

A night scene of a gas station. A glowing sign with the word "PURE" is visible on the right. A car is parked at a gas pump in the center. The background shows a building and a dark sky.

# PARADISE DIVIDE

WRITTEN BY  
**STEVE CURTIS**

# EXECUTIVE SUMMARY

The purpose of this business plan is to outline an actionable course for the successful completion, marketing, and distribution of the feature-length film, *Paradise Divide*.

## LOGLINE

Following the apparent suicide of his rancher father, a young army ranger recon sergeant returns to his rural Rocky Mountain hometown and finds himself in a fight for his life against a suspiciously well-matched adversary.

## CASTING

The Production Team is in the process of securing letters of intent for the lead roles of DAVID McCARTY, RICHARD CLAYHOUSE, ONA McCARTY, MIKE McCARTY, and SARAH MARTIN. High-profile talent are also being approached for several of the top supporting roles in the film. Cast are being sought on the basis of artistic sensibilities, bankability and marketing awareness.

## FINANCING

The budget estimate for this film is \$8M, which will provide for the development, production, and post-production deliverables for the film. The structure allows for both a traditional distribution path of an acquisition deal as well as a self-motivated release strategy of the film.

## PRODUCTION TIMELINE

Pre-Production will last for 4 weeks, principal photography 6 weeks, and post-production 10 weeks. *Paradise Divide* will aim for a release date in Summer 2027.

## SALES

The Production Team is in discussions to attach strong international sales representation to present *Paradise Divide* globally at major film markets. With Buffalo 8 advising on the content presentation, casting, marketing, and sales positioning, *Paradise Divide* can avoid the typical pitfalls of indie sales. The return strategy is based on a practical plan for accessing traditional mystery and action film markets. Theatrical, New Media, Streaming Video on Demand (SVOD), DVD, broadcast, and foreign distribution outlets will be pursued—each with specific intent.



