



Exclusive Investment Offering

Presented By Capital Assets and Development LLC & The 1887 Group, LLC

1887^{By}
Rawlings
A Tribute Hotel





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The 1887 Investment Advantage

We recognize that early investors in the land play a critical role in launching a successful development. To reward that commitment, 1887 By Rawlings, A Tribute Hotel offers enhanced participation opportunities for those who join during the land acquisition and early development phase, in a form of a 15% preferred return.

Our mission is not to develop one hotel — but to build a premium platform that expands with purpose, anchored by a timeless brand identity and a clear vision for growth.

1. 15% Preferred Return Annually
2. This is a category-defining hospitality platform built around one of the most iconic brands in sports, with exclusive rights, limited access, and long-term scalability.
3. 1887 powered by Rawlings represents a rare opportunity to invest at the ground level of a premium branded platform — where real estate, legacy, and lifestyle converge.
4. This is a long-term ownership platform built to create generational impact.
5. Only after the exclusive investors have been prioritized does the sponsor group participate in remaining profits.
6. This ensures the exclusive investors are protected, rewarded, and aligned throughout the life of the project.



Investment Structure

Built for Legacy. Designed to Empower Ownership.

1887 By Rawlings, A Tribute Hotel was created to give athletes, leaders, and legacy-minded investors the opportunity to participate in something bigger than a traditional real estate deal — a premium hospitality platform rooted in heritage, excellence, and long-term value.

Backed by Baseball Hall of Famer Ozzie Smith and led by Capital Assets & Development, this platform is uniquely shaped by a father-and-son partnership between Ozzie and Dustin Smith — built on shared values of discipline, ownership, and generational legacy. As a next-generation developer and investor, Dustin brings a modern perspective focused on growth, strategic partnerships, and long-term value creation, helping bridge legacy with forward-thinking execution.

THE 1887 GROUP

TIM BREECE Developer

Tim Breece, the founder of Capital Assets & Development, has extensive experience in nearly every sector of new construction and real estate development.

His background encompasses a wide range of projects, including large civil and site work, retail, multi-family and single-family residential, hospitality, industrial, office, medical, and mixed-use developments.

Over his 35+ year career, Tim has been instrumental in managing and executing development and construction projects throughout the United States, with a total value exceeding \$2.7 billion.

OZZIE SMITH Investor Relations/ Co-Developer

Ozzie Smith is one of the most iconic figures in the history of professional sports, widely recognized for his Hall of Fame career, leadership, and lasting impact on the game of baseball.

Beyond his achievements on the field, Ozzie has successfully transitioned into business, utilizing his legacy, relationships, and reputation to build ventures rooted in excellence, authenticity, and long-term value.

As a founding partner of 1887, Ozzie plays a critical role in shaping the brand's identity, vision, and strategic direction, ensuring the platform reflects the same standards of discipline, performance, and legacy that defined his career.

DUSTIN SMITH Investor Relations/ Co-Developer

Dustin Smith brings a legacy of excellence and a strategic vision for long-term, intergenerational growth. As the son of Baseball Hall of Famer Ozzie Smith, Dustin partners closely with his father to extend the Smith family legacy beyond sports into commercial real estate and equity investment.

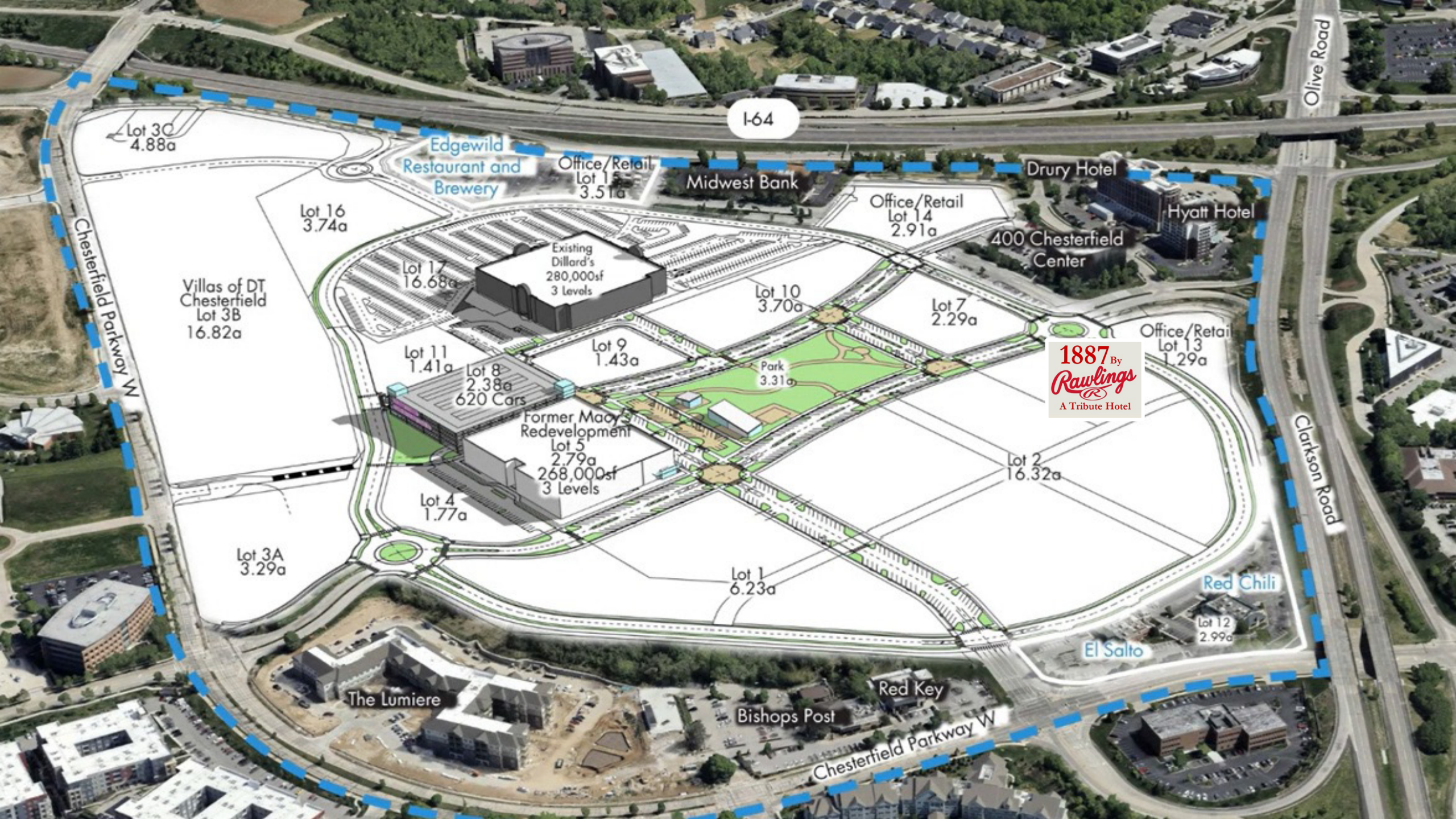
With a focus on boutique multifamily developments, medical-surgical facilities, and hotel assets, Dustin leads investor relations and strategic partnerships across a growing portfolio of real estate ventures.

