

A TEXAS GHOST STORY, LLC

DEVELOPMENT MONEY EXECUTIVE SUMMARY

FOR

“A TEXAS GHOST STORY”

A THEATRICAL-LENGTH MOTION PICTURE

CONFIDENTIAL

THIS EXECUTIVE SUMMARY AND PRODUCTION COMPANY’S DEVELOPMENT
MONEY AGREEMENT CONSTITUTE THE PRIVATE PLACEMENT MEMORANDUM
FOR THIS OFFERING

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EXECUTIVE SUMMARY

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A THEATRICAL-LENGTH MOTION

PICTURE THE PRODUCTION COMPANY

A Texas Ghost Story, LLC, (“Production Company”) is a Massachusetts Limited Liability Company formed by Christopher R. Hensel, (Managing Member) having its office at 221 Hillside Road, Southbridge, MA 01550.

The Production Company has been formed to own, develop, finance, produce, distribute, and exploit a feature-length motion picture and its ancillary rights based on an original screenplay written by Christopher R. Hensel entitled “A Texas Ghost Story” (“Picture”).

THE PICTURE

“A Texas Ghost Story” Old legends resurface in a small town in Texas in this Suspense-Thriller-Horror Movie Series. When young children start disappearing fears start to spread about the old Weeping Woman folklore story.

LOGLINE: When an outbreak of missing children plagues a meager South Texas Town, the local law enforcement agency is forced to call upon the Sheriff’s long-time friend and top Texas Ranger to come and help alleviate the fears and superstitions of the local families involved. When the evidence leads nowhere, the Texas Ranger has to create a leery pact with an old medicine woman who finally reveals the haunting secret truth, that really plagues this small South Texas Town.

THE PRODUCTION

Production Company intends to produce a high-quality, independently-financed, feature-length motion picture suitable for theatrical distribution. The production budget for the Picture is \$2.4 million.

DEVELOPMENT ACTIVITIES

The Picture is currently in development. The Production Company will use the development funds for usual and customary development expenses and intends to continue

development activities of the Picture immediately upon receipt of development monies. During development, use of funds will include, but not be limited to, preparing necessary legal documents for the obtaining of production financing for the Picture, approaching and making offers to name talent to appear in the Picture, location scouting, research, travel, and for accounting and other fees, along with other activities necessary to obtain financing to produce the Picture.

DEVELOPMENT FINANCING

The development financing will develop the Picture to the point where the Production Company can seek monies for the production of the Picture from private investors and/or from entertainment companies.

BIOGRAPHY OF PRINCIPAL

Christopher R. Hensel (Producer/Screenwriter/Director)

A profile of Mr. Hensel is contained in the information package accompanying this Executive Summary.

THE INVESTMENT

The Production Company is seeking through a development money agreement investments to develop the Picture. Contributions are payable via bank check or wire transfer at the time of Investor's contribution. Investors shall receive one-hundred twenty (120%) percent of Investors' monetary contribution, which shall be paid out of production funding for the Picture, when and if the Production Company receives such total production funding.

The offering consists of Interests of ten-thousand (\$10,000) dollars with a minimum purchase of one (1) Interest. We are looking for between \$375,000-\$500,000.

Additionally, Investors shall receive a portion of the Production Company's share of net profits in an amount equal to an amount as the development money contributed by Investor bears to the budget of the Picture resulting from the exploitation of the Picture in all media, world-wide, and forever.

By way of example, with the production budget of \$2.4 million, if an Investor contributes \$10,000, Investor's contribution would be .416% of the budget, therefore, Investor would receive such amount of the above-mentioned net profits in addition to the 120% return (i.e., \$12,000) on Investor's contribution.

CREDIT

Investors contributing fifty thousand (\$50,000) dollars or more will be accorded an "Associate Producer" in the closing credits of the Picture.

IMMEDIATE USE OF FUNDS

All funds received from Investors will be used immediately upon receipt by Production Company for the development of the Picture.

INVESTOR QUALIFICATIONS

The investment offering will only be sold to Investors as to whom the Production Company has reasonable grounds to believe immediately prior to making any sale that either (a) such person has a pre-existing personal or business relationship with the principal of the Production Company; or (b) such person has knowledge and experience in financial and business matters so that Investor is capable of evaluating the merits and risks of the prospective investment and that such person is able to bear the economic risk of the investment; or (c) such person qualifies as an “accredited investor” under the provisions of Regulation D of, or as a “sophisticated purchaser” under, Section 4(2) of the Federal Securities Law and applicable state laws.

Accredited investors include, but are not limited to: (1) a natural person whose individual net worth, or joint net worth with his or her spouse, exceeds \$1,000,000 (including home, net of encumbrances); (2) a natural person who had individual income, exclusive of any income attributable to his or her spouse, in excess of \$200,000 in each of the two most recent years and reasonably expects to reach the same income level in the current year; (3) a natural person who had joint income with that person’s spouse in excess of \$300,000 in each of those years and reasonably expects to reach the same income level in the current year.

“Net worth” means the excess of total assets over total liabilities. In computing net worth for the purpose of the above, the principal residence of an investor must be valued at cost, including costs of improvements, or at a recently appraised value by an institutional lender making a secured loan, net of encumbrances.

END OF EXECUTIVE SUMMARY