

HUNTER OIL
INVESTMENTS LLC

RANGER JOINT VENTURE CHAMBERS COUNTY, TEXAS

A PROVEN LIQUIDS-RICH GAS PLAY IN
THE FRIO-VICKSBURG TREND

INFO@HUNTEROILINVESTMENTS.COM
972-439-6603



HUNTER OIL INVESTMENTS

CREATING GENERATIONAL WEALTH

Hunter Oil Investments is a seasoned oil investment consulting firm dedicated to providing expert advice and tailored investment solutions to help clients achieve their financial goals. With a team of experienced professionals, we offer personalized services that cater to the unique needs of each client, ensuring a comprehensive and strategic approach to oil and gas investing.

At Hunter Oil Investments we prioritize integrity, transparency and client satisfaction—striving to build long-term relationships based on trust and exceptional service.

We've let the majors handle the drilling, heavy lifting, and infrastructure—and they've already proven the field—now we're stepping in at a fraction of their cost, with the potential to create generational wealth.

Darvin Hunter

CEO, HUNTER OIL INVESTMENTS
VP MARKETING, DYNOPETRO



EXECUTIVE SUMMARY

A STRATEGICALLY POSITIONED GAS & CONDENSATE PROSPECT

The Ranger Prospect is situated in Chambers County, Texas, within the well-established Frio–Vicksburg trend—a prolific series of stacked gas and condensate formations that have yielded billions of cubic feet of production since the 1940s.

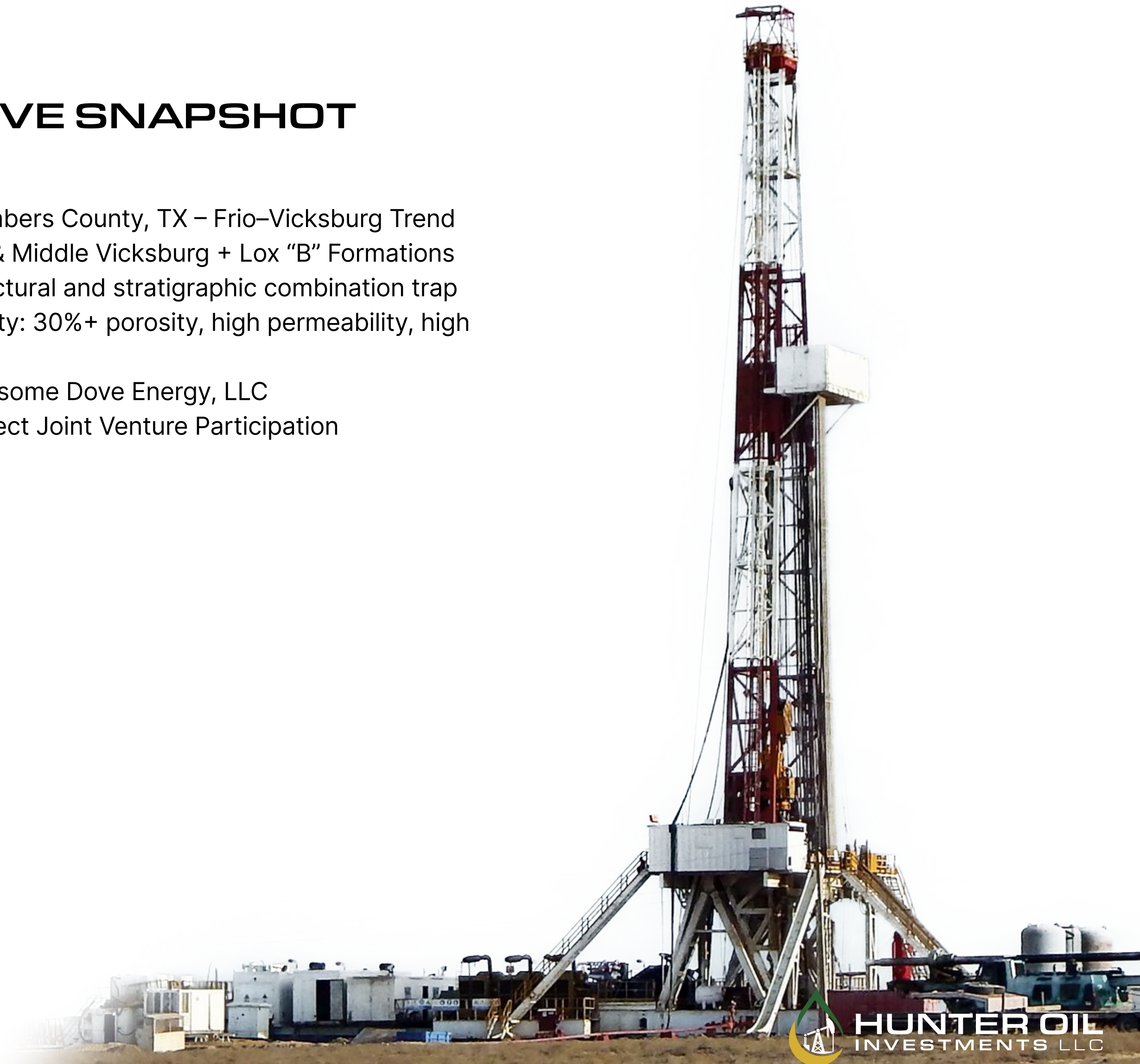
The project targets multiple Vicksburg-age sand intervals with proven productivity from nearby analog fields such as Eagle Bay, Chimney Bayou, and Double Bayou.