TOMMY MUELLER Investor Relations/ Co-Developer

Tommy Mueller is the co-founder of Argenta Development, a firm that specializes in capital solutions for real estate developers and family offices.

Tommy's efforts have led to the successful capitalization, management, and disposition of nearly a dozen major assets in the last two years.

Tommy is both an active and passive investor in various partnerships with sectors ranging from build-to-rent, multi-family, NNN retail, and hospitality.



I-64

Olive Road

Clarkson Road

Chesterfield Parkway W

Chesterfield Parkway W

1887 By
Rawlings
A Tribute Hotel

Edgewild
Restaurant and
Brewery

Office/Retail
Lot 15
3.51a

Midwest Bank

Drury Hotel

Hyatt Hotel

400 Chesterfield
Center

Office/Retail
Lot 14
2.91a

Office/Retail
Lot 13
1.29a

Lot 10
3.70a

Lot 7
2.29a

Park
3.31a

Lot 9
1.43a

Lot 8
2.38a
620 Cars

Former Macy's
Redevelopment
Lot 5
2.79a
268,000sf
3 Levels

Lot 11
1.41a

Lot 4
1.77a

Lot 3A
3.29a

Lot 2
16.32a

Lot 1
6.23a

Lot 12
2.99a

Red Chili

El Salto

Red Key

Bishops Post

The Lumiere

Villas of DT
Chesterfield
Lot 3B
16.82a

Lot 16
3.74a

Lot 17
16.68a

Existing
Dillard's
280,000sf
3 Levels



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Rawlings
A Tribute Hotel

Land Investor Projected Returns

- Preferred Return: 15% annually starting from the date the investment is made.
- Target Investor Annualized Return: 19-23+%
- Target Investor Equity Multiple at Sale: 1.95x-2.25x+
- Assumed Hold Period: Between 48 and 60 Months from the date the investment is made.



This is the First of a Scalable 5+ Property Platform

- 1887 By Rawlings begins with this flagship development, with a planned minimum of five properties strategically positioned in major MLB markets — creating a repeatable model designed for scale, brand strength, and long-term investor returns.
- Structured for early investors to participate at the ground level of a growing, multi-asset platform with expanding value across each additional development.
- Designed to leverage brand consistency and strategic market selection to drive compounding returns and long-term portfolio appreciation.



Design Details

1887 By Rawlings is designed to be more than a place people visit — it's a brand people connect with, remember, and bring into their lifestyle.

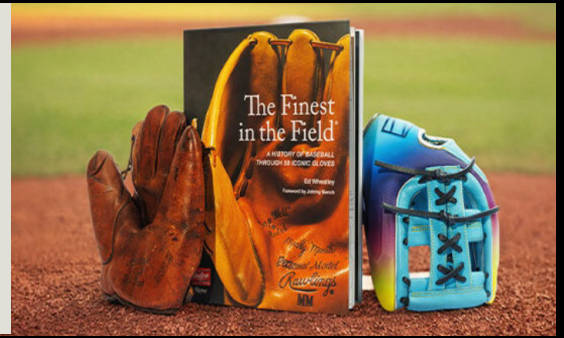
A Destination Built on Luxury, Culture, and Experience.

