

ADRIATIC SEA COASTAL INVESTMENTS

“Leveraging the Modern Value of Ancient Assets”

www.ASCI.com

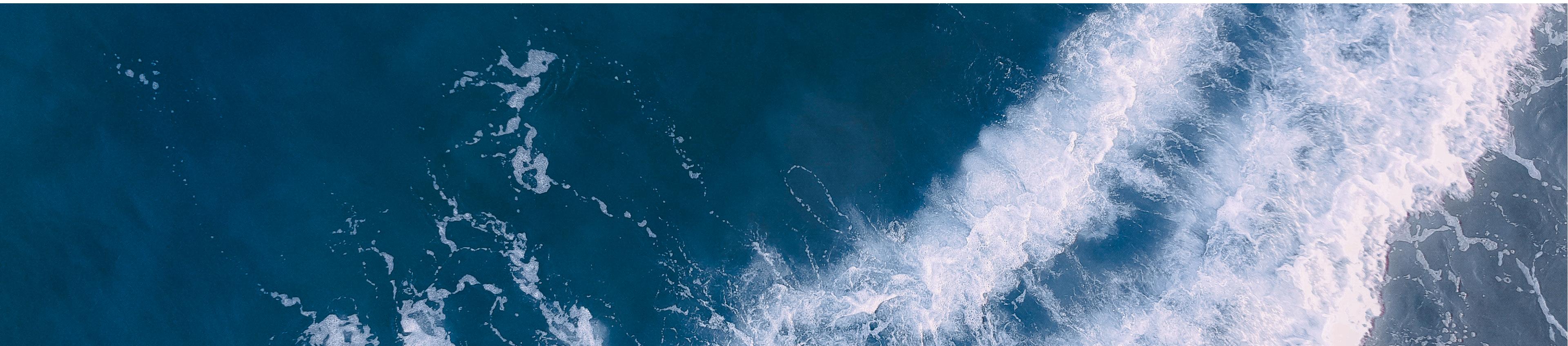
CONFIDENTIAL QUALIFIED INVESTOR INFORMATION
PLEASE CONTACT DR. MARK WOODS
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Pictured: Adriatic Sea - Tremiti Islands Archipelago (Molise / Puglia)

WELCOME, EVERYONE.

“Leveraging the Modern Value of Ancient Assets”





ADRIATIC SEA COASTAL INVESTMENTS

Introducing a suite of interrelated investment opportunities in Italy, located in the Adriatic Sea Coastal regions of Apulia, Molise, Abruzzo, Marche and Emilia-Romagna in the sectors of the arts, education, media, entertainment, residential and commercial real estate and tourism.



LIVING WITH NATURAL BEAUTY HISTORY AND CULTURE:

Our family of proposed companies profit from extremely-low property prices, located in charming ocean-side and mountain-side enclaves, accessible to modern transport and abundant in green Eco-tourism sites, in regions world-renowned for their architecture, culture, and for their olive groves, vineyards and culinary traditions – while creating new, sustainable, well-paying jobs in the local economies – Three hours due east of the Metropolitan City of Rome.





WHY IS INVESTING IN THE ADRIATIC SEA COASTAL REGIONS SUCH A GOOD VALUE AT THIS TIME?

AMERICAN BUYERS FLOOD THE MARKET:

“In the wake of Donald Trump’s re-election, a growing number of Americans are seeking living and investment opportunities overseas, with Italy emerging as one of the most sought-after destinations for property buyers.

From the picturesque hills of Tuscany to the charming coastal towns of Sardinia, Americans are making their mark in Italy’s real estate market, driven by a combination of political uncertainty, lifestyle aspirations, and attractive property prices.”

See: <https://www.idealista.it/en/news/property-for-sale-in-italy/2024/11/15/184352-where-americans-are-buying-homes-in-italy-following-trump-s-re-election>



WHY IS INVESTING IN THE ADRIATIC SEA COASTAL REGIONS SUCH A GOOD VALUE AT THIS TIME? AMERICAN BUYERS FLOOD THE MARKET:

“The Trump factor: why Italy? Following the victory of Donald Trump in the 2024 presidential election, many Americans appear to be reassessing their living situations. For some, the uncertainty surrounding the future of US politics has led them to explore opportunities abroad, with Italy offering both a stable political environment and an appealing lifestyle.