Backed by 25 square miles of proprietary 3D seismic data reprocessed in 2021, the Ranger JV features clearly defined fault blocks, amplitude-supported closures, and exceptional reservoir characteristics including porosity over 30%, permeability measured in multiple Darcies, and formation pressures exceeding 14,000 PSI.

These conditions mirror the attributes of several high-deliverability gas discoveries across Southeast Texas.

EXECUTIVE SNAPSHOT

- Location: Chambers County, TX – Frio–Vicksburg Trend
- Target: Upper & Middle Vicksburg + Lox “B” Formations
- Structure: Structural and stratigraphic combination trap
- Reservoir Quality: 30%+ porosity, high permeability, high pressure
- Operator: Lonesome Dove Energy, LLC
- Ownership: Direct Joint Venture Participation



LOCATION & GEOLOGY

RANGER PROSPECT

RANGER PROSPECT – FRIO–VICKSBURG TREND

The Ranger Prospect targets multiple stacked sand intervals within the Upper and Middle Vicksburg formations, with additional upside potential in the deeper Lox “B” formation.

These intervals are mapped within three distinct fault blocks (A, B, and C), each supported by amplitude anomalies and Class III AVO signatures, providing strong direct hydrocarbon indicators.

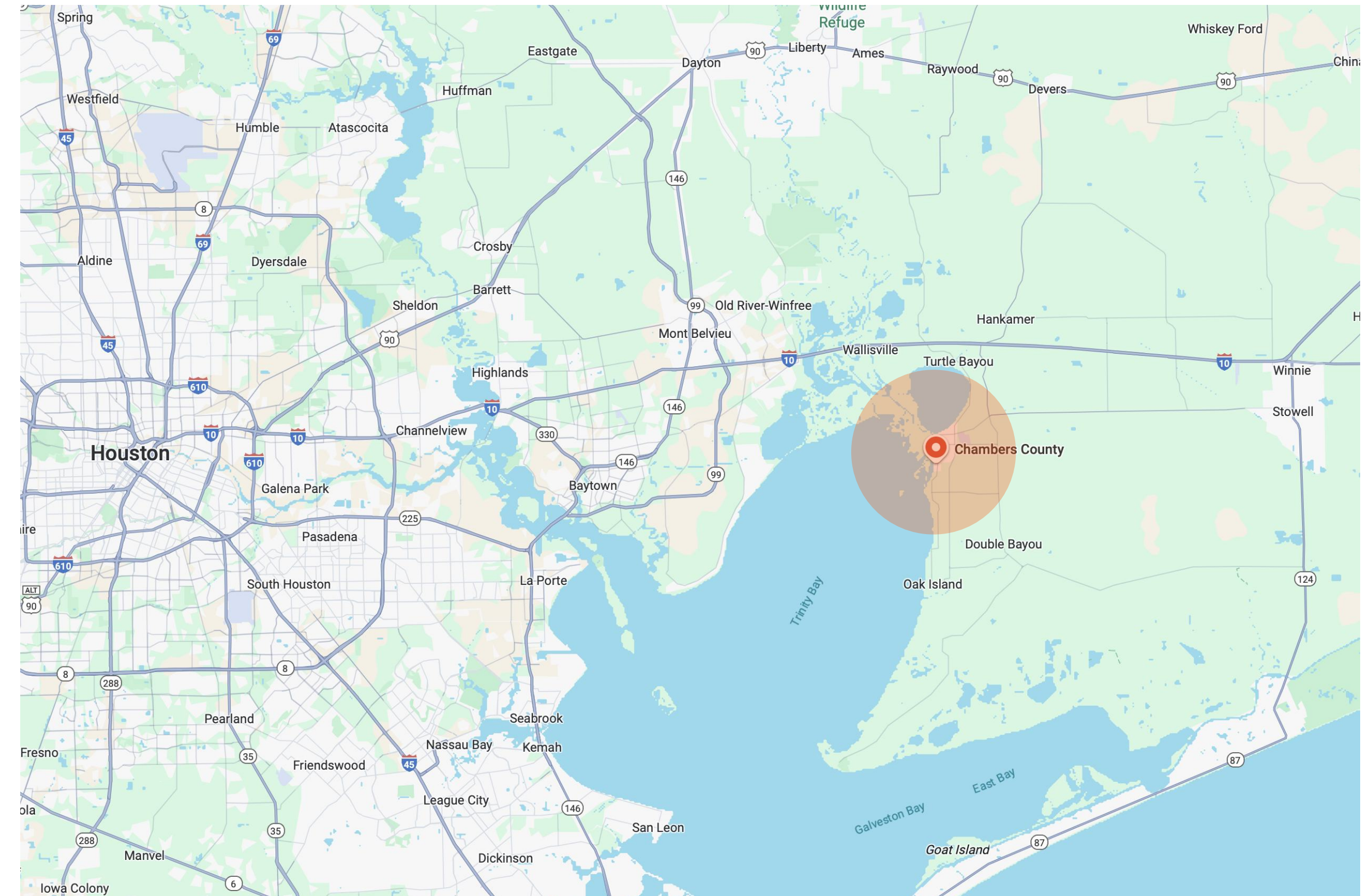
The geologic setting consists of a downthrown 4-way structural closure, where hydrocarbons migrate and trap along faulted anticlines within the Houston Salt Basin. These “turtle structures” have historically yielded exceptional gas-condensate results.