1887 By Rawlings, A Tribute Hotel is designed to be more than a hotel — it's a one-of-a-kind hospitality destination where premium amenities meet timeless storytelling and baseball heritage.

1887 Rawlings will feature 203 rooms and suites on 7 floors. Guests will enjoy an elevated resort-style experience featuring:

- **Resort-style pool experience**
- **Rooftop bar & lounge**
- **Full-service luxury spa and wellness center**
- **High-end fitness & recovery offerings**
- **Signature restaurant concept**
- **Wiffle ball field and outdoor activity space**
- **Flexible meeting & event spaces**

1887 By Rawlings, A Tribute Hotel is proud to partner with the **Negro Leagues Baseball Museum**, dedicating space within the property to honor the history, impact, and legacy of the Negro Leagues and the pioneers who shaped the game. This is more than design; its purpose built into the guest experience.



A Tribute to Timeless Craftsmanship

1887 By Rawlings, A Tribute Hotel will proudly celebrate the heritage of one of the most iconic names in sports — **Rawlings** — through elevated design, premium materials, and world-class craftsmanship woven throughout the property experience.

From custom leather accents and glove-inspired textures to curated design elements that reflect tradition and excellence, the hotel will deliver a refined aesthetic that feels authentic, luxurious, and unmistakably unique.

Luxury Furniture & Signature Collections

The hotel will feature a high-end design program built around craftsmanship and quality, including premium furniture, curated décor, and signature statement pieces inspired by Rawlings' legacy of excellence. This is not sports décor, this is luxury storytelling, executed at the highest level.

Lifestyle + E-Commerce Expansion

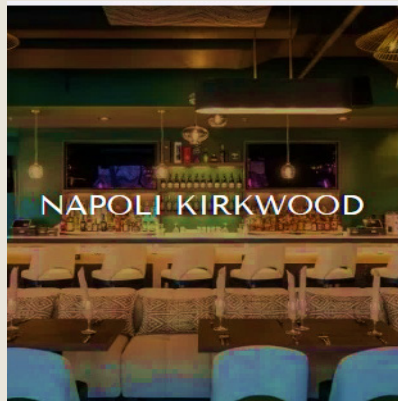
Beyond the hotel experience, 1887 By Rawlings is designed to extend into a premium lifestyle platform through exclusive product collections available on-site and online.

Guests and investors will have access to limited-edition offerings including: Luxury leather goods; travel bags and accessories and premium lifestyle items and curated collections

NAPOLI

R E S T A U R A N T

@ 1887 Rawlings



NAPOLI KIRKWOOD



CAFE NAPOLI



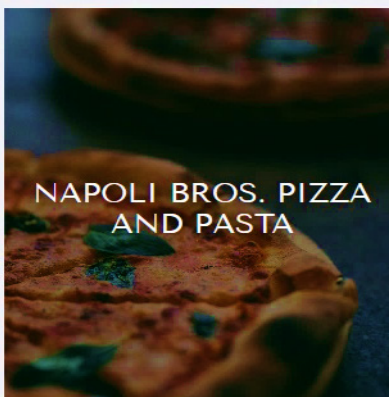
NAPOLI II



NAPOLI III



NAPOLI SEA



NAPOLI BROS. PIZZA
AND PASTA

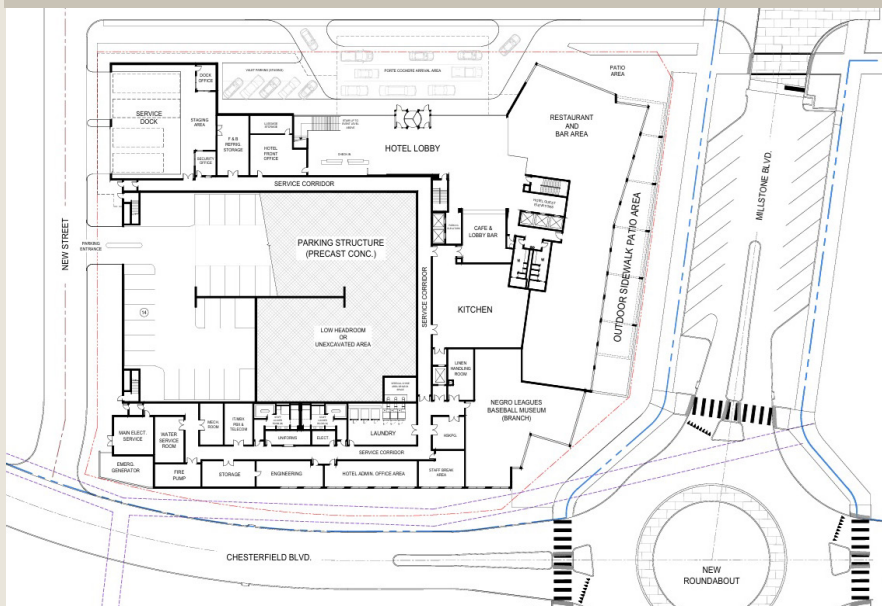
1887 By Rawlings, A Tribute Hotel is excited to announce that they will be home to the newest Italiano ristorante for The Napoli Group.

The Napoli Group is committed to continuing their success through their first 30+ years as restaurant leaders in the communities that they serve. The future is bright as they strive for steady, sustainable growth while committing to the highest quality food and service in the restaurant industry.