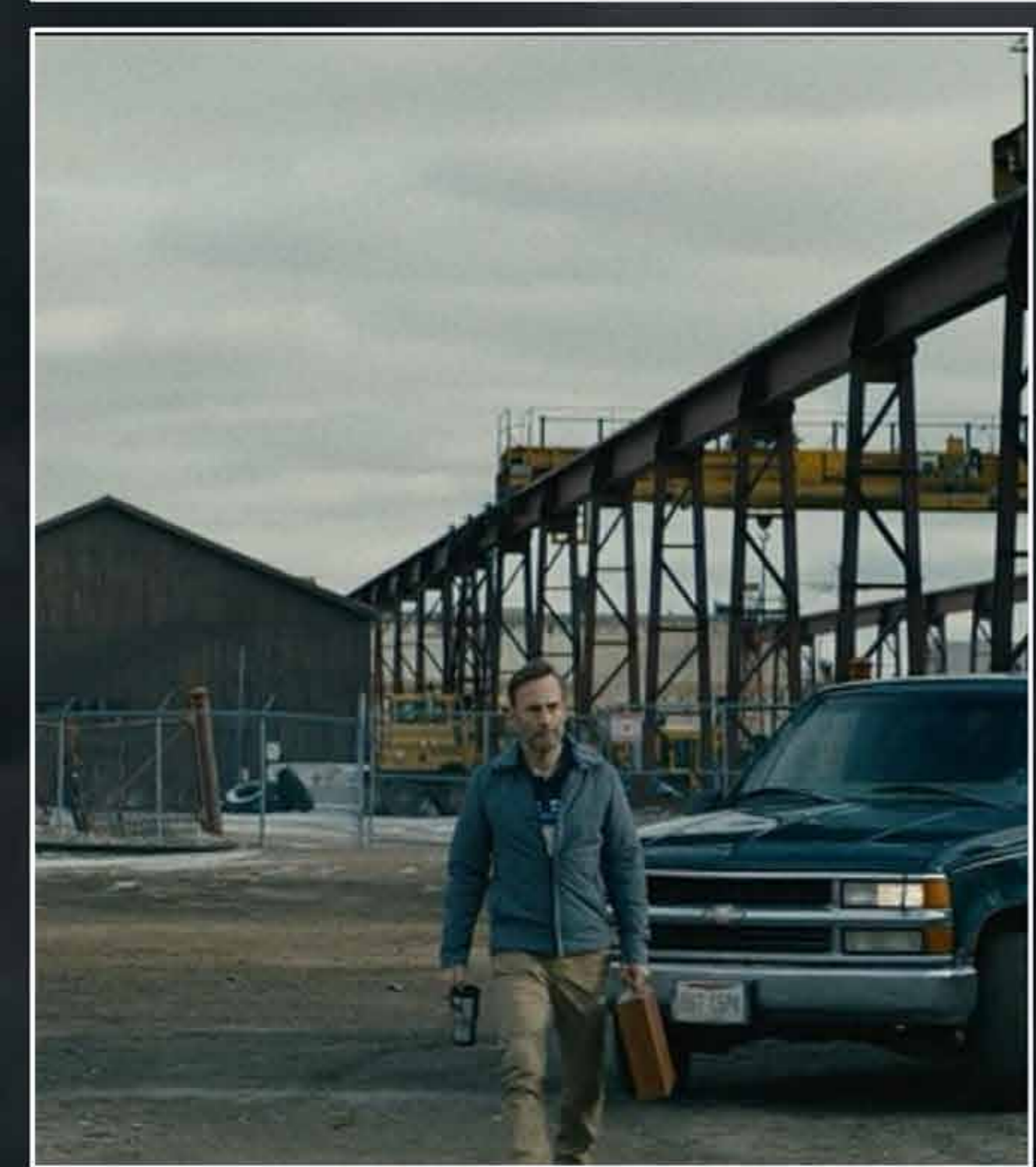


# THE STORY

Army veteran David McCarty returns to his hometown of Paradise after six years away, greeted not by peace but by growing tension. His aunt Ona and others are fighting to prevent mining magnate Richard Clayhouse from opening a mine that threatens to poison the town's water supply. When David retrieves a hidden environmental report from his late father's ranch and barely survives an assassination attempt, he realizes his father's death was no suicide. Now a target himself, David is drawn into a conspiracy that stretches across town leaders and old family wounds.

As David digs deeper, betrayals are revealed: his brother Mike has been falsifying reports for Clayhouse, and David's old flame Sara is caught in the crossfire. After several escapes, ambushes, and a desperate rescue, David sabotages the mine's operations with help from unlikely allies, including a repentant Mike and even some town lawmen. In a final confrontation atop the mountains, Clayhouse is killed by the town marshal, bringing the battle for Paradise to an end.

With Clayhouse defeated and the town's future secured, David finds a sense of peace he didn't expect. Visiting his parents' graves, he tells Herman, the town bus driver, that he plans to stay, rebuild his family's ranch, and perhaps rekindle the life, and love, he left behind.