SEISMIC VALIDATION:

The proprietary 3D seismic volume delineates sharp fault boundaries and internal amplitude consistency across all three targets—strongly correlating with productive Vicksburg reservoirs in adjacent fields.

GEOLOGIC SUMMARY

- Faulted, 4-way anticline trap with structural closure in 3 blocks.
- High-quality Vicksburg-age sands, excellent porosity & permeability.
- Multiple amplitude-supported anomalies.
- Direct correlation with producing analogs within 6–15 miles.



ANALOG FIELD COMPARISONS

PROVEN PERFORMANCE NEARBY

The Ranger Prospect lies along the same geologic trend and fault system as several highly productive analog fields, providing a strong predictive model for potential results.

EAGLE BAY FIELD (15 miles west)

- Discovered in the 1950s; cumulative production 147 BCFG + 30 MMBO.
- Discovery well tested 75 MMCFG/D + 12,500 BOPD.
- Reservoirs exhibit 30–33% porosity and excellent permeability.

CHIMNEY BAYOU FIELD (6 miles north)

- Discovered 2015; produced 533,000 BO + 1.3 BCF from a 60-acre anomaly.
- Proven repeatability in downthrown fault closures similar to Ranger's structure.

DOUBLE BAYOU FIELD (8 miles north)

- Produced 417,000 BO + 0.5 BCF from a 40-acre fault block.
- Offset production provides a reliable calibration point for reservoir modeling.

KEY TAKEAWAY:

These analogs confirm consistent hydrocarbon accumulations and repeatable success within the Vicksburg-age formations, validating the Ranger JV's low-risk, high-potential development profile.



RESERVOIR CHARACTERISTICS

EXCEPTIONAL GEOLOGIC AND PRODUCTION ATTRIBUTES

The Ranger JV's target reservoirs display superior petrophysical qualities typically associated with high-rate gas and condensate wells in the Gulf Coast.

Formation Properties:

