

**Johnstown Renewables, LLC and  
Dutch's Reservoir**

**Exclusive sale of the Businesses**

**Executive Summary**

**December 2020**

## Summary and Background of Johnstown Renewables, LLC ("JR") and Dutch's Reservoir

+

Whey-to-alcohol plant located in Johnstown, NY (~50 miles northwest of Albany, NY)

- JR is a greenfield operation based off a proprietary whey-to-alcohol process using a proprietary strain of yeast
- The process can produce multiple products
  - Liquid and solid whey (animal feed additive)
  - Ethanol
  - Industrial alcohol
  - Distilled Spirits
- Capacity ~3mm gallons of ethanol or alcohol
- CRE Capital, LLC has invested \$15.5mm
- 10-YR supply agreement with whey protein
  - feedstock provider FAGE
- Construction and design firm CHA has analyzed JR and concluded
  - Facility is 50-60% complete
  - Process systems are well thought out
  - JR will be able to operate per CHA design
  - Depending on the process selected, the plant can be completed for \$5-7mm

**Investment of late beer tycoon Christian Richard Eisenbeiss, stepson of former PepsiCo CEO David Kendall**

- In 2007, food and beverage entrepreneur Christian Richard Eisenbeiss bundled the majority of his numerous investment interests into CRE Capital LLC ("CRE")
  - The JR facility and its proprietary process are part of CRE's investment portfolio
- Eisenbeiss passed on March 30, 2017
  - CRE is looking to sell the plant or identify a strategic and/or joint-venture partner
- Eisenbeiss was the former majority shareholder and chairman of Holsten-Brauerei and built the company into Germany's largest brewery empire
  - He completed numerous acquisitions of major German breweries, including Lübzer, König, Bavaria St. Pauli, and Licher
- At its peak, the brewing group had annual production of 10.6mm hectoliters of beer and an additional 11.0mm hectoliters of non-alcoholic beverages
- In 2004, Eisenbeiss sold his stake in the brewery and beverage group to Danish brewer Carlsberg
- Eisenbeiss achieved numerous other successes in the food and beverage industry
  - Chairman of the Hamburg based malthouse Tivoli Malz, which he sold to British Anglia Maltings Holding (Crisp Malt) in 2016
  - Founder of craft breweries in New Orleans and Pittsburgh
  - Partner in American Restaurants Services, which held franchise rights to operate Pizza Hut and KFC in Western Poland and later extended to the Czech Republic

# Facilities in Johnstown and King Ferry, NY

+