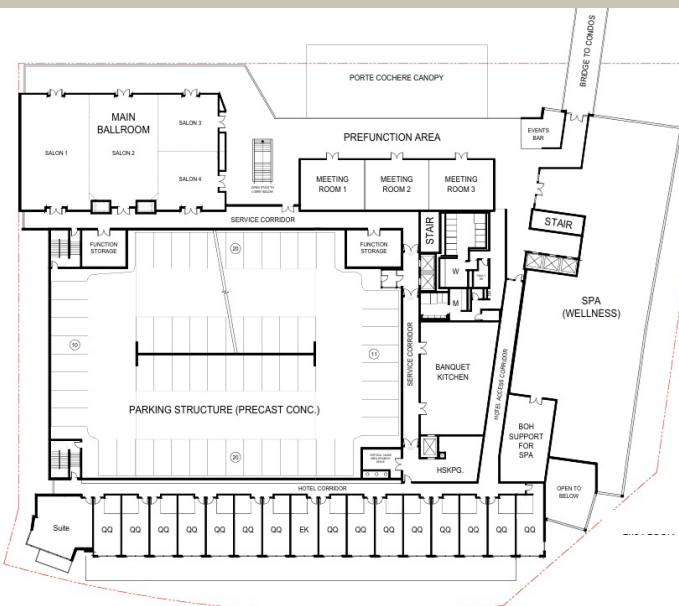
Menu and beverage programs are designed with guests in mind. With a range of menu styles from traditional to trendy or corporate-assigned to farm-to-table. Their beverage programs keep up with current trends while ensuring proper execution of the classics.

Napoli-1887 will be an 8,000 square foot premier restaurant featured on the first floor of the hotel. We can't wait for you to experience it.