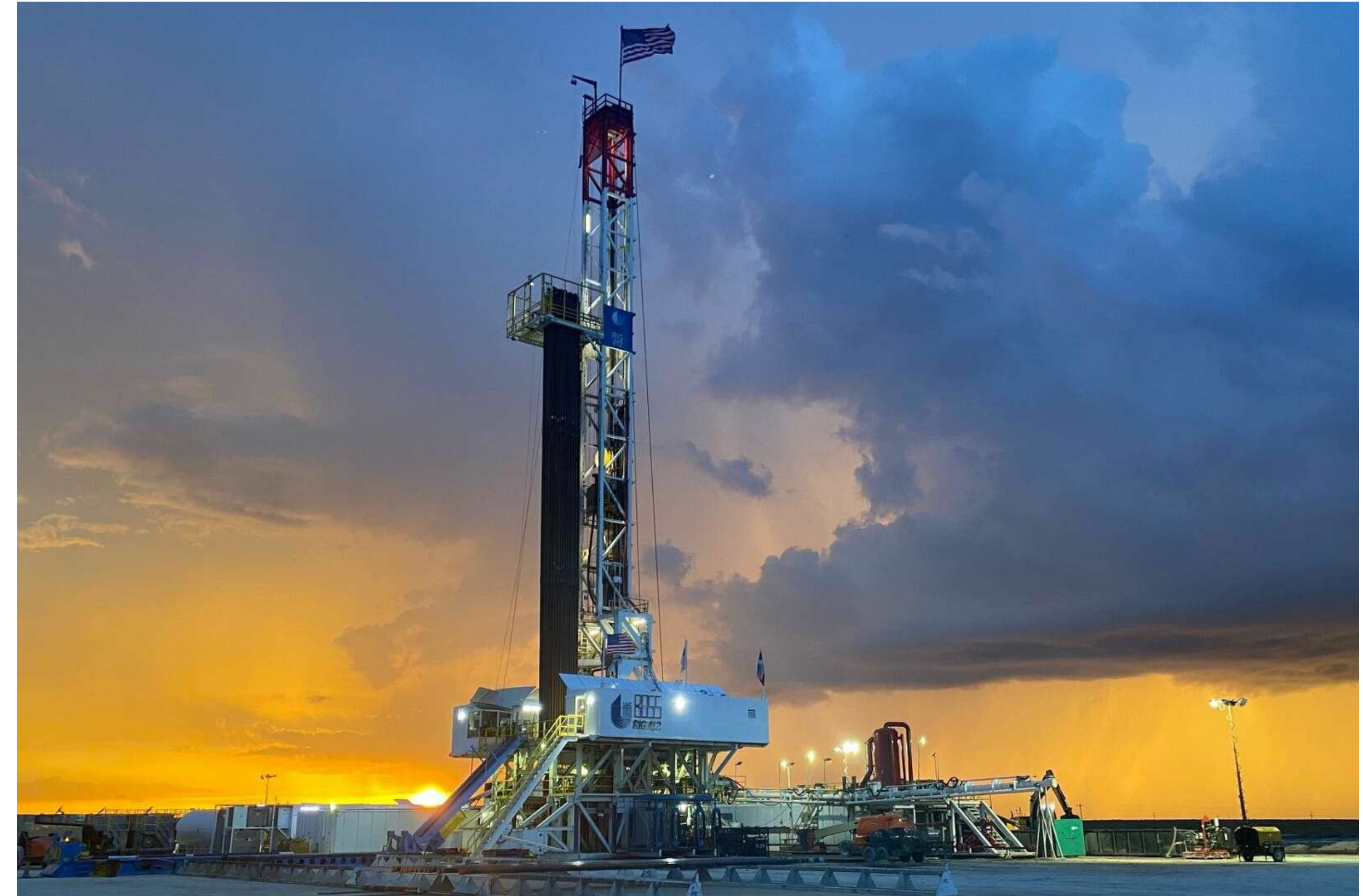
- Porosity exceeding 30% and multi-Darcy permeability.
- Reservoir pressures over 14,000 PSI, enabling strong deliverability.
- Amplitude-supported pay zones correlating with existing producing wells.
- Stacked sands offering multiple completion options.

Seismic and Engineering Support:

- Proprietary 3D seismic data (reprocessed 2021) provides clarity on structural and stratigraphic traps.
- Advanced AVO analysis confirms amplitude anomalies consistent with hydrocarbon-charged sands.
- Engineering models use analog recovery factors from Eagle Bay and Chimney Bayou for realistic projections.

BOTTOM LINE:

The Ranger reservoirs are liquids-rich, pressure-charged, and structurally sound, setting the stage for exceptional performance potential.



RANGER JOINT VENTURE

EARNINGS PER UNIT

Gas Reserves of 36.5 BCF are included in daily and cumulative total.

Daily Oil BOEPD	1 Unit	1/2 Unit	Annual Return
1400	\$27,762	\$13,881	102%
1050	\$20,812	\$10,406	77%
700	\$13,862	\$6,931	51%
0	0	0	0%

Cumulative Oil (BOE)	1 Unit	1/2 Unit	ROI
5,140,384	\$3,397,962	\$1,698,981	10.4x
3,855,288	\$2,547,322	\$1,273,661	7.8x
2,570,174	\$1,696,669	\$848,334	5.2x
0	0	0	0x

Key: \$65 BO
 BOEPD = Barrels of oil equivalent per day.
 BOE Barrels of oil equivalent.

Investment Position

Drill & Test **\$250,000 / Unit** and **\$125,000 / 1/2 Unit**
 Completion **\$75,000 / Unit** and **\$37,500 / 1/2 Unit**
 Total **\$325,000 / Unit** and **\$162,500 / 1/2 Unit**
 ROI = 10.4 x \$3,397,962 = \$35,338,804.80
(10.4x ROI over the life of the well)



RESERVE ESTIMATES

TOTAL POTENTIAL PROSPECT RESERVES

Fault Block	Gas (BCF)	Oil (BO)
A	36.5	3,175,500
B	19.2	1,670,400
C	8.2	713,400
TOTAL	63.9 BCF	5,559,300 BO

Assumptions Based On:

- Proven analog recovery from Chimney Bayou and Eagle Bay Fields.
- Conservatively modeled decline curves and 10-year payout window.
- Gas-to-oil ratios and condensate yields calibrated to offset wells.

