Executive Summary – Drilling Offer

Salt Dome Prospect

Woodlands Finance Partners, LLC ("WFP") has identified a property with the ability to drill hundreds of wells in productive acreage which overlays a Salt Dome Northwest of Houston. The project Expected Case has an outstanding return of investment – 36.4 Months. This rapid return of investment provides very high financial returns – an IRR of 75.0% with an NPV of $134.23 million.

The property is relatively undeveloped, as per a reserve report, the prospect likely contains up to 200 million barrels of recoverable oil. WFP has entered into an agreement to jointly develop this property over the next 10 years. The goal is to drill wells in blocks of 10 to 100 wells over this 10-year period. We possess 3D Seismic which provides the confidence that the very productive wells in the Yegua producing horizon at a depth of about 5,000 feet will produce over 60,000,000 barrels of oil from the 300 potential well drilling sites. We expect to site wells with additional 3D Seismic. Additionally, 100 wells may be drilled to the Frio formation at about 3,500 feet and 25 wells may be drilled to the Wilcox formation at approximately 10,000 feet.

We will begin drilling in the 5,000 foot Yegua producing horizon The property is ideally positioned for secondary recovery as well as the ability to move up to the Frio horizon in some wells.. Wells range in age from the late 70's to the current period. The wells produced over 44,000 BBLS of oil in 2017. The drilling rights for all acreage are owned by our development partner. The property has produced almost 2,000,000 BBLS of oil in the past.

The real attractiveness of this $100 mil investment is demonstrated by the high IRR's, NPV's and the net cash returned to the investor. The project will drill 15 wells in year 1 (14uccessful), Additionally, the investor will have a first right of refusal in the deepening or twinning or recompletions up the wellbore. The investor will also have a first right of refusal for each subsequent drilling program offered by WFP.

These results are based on the Investor receiving an 60% working interest before pay out and a 49% working interest after payout in these first 100 wells.

Woodlands Financial Partners, LLC
Consolidated
Operating Budget
Hockley Project
Years One - Ten

11/7/2026
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Expected Case Assumptions - WFP, LLC
Hockley Property Project

1) Price of Oil - Year 1	$ 75.00	10 Year Average	$	86.25
2) Gas Price - Year 1	$ 3.75	10 Year Average	$	5.25
3) Cash numbers - no D,D & A or Income Tax		Well Cost:	$	850,000
4) Pulling Cost per /Well/Year	1 @	$ 5,000	$	5,000
5) Lifting Cost/ BBL Yr 1	$ 15.00	Annual Escal		1.60%
6) Capital expenses - See Capital Budget		CAPEX %		10.00%
7) Well Rework Cost -				$10-25,000
8) Well Success Rate				0.917%
9) Royalties -				25.0%
10) Working Int Investors -	See Below	Trippon Energy		See Below
11) Decline Rates - Oil	12%	Gas		12%
12) IP - Oil	180 BOPD	IP - Gas	0	MCFPD