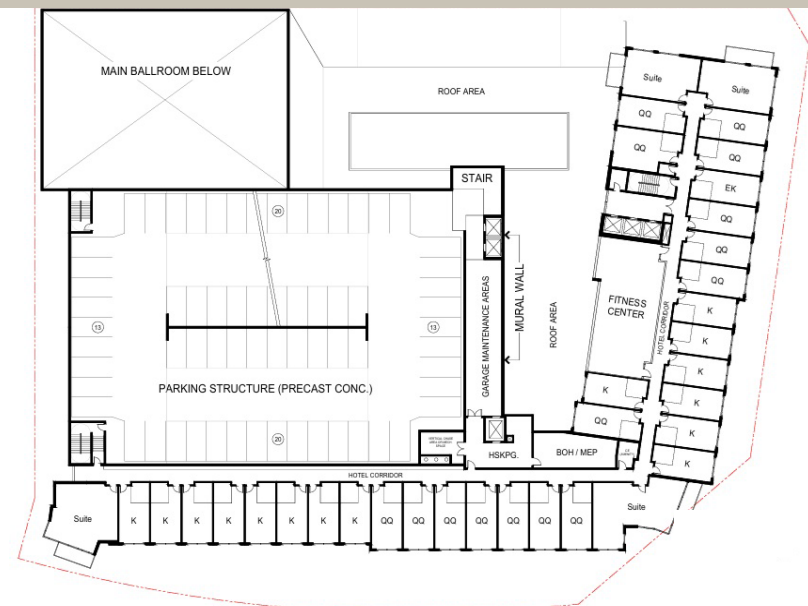
1st Floor



2nd Floor



3rd Floor



4th Floor



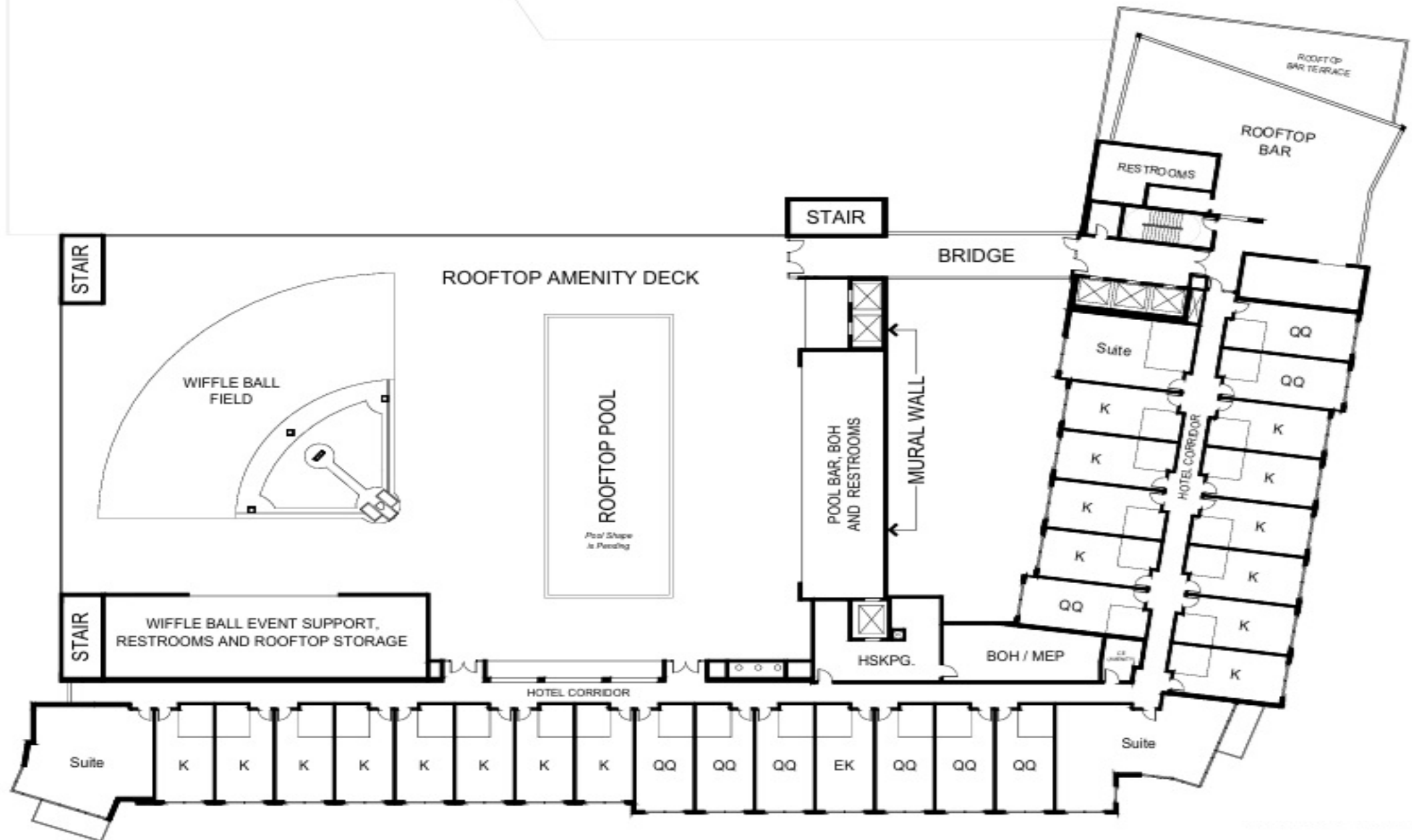
5th Floor

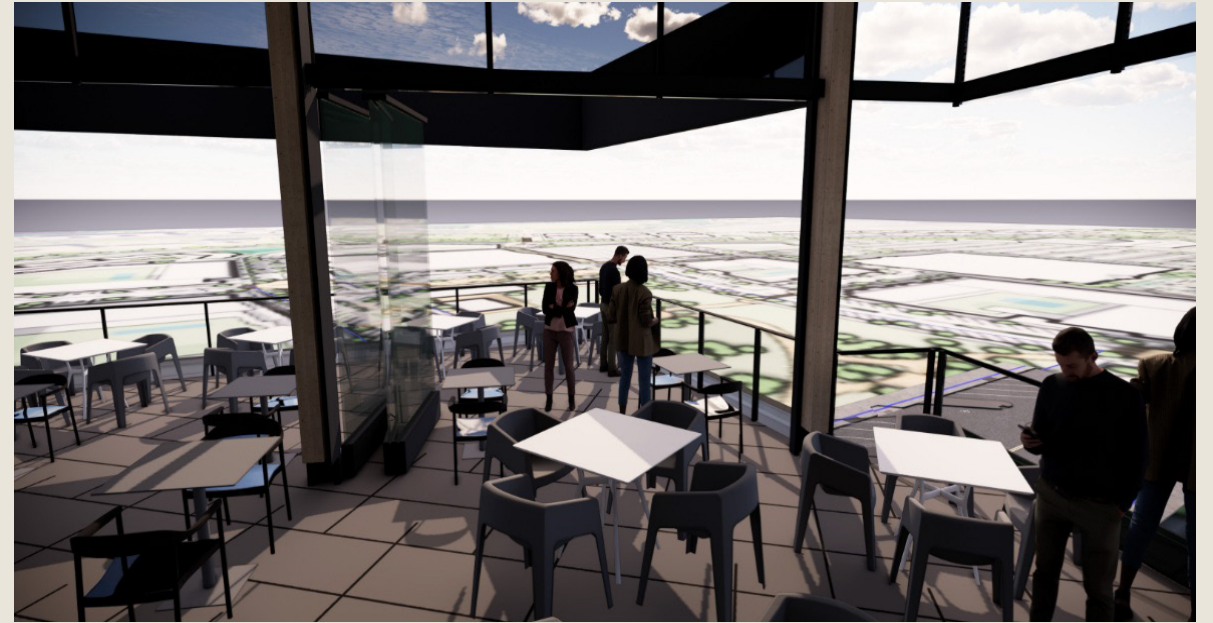
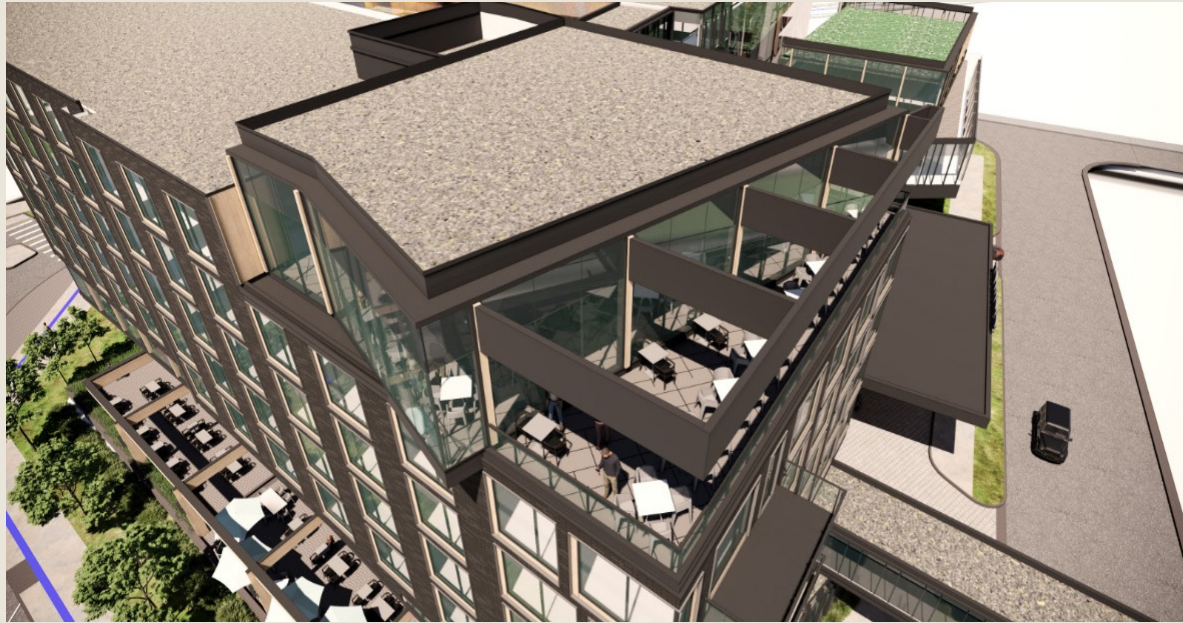


