Economic and Social Benefits

Current Opportunity: Many regions are seeking new economic opportunities and community development projects.

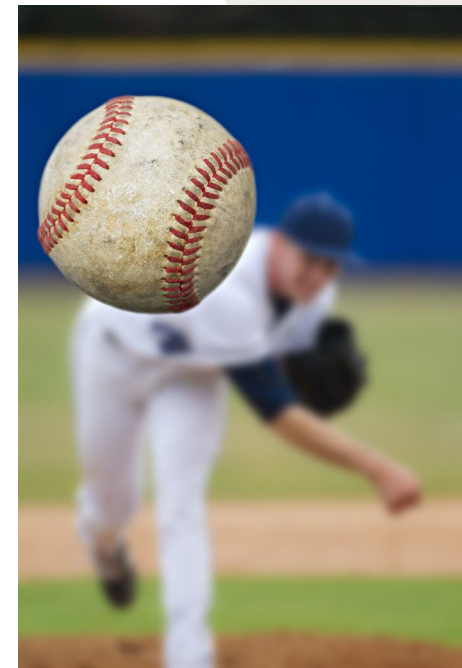
Solution: Building new stadiums and related infrastructure can stimulate local economies, create jobs, and foster community pride. This can also be aligned with sustainable and eco-friendly practices, benefiting both the environment and the economy. The WBL will provide countless opportunities as it begins operations and expands its footprint as it grows.

7. Leveraging Current Dissatisfaction

Current Sentiment: There is growing dissatisfaction among players and fans with the current state of MLB and MiLB, making them more receptive to alternative leagues that promise better conditions and experiences.

Solution: Positioning the new WBL as a player- and fan-friendly alternative can attract support from those disillusioned with MiLB, helping the league to gain traction quickly.

Now is an ideal time to launch an international baseball league. By addressing the critical issues of low player pay, inadequate care, and poor fan engagement, and by capitalizing on the current, unprecedented, global growth of baseball, our new league can fill the gaps left by MiLB. This strategic move can create a more equitable, engaging, and globally resonant baseball ecosystem.





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Pacific Sports Group™ (PSG) is taking an innovative approach to bolstering its international baseball league by integrating real estate development into its strategy. By creating "marquee properties" that combine state-of-the-art baseball stadiums and training facilities with luxurious amenities such as hotels, casinos, marinas, condos, and restaurants, PSG is creating unique destinations that serve both sports and leisure markets. Here's how PSG is leveraging real estate development to enhance its baseball league capabilities and generate significant revenue and investment opportunities...

Strategic Real Estate Development

1. Integrated Facilities

PSG's marquee properties are designed to offer a holistic experience, combining top-tier sports infrastructure with luxury lifestyle amenities. Each property will feature:

- **State-of-the-Art Baseball and Multi-Purpose Stadiums:** Equipped with the latest technology to enhance both player performance and fan experience.
- **Training Facilities:** Comprehensive facilities to develop and hone the skills of baseball players, ensuring they receive world-class training.
- **Hotels and Resorts:** Providing luxury accommodations for fans, tourists, and teams, enhancing the appeal of the destination.
- **Casinos and Entertainment:** Offering additional leisure activities to attract a broader audience and increase revenue streams.
- **Marinas and Waterfronts:** Leveraging picturesque locations to attract boating enthusiasts and tourists.
- **Condos and Residential Units:** High-end living spaces for those looking to reside in vibrant, sports-centric communities.
- **Restaurants and Retail:** Diverse dining and shopping options to create a complete and engaging experience for visitors.

2. Destination Appeal

PSG is strategically locating these properties in regions known for both their passion for baseball and their appeal as vacation destinations. The Caribbean and Hawaii are the first focus areas, recognized for:

- **Baseball Heritage:** The Caribbean and Hawaii have a rich baseball tradition and have produced some of the best players in Major League Baseball (MLB).
- **Tourism Hotspot:** Both regions are globally renowned for its beautiful beaches, vibrant culture, and tourist-friendly environment.