These estimates demonstrate that the Ranger JV holds over 63 BCF of gas and 5.5 million barrels of oil, representing a potential recoverable resource exceeding 16 million BOE with further drilling.

PROJECTED RETURNS

PROJECTED ROI SCENARIOS (BASED ON \$65/BOE)

Daily BOEPD	Annual ROI	Cumulative ROI (10 Years)
1,400	102%	10.4x
1,050	77%	7.8x
700	51%	5.2x

Key Insights:

- Even conservative flow rates produce strong returns given high liquid content.
- Multiple zones provide long-term production sustainability.
- Upside potential exists through recompletion of lower Vicksburg intervals.
- Tax benefits significantly enhance after-tax ROI.

CONCLUSION

RANGER PROSPECT

A HIGH-PERFORMANCE JV IN A PROVEN GAS TREND

The Ranger Joint Venture stands at the intersection of proven geology, modern seismic technology, and seasoned operations.

This project offers investors the opportunity to participate directly in a high-deliverability, liquids-rich gas prospect with a clear analog history and strong economic fundamentals.

By combining low geological risk, high reserve potential, and powerful tax advantages, the Ranger JV represents a unique opportunity to build lasting, generational wealth in the Texas Gulf Coast energy sector.



OUR EXECUTIVE TEAM
MEET THE PROFESSIONALS



CEO & FOUNDER OF HUNTER OIL INVESTMENTS

Darrin Hunter

Over 25 years of experience in client relations, specializing in the oil and gas industry. UTA graduate with a Business degree. Proud Veteran of the United States Army, serving as an E5 Sergeant.

Currently working with Operators in Texas, Louisiana and California coordinating strategic operations at DynoPetro, LLC., successfully directing investors to acquire highest available yields. 25 years of experience in oil and gas has allowed for evaluating incredible projects, creating opportunities for investors to achieve “generational wealth”