6th Floor



Penthouse Level- 7th Floor







Thank you

Please call (314) 574-8464 to speak with Dustin Smith of 1887 Group, LLC to inquire about this exclusive investment offering.

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[®]
A Tribute Hotel



About the City of Chesterfield, MO

The City of Chesterfield is recognized as St. Louis' economic growth center and a top destination for livability and amenities. With strong demographics—over 500,000 people in the trade area and average household incomes above \$180,000—it offers unmatched market strength and regional connectivity.

Together, the City and The Staenberg Group are shaping a vibrant urban core designed to attract investment, talent, and long-term economic vitality.

With **three interstate access points**, Downtown Chesterfield is regionally connected yet locally woven—designed for residents, daily professionals, and visitors to experience the charm, accessibility, and ease.



**1)
The Hub**



The Hub STL, an outdoor event space that serves as the community's gathering spot for live music, movie nights, family activities, and seasonal festivities.

**2)
The Factory**



The first built-from-the-ground-up performance venue in the Midwest in over twenty years. 52,000 square feet constructed specially for live music.

**3)
Game Show Battles**



Game Show Battle Rooms is one of the nation's only game show experiences available for everyone: friends, family, and co-workers!

**4)
TopGolf**



Discover a new era in golf entertainment at Topgolf in Chesterfield, MO. Blending golf, dining, and technology.

5) Chesterfield Amphitheater



A beautiful outdoor amphitheater that is truly unique to the region and the perfect place to see your favorite artists perform!

**6)
Slick City Action Park**



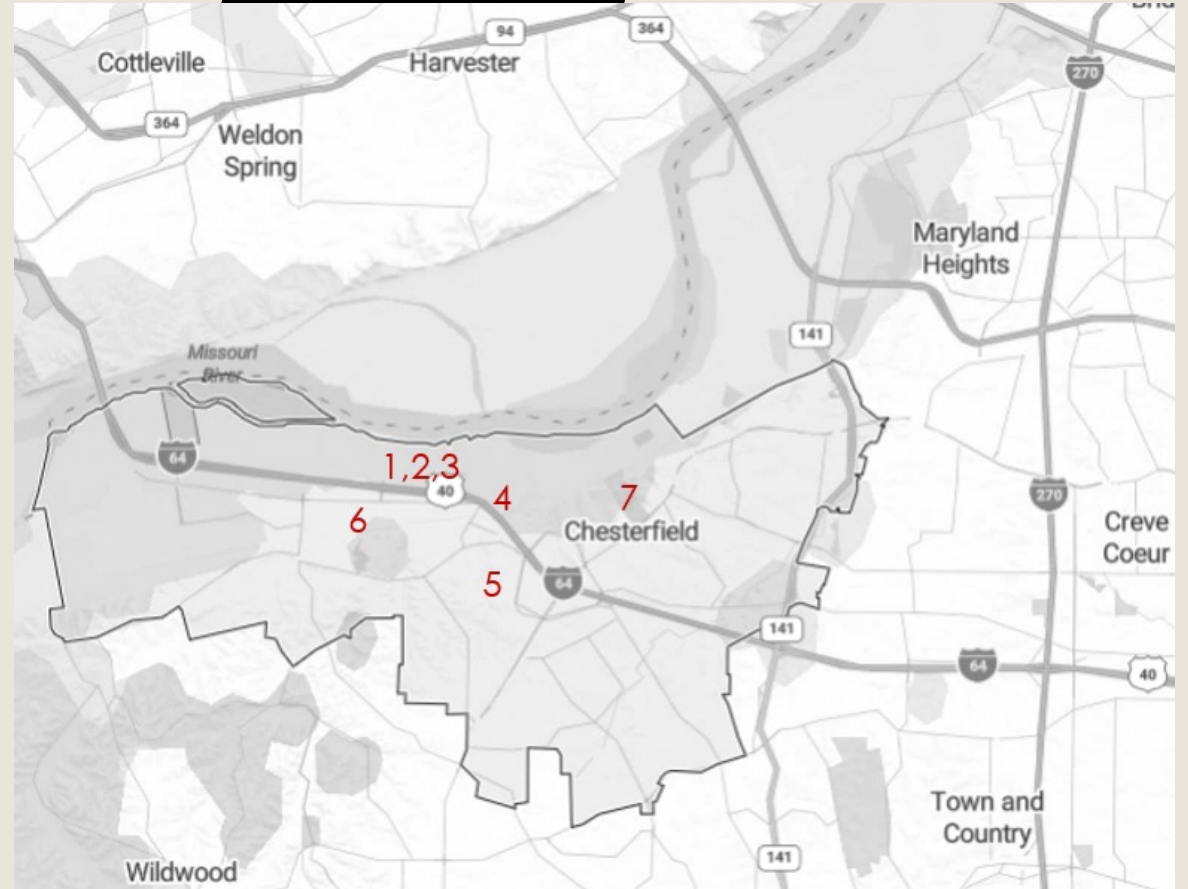
Slick City Action Park offers an unparalleled indoor amusement experience that caters to thrill-seekers of all ages.