Enhancing Baseball League Capabilities

1. Attracting Talent

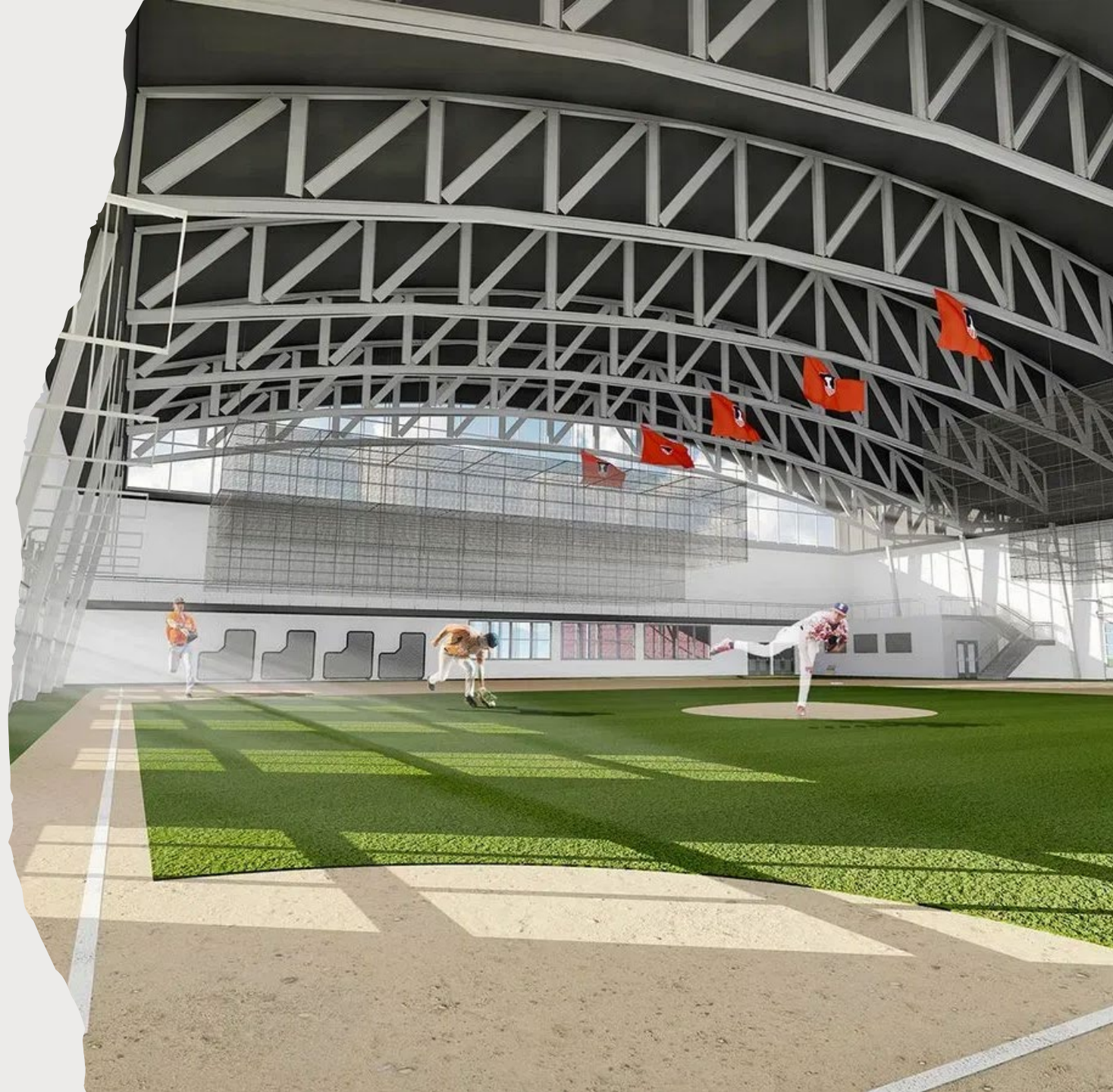
By providing top-notch training facilities and creating an attractive living environment, PSG's marquee properties will draw talented players from around the world, enhancing the overall quality and competitiveness of the WBL.