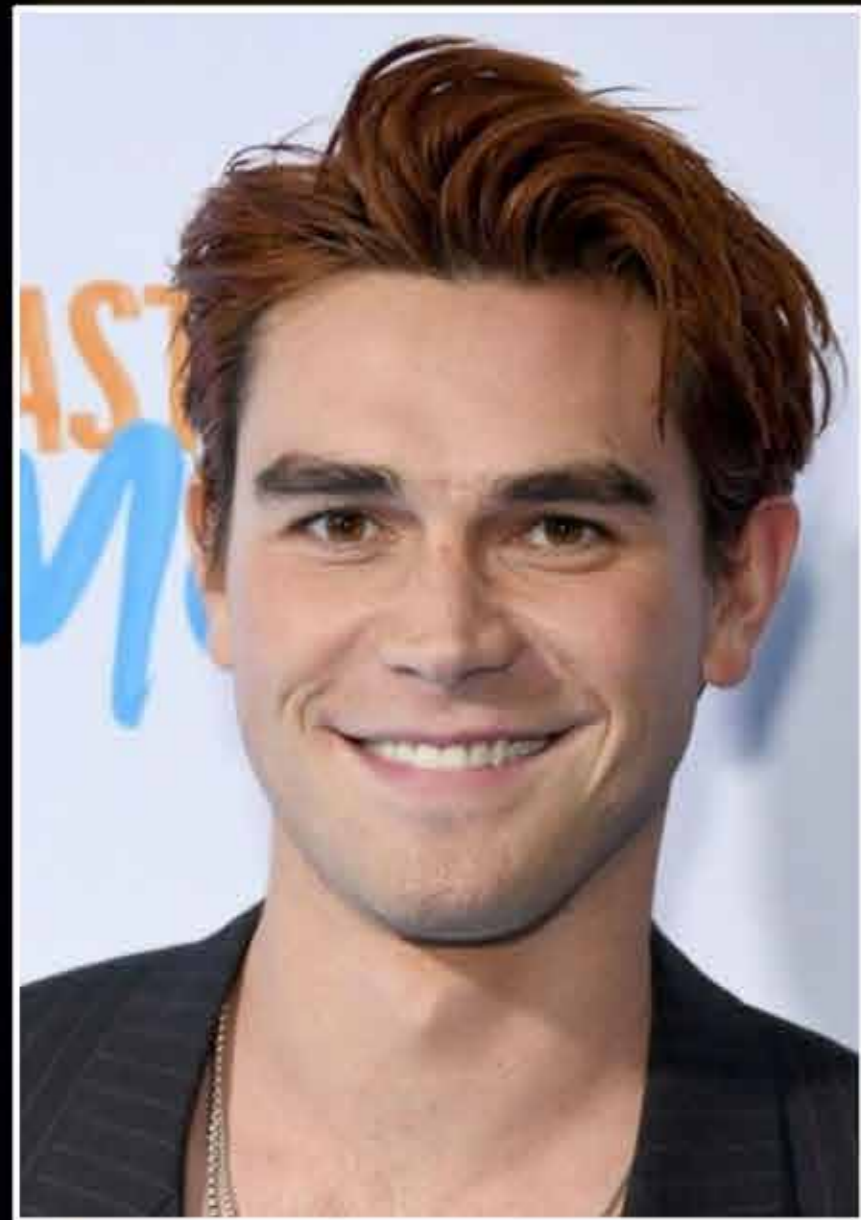


# THE CHARACTERS

# TARGETED CAST

## DAVID McCARTY

Haunted by his experience serving in Afghanistan, David McCarty returns to his hometown to support his family as they grieve the sudden, slightly suspicious, loss of their father. However, instead of healing, David finds only more pain and danger when the town itself comes under threat from a brutal mining magnate. Can David confront the ghosts of his past so he can defeat the evil of the present, or will he let his past dictate his future?