**7)
The Butterfly House**



The Butterfly House is home to over 60 tropical butterfly species and over 150 tropical plants, in our enclosed 8,000 square foot Tropical Conservatory.

CHESTERFIELD ENTERTAINMENT



Don't let the suburban setting of Chesterfield fool you – this area boasts world-class attractions, and electrifying entertainment venues.

1)

Bayer Crop
Science



Bayer Crop Science

2)

Pfizer



3)

Reinsurance
Group (RGA)

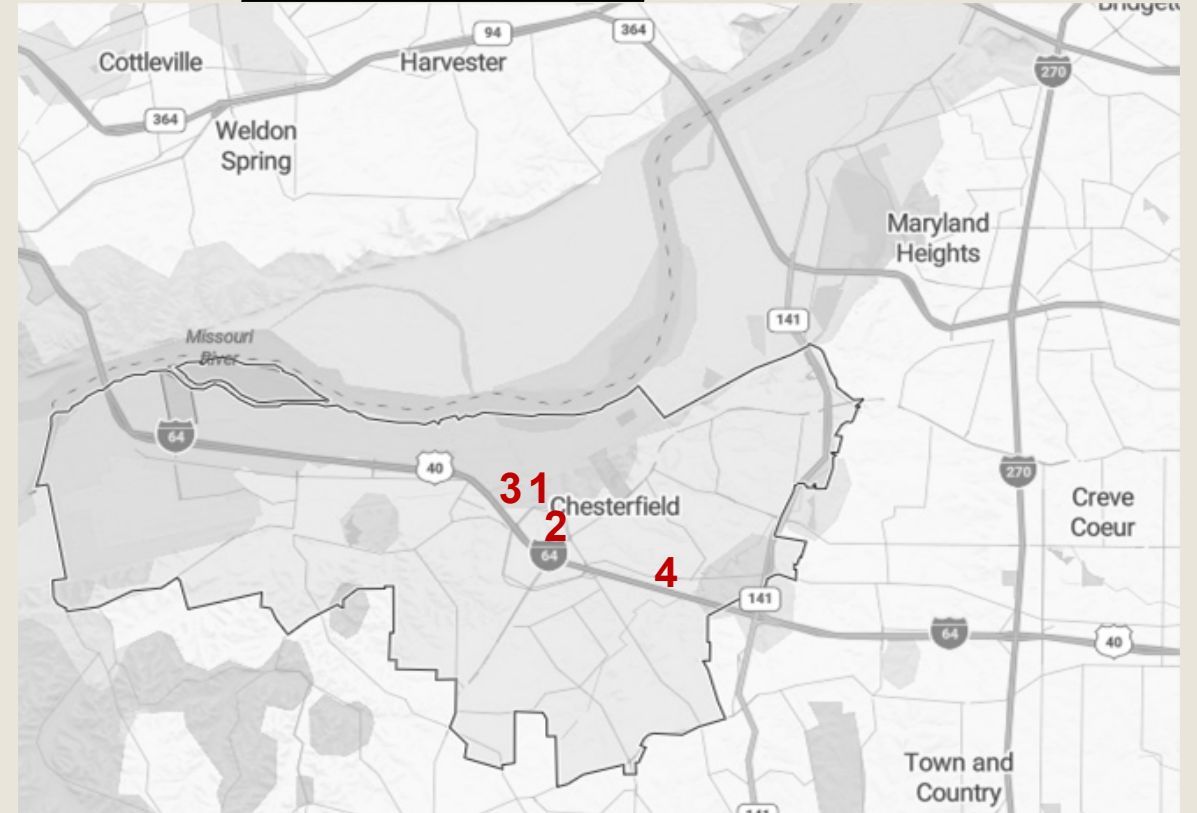


4)

Bunge



**CHESTERFIELD
LEADING
CORPORATE
EMPLOYERS**



It's a community where you'll find high-tech companies, top-rated health care centers and major manufacturing firms. Small businesses and entrepreneurial start-ups are abundant and thrive in a community that supports and nurtures this sector of our economy.