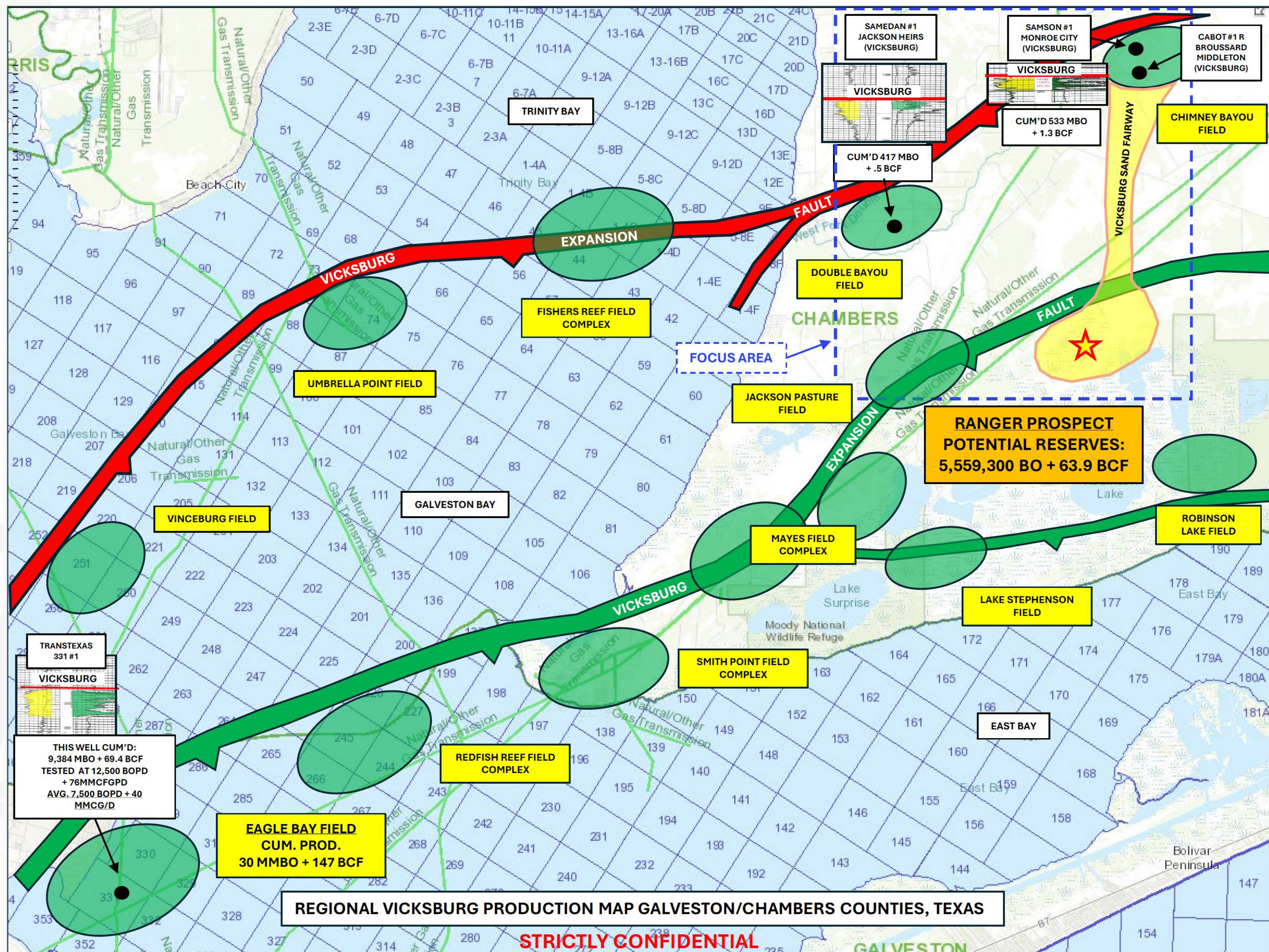


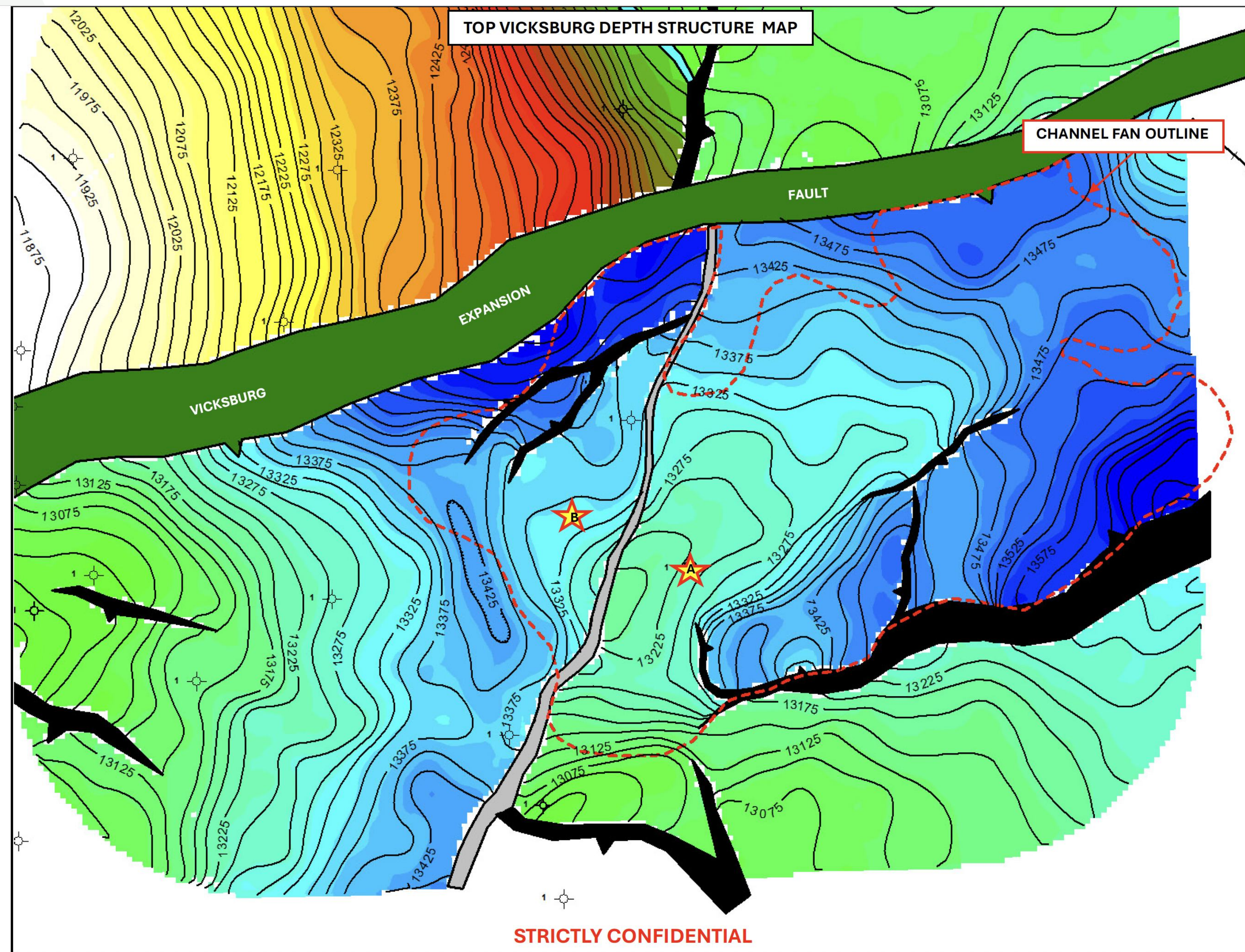
PRESIDENT AND CEO OF LONESOME DOVE, LLC.