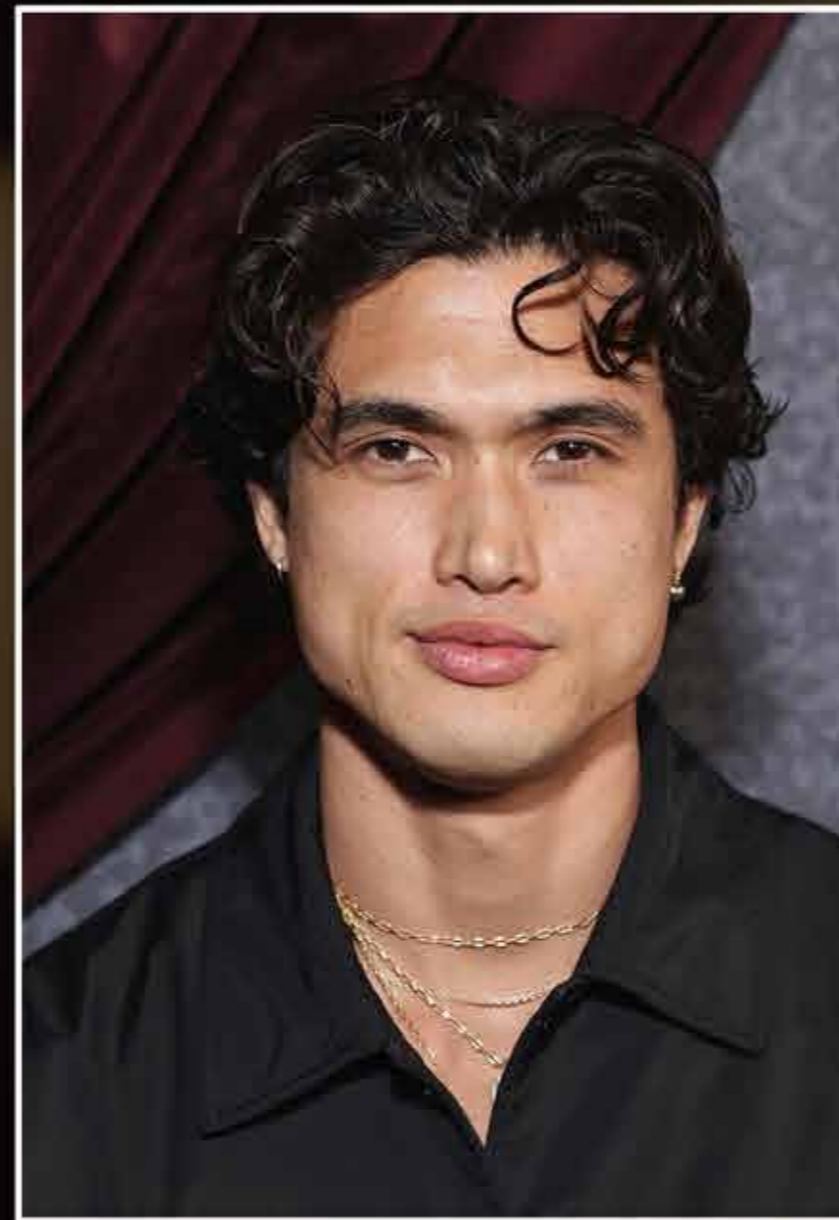
**KJ APA**

Riverdale  
I Still Believe  
One Fast Move



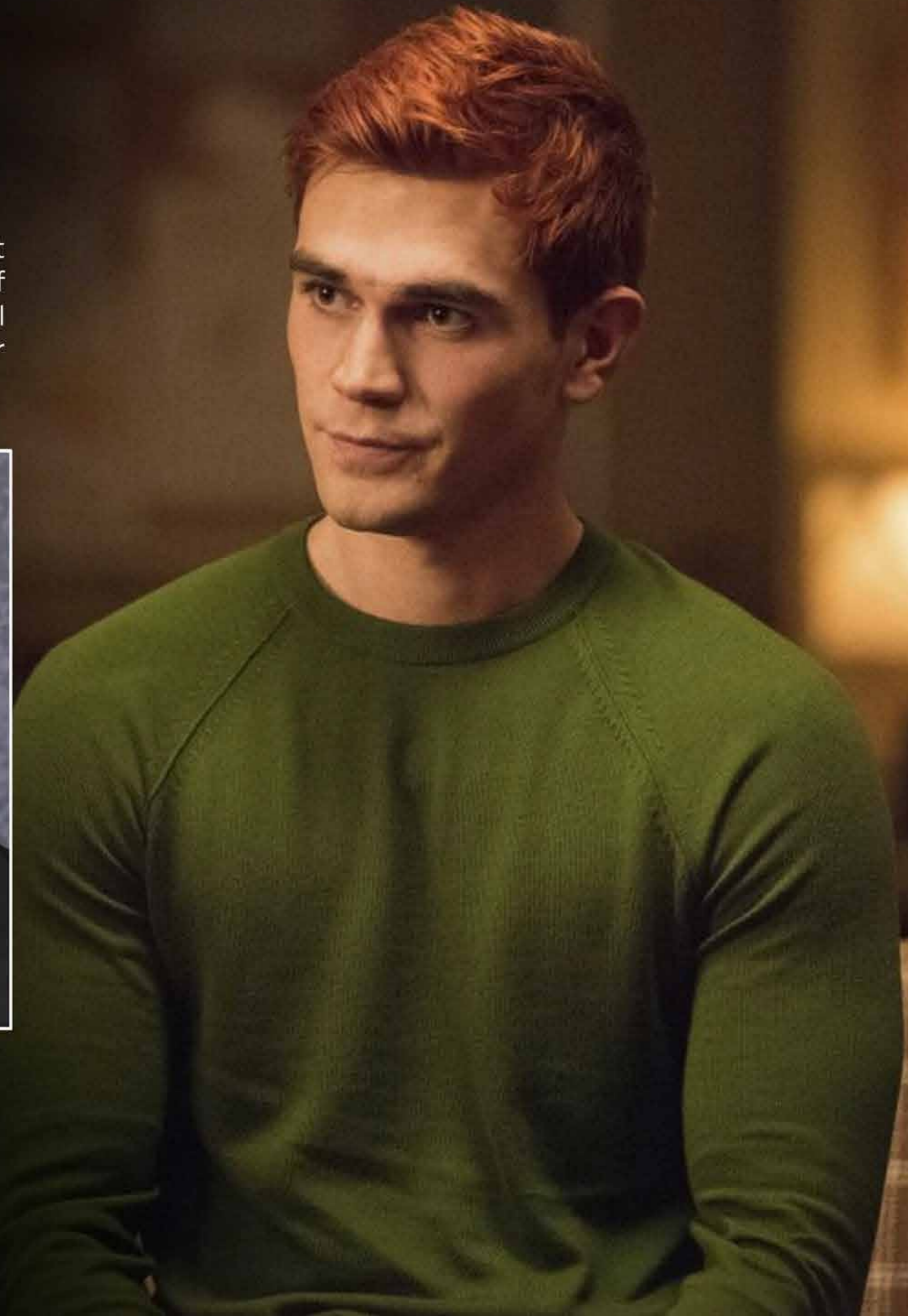