While every country has its pros and cons, experts point out that Italy's rich history, culture, and world-renowned cuisine are major draws. In addition, the country's relatively affordable property market, especially in rural and less tourist-heavy areas, has made it an attractive investment for Americans looking for a second home or retirement property. While Italy has always been a popular destination for expats, the surge in American buyers has been noticeable in recent months.
”

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WHY IS INVESTING IN THE ADRIATIC SEA COASTAL REGIONS SUCH A GOOD VALUE AT THIS TIME? THE PROBLEM:

In the past 30 years, 3 forces have created a glut of residential and commercial property in the coastal enclaves and historic hilltop towns of the Adriatic Sea Coastal regions - **property prices are at an all-time low level:**

- 1) The “Walmart Effect” - big box discount stores have drained customers away from the Main Street's of small the mid-sized towns.
- 2) The “Amazon Effect” - online shopping further hollowed out the traditional shopping areas in town centers.
- 3) The final knock-out punch of the COVID Pandemic killed off 1000s of Mom & Pop stores and accelerated business losses and outward migration of workers.



WHY IS INVESTING IN THE ADRIATIC SEA COASTAL REGIONS SUCH A GOOD VALUE AT THIS TIME? THE SOLUTION:

Adriatic Sea Coastal Investments (ASCI) created a practical, cost-effective, research-based, multi-pronged investment strategy. This strategy is proactive and strategic, with measurable milestones and targets.

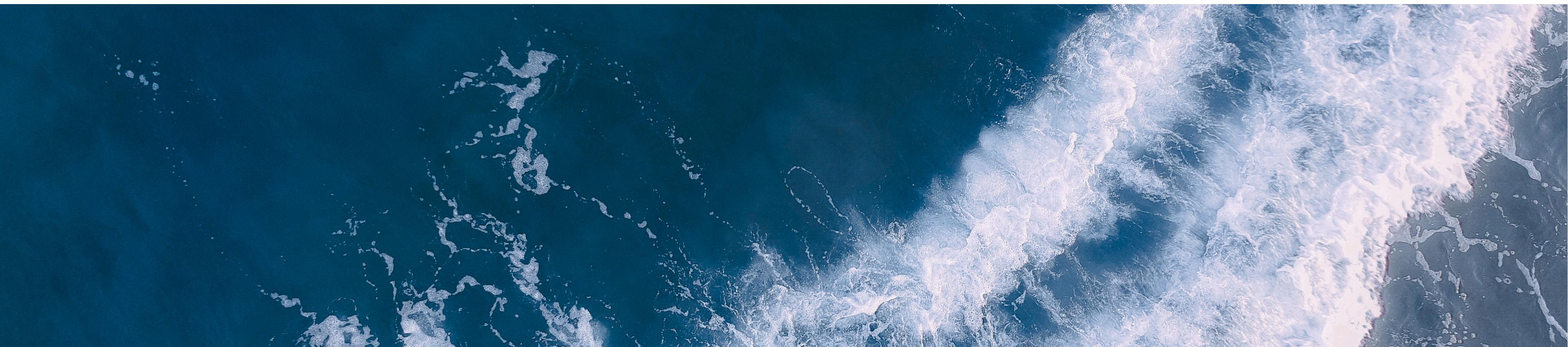
The micro-region of Molise will be our prototype for the first year - eventually focusing on the 8 *fairytale-cobblestones-and-castles-hilltop-Medieval-municipalities* in the coastal chain of towns called the “Basso Molise” while expanding up and down the coast to Puglia, Abruzzo, Marche and beyond.

THE SECRET TO SUCCESS

“Leveraging the Modern Value of Ancient Assets”

Builders in these regions sometimes go bankrupt - they build the wrong development for a customer that sometimes never arrives. They fail to consider the “bigger picture” . . .

The secret is to first restore the demand for properties - by creating new, well-managed profitable and perennial “economic engines” that keep the demand going for decades . . .