Oliver Sawford

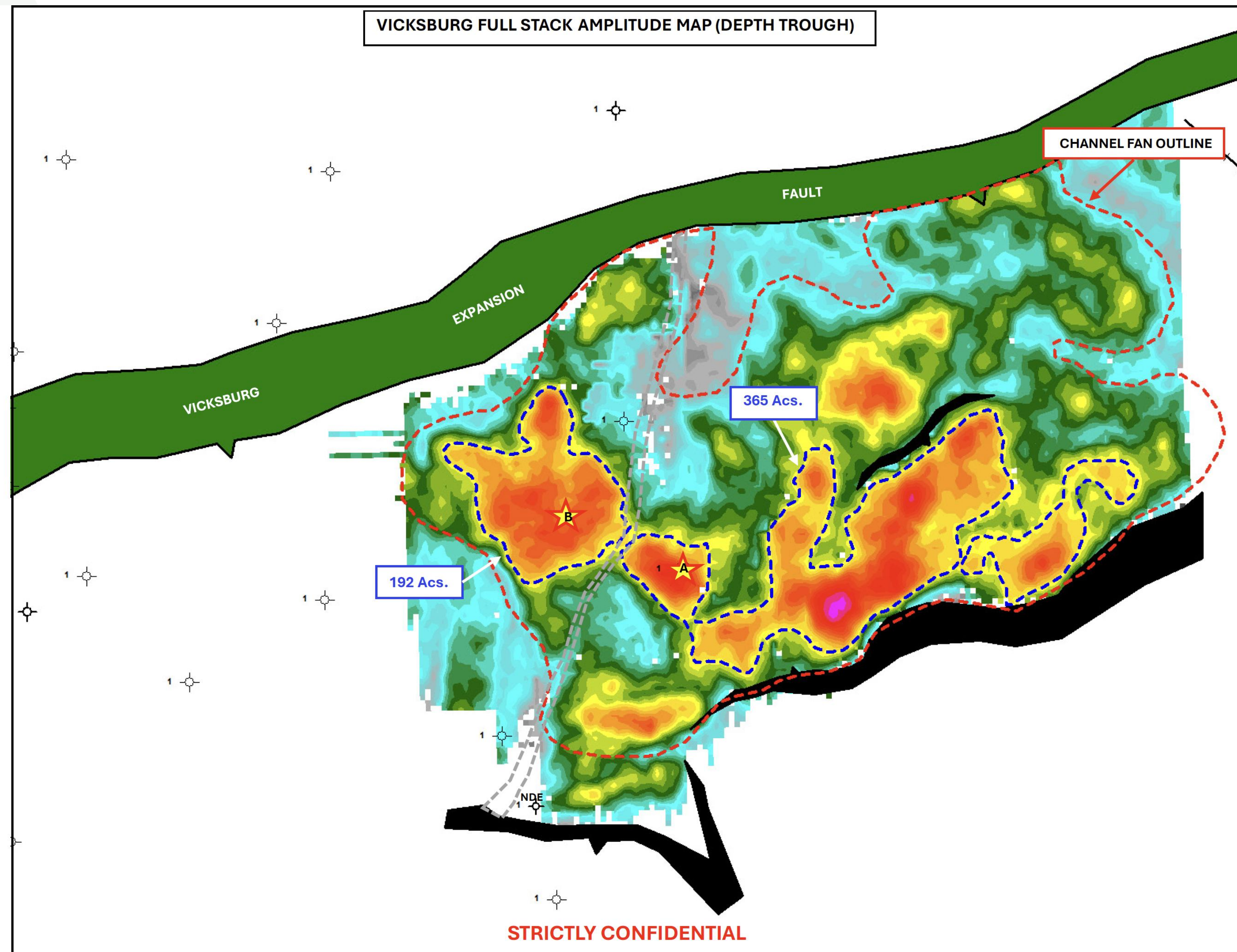
With nearly two decades in the energy sector, he began his career at Magna Resources, building a strong investor network and developing strategic marketing initiatives. His experience expanded at Gulf Coast Western, where he focused on partner acquisition and large-scale business development.