**JACK LOWDEN**

Small Axe  
Dunkirk  
Tornado



**CHARLES MELTON**

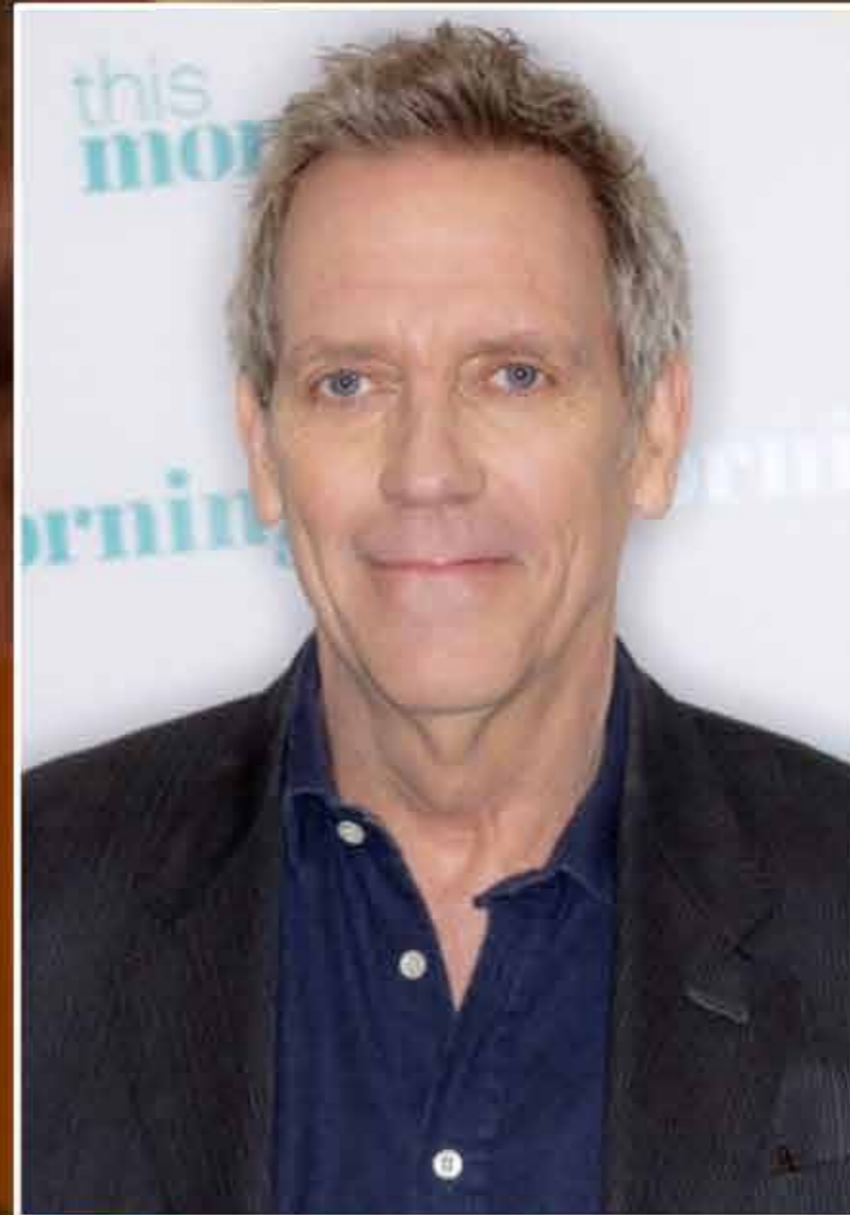
May December  
Secret Headquarters  
Warfare