WHY IS INVESTING IN THE ADRIATIC SEA COASTAL REGIONS SUCH A GOOD VALUE AT THIS TIME? THE SOLUTION:

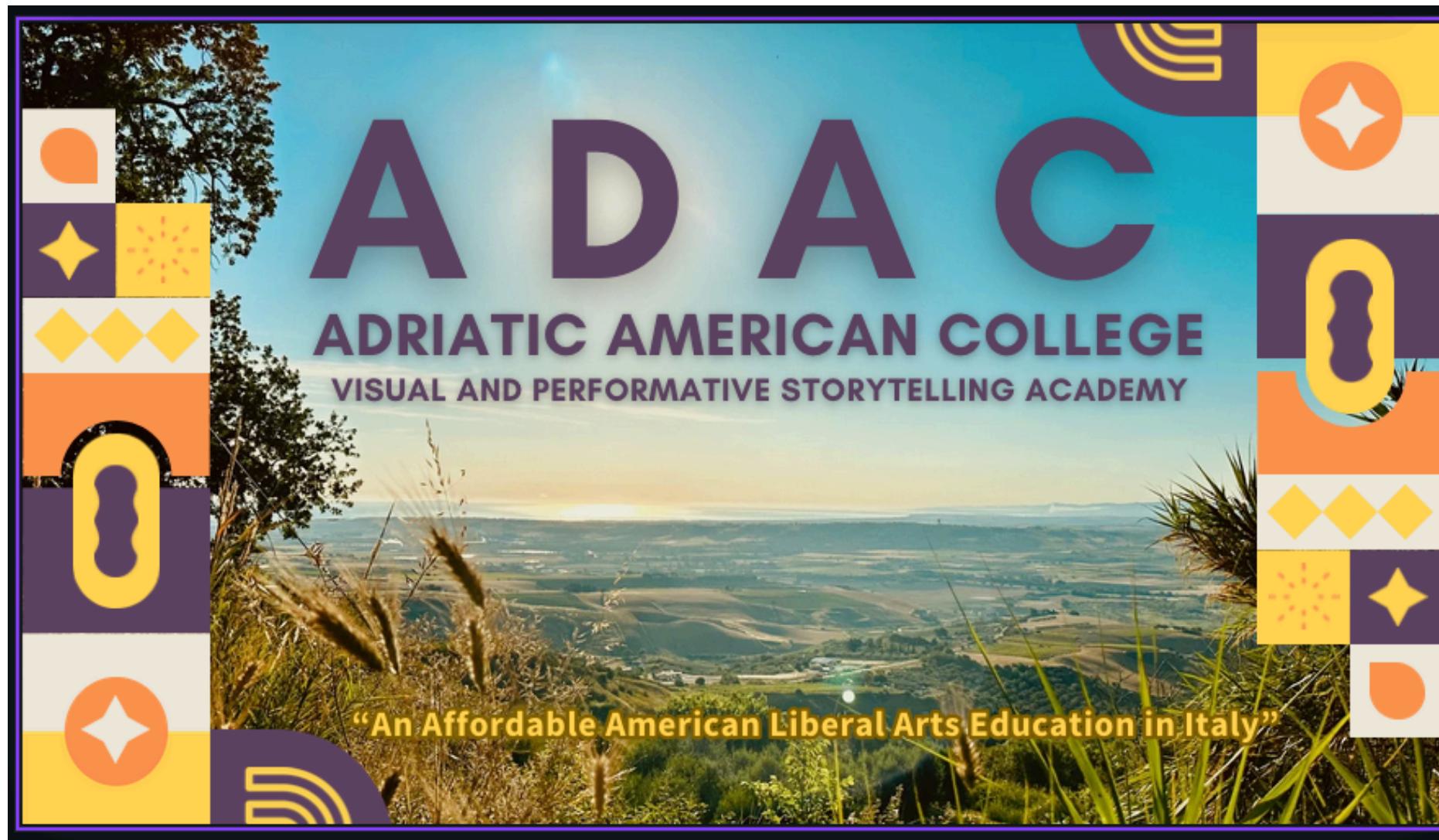
- 1)ASCI expands the Arts & Culture Calendar of events from 3 summer months to 12-months.
- 2)Hundreds of vacant studio apartments, 1-bed, 2-bed apartments in the historic town centers are remodeled and function as resold as retirement and vacation homes, which can be rented as student housing, faculty and staff housing, and Bnb vacation homes.
- 3) ASCI builds and runs new economic engines in each town - boutique YouTube Studios, Film & Television Studios, Private K-12 English Language Schools, Media & Technology Industrial Parks, etc.