After earning his Series 22 and 63 licenses, he served as a registered representative with a broker-dealer, managing capital raises and investor relations. Today, he oversees operations, evaluates prospects, and structures financing for energy projects nationwide—continuing a proven record of leadership, deal execution, and investor success in the oil and gas industry.





VICKSBURG FULL STACK AMPLITUDE MAP (DEPTH TROUGH)



STRICTLY CONFIDENTIAL



RANGER JOINT VENTURE CHAMBERS COUNTY, TEXAS

A PROVEN LIQUIDS-RICH GAS PLAY IN
THE FRIO-VICKSBURG TREND

INFO@HUNTEROILINVESTMENTS.COM
972-439-6603

TAX ADVANTAGES OVERVIEW

MAXIMIZE DEDUCTIONS, MINIMIZE LIABILITY



There are a number of significant tax advantages available to qualified investors who participate in Joint Venture Partnerships. Under the current law, for example, drilling expenses and production income currently both offer excellent tax advantages with most partners getting to write off 100% against their ordinary income.

Please consult with a tax professional for information specific to your tax situation before making any investment decisions.

Key tax benefits under the current law include:

- **Intangible Drilling Costs (IDC)** - IDCs are fully deductible in the year costs are incurred. As an alternative, each Partner may elect to amortize. Historically, 70% to 80% of GCW's Drill and Test Capital Contributions have been treated as IDCs.
- **Intangible Completion Costs (ICC)** - are fully deductible in the year costs are incurred.
- **Lease & Well Equipment Depreciation (L&W)** - L&W equipment costs are fully depreciated over 5 to 7 years depending on equipment type.
- **Organizational Costs** - These include legal and professional fees to organize and commence operations of a venture. These fees can be amortized over 5 years.
- **Prospect Costs** - These costs can be depleted and amortized over 24 months.
- **Syndication Costs** - Syndication costs must be capitalized and can only be written off as a capital loss upon termination of a venture.
- **Lease Operating Expenses** - Lease Operating Expenses begin once a well is in production. Expenses are netted against production revenue and are 100% deductible.
- **Depletion Allowance** - There is a tax deduction available for qualifying statutory depletion. Generally, 15% of the gross income from a producing well is tax-free subject to certain limitations.
- **Net Revenue From A Producing Well** - Net revenue from a producing well is treated as operating income; it is not treated as passive activity, and is considered self-employment income (schedule C). The self-employment tax rate is 15.3%.

*Tax considerations vary depending on your personal tax situation. Please consult your tax advisor before making any oil and gas investment decision. Note that current law is subject to change. Certain tax rules may limit a partner's ability to take tax deductions from Hunter Oil Investments.

WHY THIS OPPORTUNITY?
KEY ADVANTAGES AT A GLANCE

Proven Regional Trend

Located in the heart of the Frio–Vicksburg fairway, an established hydrocarbon trend responsible for billions of cubic feet of gas and millions of barrels of condensate over decades of production.

Multi-Zone Liquids-Rich Potential

Targets multiple stacked Vicksburg sands across three structural fault blocks (A, B, and C), offering long-term development potential and multiple completion options.

Proprietary 3D Seismic Data

Utilizes 25 sq. miles of proprietary 3D seismic, reprocessed in 2021, with clear amplitude-supported anomalies (Class III AVO)—reducing risk and improving accuracy.

Proven Analog Fields

Surrounded by successful offsets including Eagle Bay (147 BCFG + 30 MMBO) and Chimney Bayou (533,000 BO + 1.3 BCF)—both validated models for the same formations and structure type.

Exceptional Reservoir Quality

Porosity exceeding 30%, multi-Darcy permeability, and formation pressures over 14,000 PSI, ensuring high deliverability and liquids-rich flow profiles.

Low-Risk Development Approach

Not a wildcat program—this is a step-out drilling initiative on a structurally mapped, amplitude-confirmed fault block, minimizing exploration uncertainty.

Attractive Economics & ROI

Modeled returns exceed 10x over a 10-year period under moderate price assumptions, driven by high condensate yields and rapid payout timelines.

Strong Operational Team

Operated by Hunter Oil and Lonesome Dove Energy, LLC, with decades of Gulf Coast experience in complex faulted reservoirs and a history of successful JV development.

Tax-Advantaged Energy Investment

Investors receive 100% first-year IDC deductions, plus depletion and depreciation benefits—combining strong cash flow potential with real tax shelter advantages.



HUNTER OIL
INVESTMENTS LLC

**THANK YOU FOR YOUR INTEREST
SCHEDULE YOUR CONSULTATION**

**INFO@HUNTEROILINVESTMENTS.COM
972-439-6603**