

Ardmore Institute of Health, ("AIH") has retained Pinnacle Energy as its exclusive advisors to market for sale certain **Mineral Fee & Mineral Classified Royalty acres and it's associated surface rights** ownership, throughout properties located in Reeves County, TX.

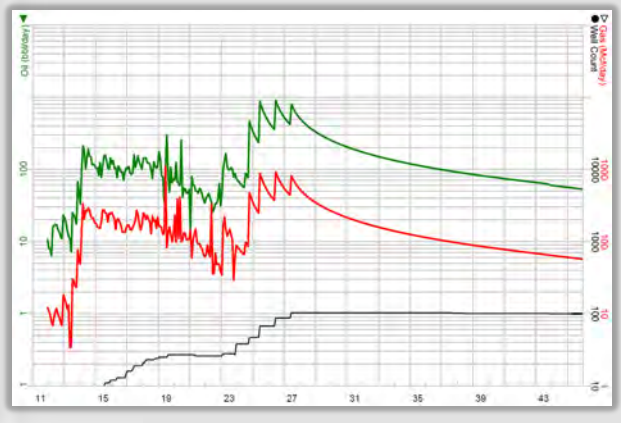
Offering includes a total of ~1,093 Net Mineral Acres (~1,247 Net Royalty Acres), with ~923 NMA being Mineral Classified, and ~170 NMA as Fee Mineral acres, altogether beneath ~1,502 associated surface acres.



Delaware Basin Royalties

Reeves County, TX

- PSL Survey, Block C-7
- T&PRR Survey T-7, Block 51
- Seller: Ardmore Institute of Health
- Effective Date: March 1, 2024



~1,247 Total Net Royalty Acres

- 923 NMA @ 12.5%, Mineral Classified (Surface + Minerals)
- 170 NMA @ 25%, Fee Minerals
- 579 NMA, Fee Surface

26 PDP Wolfcamp & Bone Springs Producers

- Current Net Prod: ~71 BOPD; ~83 MCFPD; ~17 NGL (B/D)
- AVG RI: 4.03%
- 3 SWDs generating ~ \$70k / month
- Projected PDP + SWD Jan 2024 NCF: ~\$230,000
- 2024 Total Projected NCF: ~\$4.59 MM

Active Wolfbone Development on Minerals

- 70 Identified Locations
- Wolfcamp & 3rd Bone Springs
- (11) Oxy 2 & 3-mile HZ WIPs (Bagpipe & Nessie Wells)

Sec.	Acreage Type			Total NMA	Total NRA	Total Surface
	Fee Surface	Fee Mineral	Mineral Classified (Surface + Minerals)			
4	80	80	0	80	160	80
6	0	0	60	60	60	60
9	0	0	80	80	64	80
14	0	0	240	240	240	240
15	0	0	160	160	160	160
17	0	0	40	40	40	40
23	0	70	0	70	140	0
24	0	0	160	160	160	160
25	0	0	183	183	183	183
26	499	20	0	20	40	499
	579	170	923	1,093	1,247	1,502

Virtual Data Room (VDR) access is available upon request & execution of a Confidentiality Agreement. Properties are being offered where-is as-is, without warranty. Seller retains the right to change or withdraw offering at anytime without notice.

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