THERE IS AN UNRECOGNIZED
GOLDMINE OF UNTAPPED WEALTH
IN ITALY'S COASTAL ENCLAVES AND
HISTORIC HILLTOP TOWNS.

EXAMPLE: Guglionesi might be called the crown jewel in an 8-municipality zone called the Basso Molise, a chain of historic, hilltop towns (averaging 1,000 feet in altitude) and enjoying spectacular panoramic vistas of the Adriatic Sea Coastal beaches and islands, and the sweeping Gargano Promontory Mountains and golden Plains of Puglia.

HERE IS OUR FAMILY OF PROPOSED COMPANIES, UNDER
THE UMBRELLA OF ADRIATIC SEA COASTAL INVESTMENTS:



ADRIATIC AMERICAN COLLEGE (ADAC)
OPENING OCTOBER 2025

3-YEAR / 4-YEAR PRIVATE FOR-PROFIT COLLEGE

SCHOOL OF DIGITAL MEDIA & ACTING

SCHOOL OF MUSIC AND FINE ARTS

SCHOOL OF BUSINESS,

LIBERAL ARTS & SCIENCES

ITALIAN FOUNDATION COLLEGE

A PARTNERSHIP OF PUBLIC SUPPORT
AND PRIVATE EQUITY

HERE IS OUR FAMILY OF PROPOSED COMPANIES, UNDER THE UMBRELLA OF ADRIATIC SEA COASTAL INVESTMENTS:



ADRIATIC AMERICAN COLLEGE (ADAC)
VIDEO CONTENT PRODUCTION STUDIOS

BOUTIQUE CONTENT CREATORS

STATE-OF-THE-ART
FULL SERVICE MINI-STUDIOS
COMBINED WITH MOTEL & RESTAURANT

A PARTNERSHIP OF PUBLIC SUPPORT
AND PRIVATE EQUITY



HERE IS OUR FAMILY OF PROPOSED COMPANIES, UNDER THE UMBRELLA OF ADRIATIC SEA COASTAL INVESTMENTS:



ADRIATIC AMERICAN COLLEGE (ADAC)
OPENING OCTOBER 2027

STUDIO MOLISE EAST
FULL SERVICE SOUND STAGE CAMPUS
AND PRODUCTION STUDIOS
LUXURY VILLAS AND TOWNHOUSES
LUXURY HIGH-RISE HOTEL
STUDIO CITY APARTMENTS FOR CAST & CREW

A PARTNERSHIP OF PUBLIC SUPPORT
AND PRIVATE EQUITY



HERE IS OUR FAMILY OF PROPOSED COMPANIES, UNDER THE UMBRELLA OF ADRIATIC SEA COASTAL INVESTMENTS:



GUGLIONESI 2025

STUDIO CITY APARTMENTS
EXCLUSIVE LUXURY HOMES
PRODUCTION OFFICE SUITES

Studio Molise East will collaborate with established, local construction companies and real estate agencies in Guglionesi, Casacalenda-Campobasso and Isernia to:

Renovate and Restore Historic Center Homes
Build Affordable Housing for Studio Employees
Develop New Apartments & Guest Accomodations
Build Luxury Villas & Single-Family Homes
Develop and Build Industrial & Production Offices + Labs
Repurpose Existing Buildings and Infrastructure
Improve Landscaping, Lighted Walkways, etc.



FILM

STUDIO MOLISE EAST WILL COLLABORATE WITH ESTABLISHED, LOCAL CONSTRUCTION COMPANIES AND REAL ESTATE AGENCIES IN GUGLIONESI, AND THE BASSO MOLISE TOWNS TO:

RENOVATE AND RESTORE HISTORIC CENTER HOMES
BUILD AFFORDABLE HOUSING FOR STUDIO EMPLOYEES
DEVELOP NEW APARTMENTS & GUEST ACCOMODATIONS

BUILD LUXURY VILLAS & SINGLE-FAMILY HOMES
DEVELOP AND BUILD INDUSTRIAL & PRODUCTION OFFICES + LABS

REPURPOSE EXISTING BUILDINGS AND INFRASTRUCTURE

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