		Project Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Ten Year Totals
Revenue													
BOE Production - Annual			317,021	1,836,417	3,425,306	2,680,013	2,342,475	2,165,299	1,922,237	1,692,035	1,514,627	1,365,611	19,261,040
MCF Production - Annual			0	0	0	0	0	0	0	0	0	0	0
Average Price of Oil			75.00	77.50	80.00	82.50	85.00	87.50	90.00	92.50	95.00	97.50	86.25
Average Price of Gas			3.75	3.90	4.05	4.20	4.35	4.50	4.65	4.80	4.95	5.10	4.58
Revenue - Oil			24,321,538	141,695,775	265,836,553	227,322,973	199,270,579	188,936,705	171,597,429	154,968,239	142,318,302	131,603,503	1,647,871,597
Revenue - Gas			0	0	0	0	0	0	0	0	0	0	0
Severance Taxes			(687,130)	(6,487,712)	(12,048,256)	(10,628,307)	(9,254,796)	(8,898,268)	(8,187,998)	(7,493,385)	(6,973,584)	(6,528,502)	(77,187,939)
Revenue Less Severance Taxes			23,634,409	135,208,064	253,788,297	216,694,666	190,015,783	180,038,436	163,409,431	147,474,854	135,344,718	125,075,000	1,570,683,658
Less: Royalties	25.0%		5,908,602	33,802,016	63,447,074	54,173,667	47,503,946	45,009,609	40,852,358	36,868,713	33,836,179	31,268,750	392,670,914
Revenue to Working Interests			17,725,807	101,406,048	190,341,223	162,521,000	142,511,837	135,028,827	122,557,073	110,606,140	101,508,538	93,806,250	1,178,012,744
	Before Payout	**After Payout**											
Trippon Energy													
Gross Revenue	40.00%	51.00%	9,007,900	51,717,084	97,074,024	82,885,710	70,037,834	63,429,698	57,675,516	52,155,977	47,991,005	44,492,965	576,467,712
Less: Lifting Cost Excl Royal	51.00%	51.00%	(2,244,312)	(16,397,801)	(31,164,377)	(24,882,780)	(21,364,078)	(18,888,233)	(16,793,799)	(14,810,510)	(13,291,263)	(12,024,344)	(171,861,497)
Net Revenue			6,763,587	35,319,283	65,909,646	58,002,930	48,673,755	44,541,464	40,881,716	37,345,465	34,699,741	32,468,620	404,606,208
	Before Payout	**After Payout**											
Investor Returns													
Gross Revenue	60.00%	49.00%	8,717,907	37,520,238	93,267,199	79,635,290	67,291,252	60,942,259	55,413,731	50,110,644	46,109,004	42,748,143	541,755,668
Less: Lifting Cost	49.00%	49.00%	(2,156,300)	(11,896,444)	(29,942,245)	(23,906,984)	(20,526,271)	(18,147,518)	(16,135,219)	(14,229,706)	(12,770,037)	(11,552,801)	(161,263,524)
		Year 1 CAPEX											
Net Operating Income to Investors			6,561,607	25,623,794	63,324,954	55,728,306	46,764,982	42,794,741	39,278,513	35,880,938	33,338,968	31,195,342	380,492,142
Less: Capital Expense		**Year 2-10 CAPEX**	27,000,000	51,000,000	19,550,000	0	0	0	0	0	0	0	97,550,000
NOI Less CAPEX			(20,438,393)	(25,376,206)	43,774,954	55,728,306	46,764,982	42,794,741	39,278,513	35,880,938	33,338,968	31,195,342	
Net Cumulative Operating Income			(20,438,393)	(45,814,600)	(2,039,645)	53,688,660	100,453,642	143,248,382	182,526,895	218,407,833	251,746,800	282,942,142	282,942,142

Cash Payback - Years 3.03
Cash Payback - Months 36.40

Expected Case Assumptions - WFP, LLC Hockley Property Project

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Averages
Investor Returns											
IRR 75.0%											
NPV @10% $134,231,232											
Oil Price	$ 75.00	$ 77.50	$ 80.00	$ 82.50	$ 85.00	$ 87.50	$ 90.00	$ 92.50	$ 95.00	$97.50	$ 86.25
Gas Price	$ 3.75	$ 3.90	$ 4.05	$ 4.20	$ 4.35	$ 4.50	$ 4.65	$ 4.80	$ 4.95	$ 5.10	$ 5.25
Well Success Rate	0.917%	0.917%	0.917%	0.917%	0.917%	0.917%	0.917%	0.917%	0.917%	0.917%	0.917%
Oper. Cost / Year Escalation	0.00%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.44%
Lifting Cost / BBL	$ 15	$ 15	$ 15	$ 15	$ 16	$ 16	$ 16	$ 16	$ 17	$ 17	$ 15.90

IP - Oil 180 BOPD **IP - Gas** 0 MCFPD

Oil Decline Rate Exponential 12% **Gas Decline Rate Exponential** 15%

Ten Yr Ave Trucking Cost per BBL	2.80
Ten Year Ave Pulling Cost per BBL	0.19
Ten Yr Ave Lifting Cost per BBL	14.31
TYA Total Lifting Cost per BBL	17.30

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