# TARGETED CAST

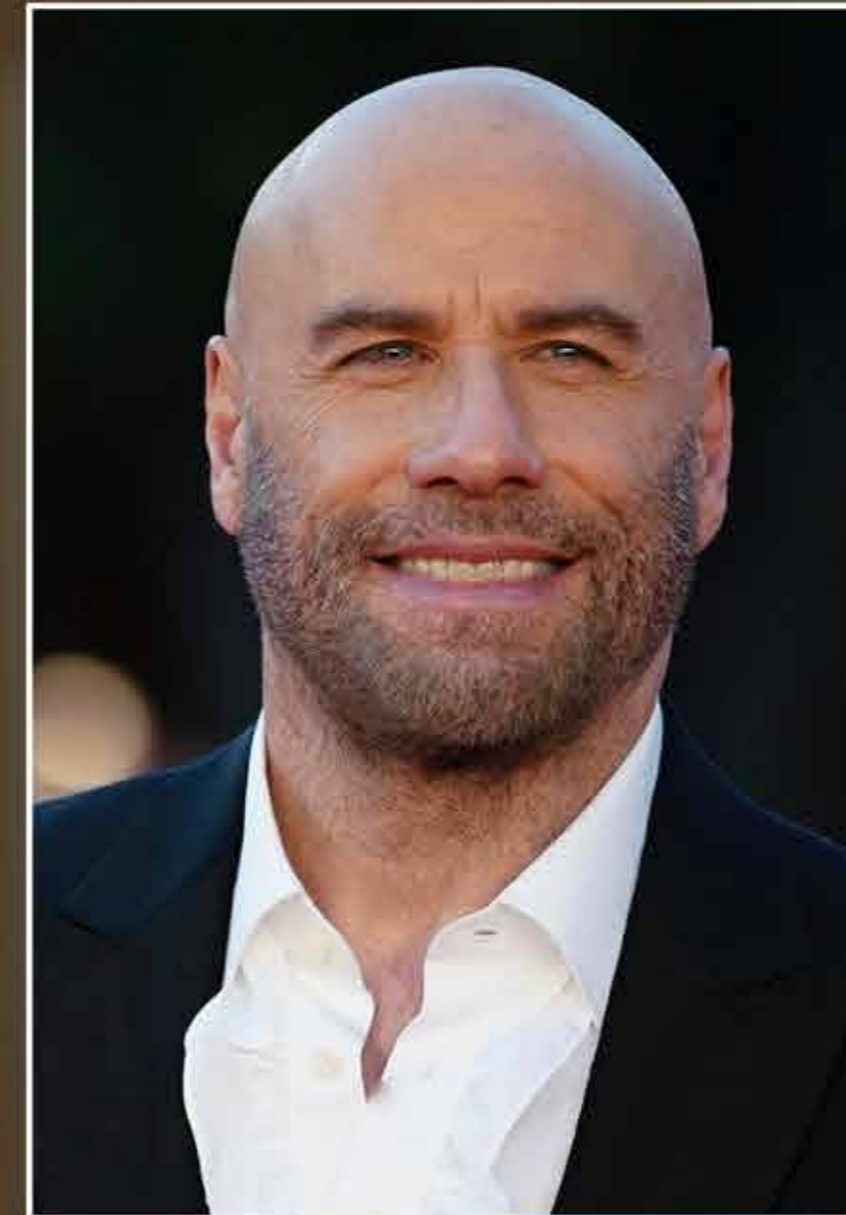
## RICHARD CLAYHOUSE

Richard Clayhouse is a ruthless businessman, totally unflinching in his prioritization of profits over the lives of the townspeople. He is willing to do anything to get what he wants; perhaps even kill. To Clayhouse, greed isn't just good, it's his business.