2. Fan Engagement

Combining baseball with luxury vacation experiences will attract more fans and tourists, creating a unique draw that sets the WBL apart from traditional baseball leagues. The immersive experience encourages longer stays and repeat visits, increasing fan loyalty and engagement.

3. Economic Impact

The development of these properties will have a significant economic impact on local communities, creating jobs, stimulating local economies, and promoting tourism. The integration of sports and real estate development provides a sustainable model for growth and community development.



Revenue and Investment Opportunities

1. Diversified Revenue Streams

By integrating various amenities, PSG can tap into multiple revenue streams beyond just ticket sales and broadcast rights. Revenue from hotels, casinos, marinas, condos, and retail, along with its Pacific Sports Institute™ can substantially boost the financial stability and profitability of the league.

2. Attracting Investors

The comprehensive development projects offer lucrative investment opportunities. Investors are drawn to the multi-faceted nature of these developments, which promise returns from diverse sources such as real estate, tourism, and sports entertainment.

3. Sponsorship and Partnerships

The high-profile nature of these developments, combined with the appeal of a global baseball league, makes them attractive for sponsorships and partnerships with major brands, further enhancing revenue potential.

PSG's strategy of integrating real estate development with sports is a forward-thinking approach that leverages the strengths of both industries. By creating marquee properties in strategic locations like the Caribbean and Hawaii, PSG is not only enhancing its international baseball league's capabilities but also providing significant revenue and investment opportunities. This innovative model promises to revolutionize the way sports and leisure are experienced, offering a sustainable and profitable future for all stakeholders involved.



CABRERA, DOMINICAN REPUBLIC



Why Cabrera, Dominican Republic, is Ideal for PSG's First Property Development

Prime Location and Growing Economy

Cabrera, located on the northern coast of the Dominican Republic, is known for its stunning natural beauty, including pristine beaches, lush landscapes, and a pleasant climate. The Dominican Republic is one of the fastest-growing economies in the Caribbean, with a strong focus on tourism and real estate development. The government is supportive of foreign investments, offering incentives to attract international developers.

High Demand for Tourism and Real Estate

The Dominican Republic is a top destination for tourists, attracting millions of visitors each year. Cabrera, with its relatively unspoiled charm, is becoming increasingly popular among high-end tourists and expatriates looking for luxury living options. This growing demand presents a lucrative opportunity for real estate and hospitality investments.

Integration of Sports and Leisure

PSG's innovative approach of combining a professional baseball team and stadium with luxury amenities such as hotels, casinos, marinas, cabanas, restaurants, and condos creates a unique destination that appeals to a broad audience. This integration of sports and leisure activities ensures a steady flow of visitors year-round, maximizing occupancy rates and boosting revenue.

Investment Opportunities and Revenue Streams

High Revenue Potential

Baseball Stadium and Team: Hosting regular games and events will attract sports fans, driving ticket sales, merchandise, and concession revenues. The presence of a professional team also enhances the property's prestige and marketability.

Luxury Hotel and Casino: Offering top-tier accommodations and entertainment options will attract tourists and high-net-worth individuals, ensuring high occupancy rates and significant spending on entertainment and dining.

Marina: Capitalizing on Cabrera's coastal location, the marina will attract yachting enthusiasts and provide additional revenue through docking fees, services, and marina-side businesses.

Residential Condos and Cabanas: Selling or renting luxury living spaces in a prime location offers substantial returns. The integration with a sports and leisure hub increases the property's desirability and value.

Restaurants and Retail: Diverse dining and shopping options will cater to both visitors and residents, generating continuous revenue.



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THANK YOU!

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