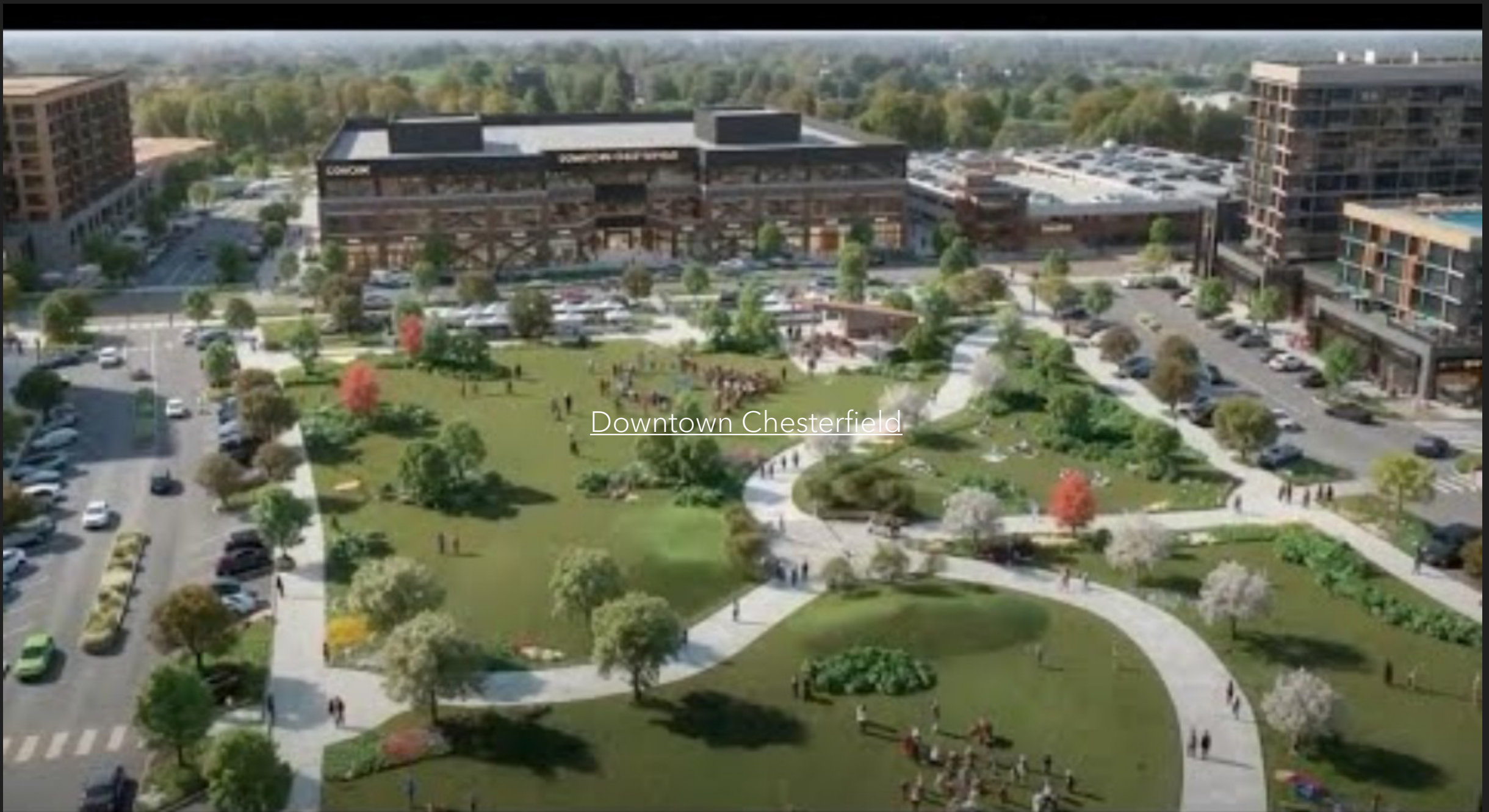
Meet The Master Developer of Downtown Chesterfield

Welcome to Chesterfield's new gathering place - a 3.31-acre park at the heart of Downtown Chesterfield where nature and community seamlessly connect. The green space will be the community's living room: a perfect backdrop for events like summer concerts, open-air movies, art fairs, and farmer's markets.

With the 3.31-acre park at its center, every corner of Downtown Chesterfield hums with life, while surrounded by attractions and spaces for everyone.

This signature park anchors mid-rise office towers, upscale residences, a sleek hotel, and thriving street-level retail- all seamlessly connected by a 1.25-mile pedestrian loop.

Downtown Chesterfield is the new heart of the region—a bold, walkable district built for what's next.



Downtown Chesterfield

Video from The Staenberg Group, The Master Developer (Click on "Downtown Chesterfield" above)



<https://www.youtube.com/watch?v=KFmriiMAZI>

Drone Video from The Staenberg Group, The Master Developer (Click on the YouTube link above)