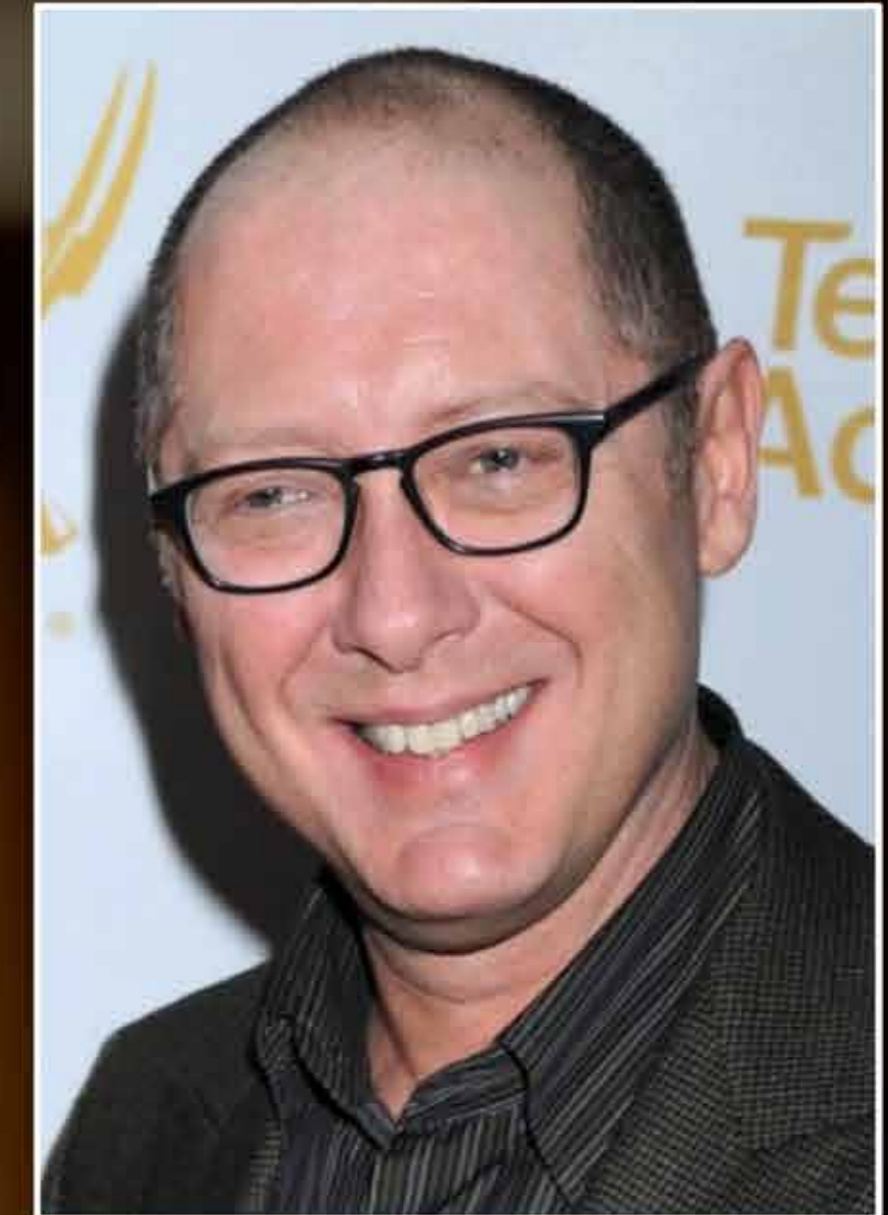
**HUGH LAURIE**

House  
Tomorrowland  
The Personal History of  
David Copperfield



**JOHN TRAVOLTA**

Pulp Fiction  
Paradise City  
Cash Out



**JAMES SPADER**

The Blacklist  
The Homesman  
Lincoln

# TARGETED CAST

## ONA McCARTY

David's Aunt, Ona McCarty, is the town curmudgeon and the town high school's most feared English teacher. She stands entirely on principle, sometimes alone, against Richard Clayhouse and what he plans to do to her beloved hometown.



**BLYTHE DANNER**

The Last Kiss  
I'll See You In My Dreams  
Happiness for Beginners



**GLENN CLOSE**

Fetal Attraction  
The Wife  
Back in Action



**KATHY BATES**

Misery  
Titanic  
A Family Affair



# TARGETED CAST

## SARA MARTIN

Sara and Mike are in a perpetual limbo regarding their relationship. Will they, won't they. Are they, should they. With Mike's younger brother David back in town, the questions take on a renewed urgency. Does Sara pursue what feels right with David or does she let the burden of expectation keep her stuck with Mike forever?



**KAITLYN DEVER**

Booksmart  
Unbelievable  
Good Grief



**HALEY LU RICHARDSON**

Five Feet Apart  
Columbus  
The White Lotus



**DAISY EDGAR-JONES**

Normal People  
Fresh  
Where the Crawdads Sing

# TARGETED CAST

## MIKE McCARTY

Director of the town's Public Works agency, Mike has a tense relationship with his younger brother David whom he believes abandoned them all when he left for the army five years prior without so much as a goodbye. Burdened by the recent death of his father and having to, in his mind, take care of the family in light of David's abdication, Mike is tempted by the stability that Clayhouse's money would offer.



**GARRETT HEDLUND**

Tron: Legacy  
Mudbound  
Barron's Cove



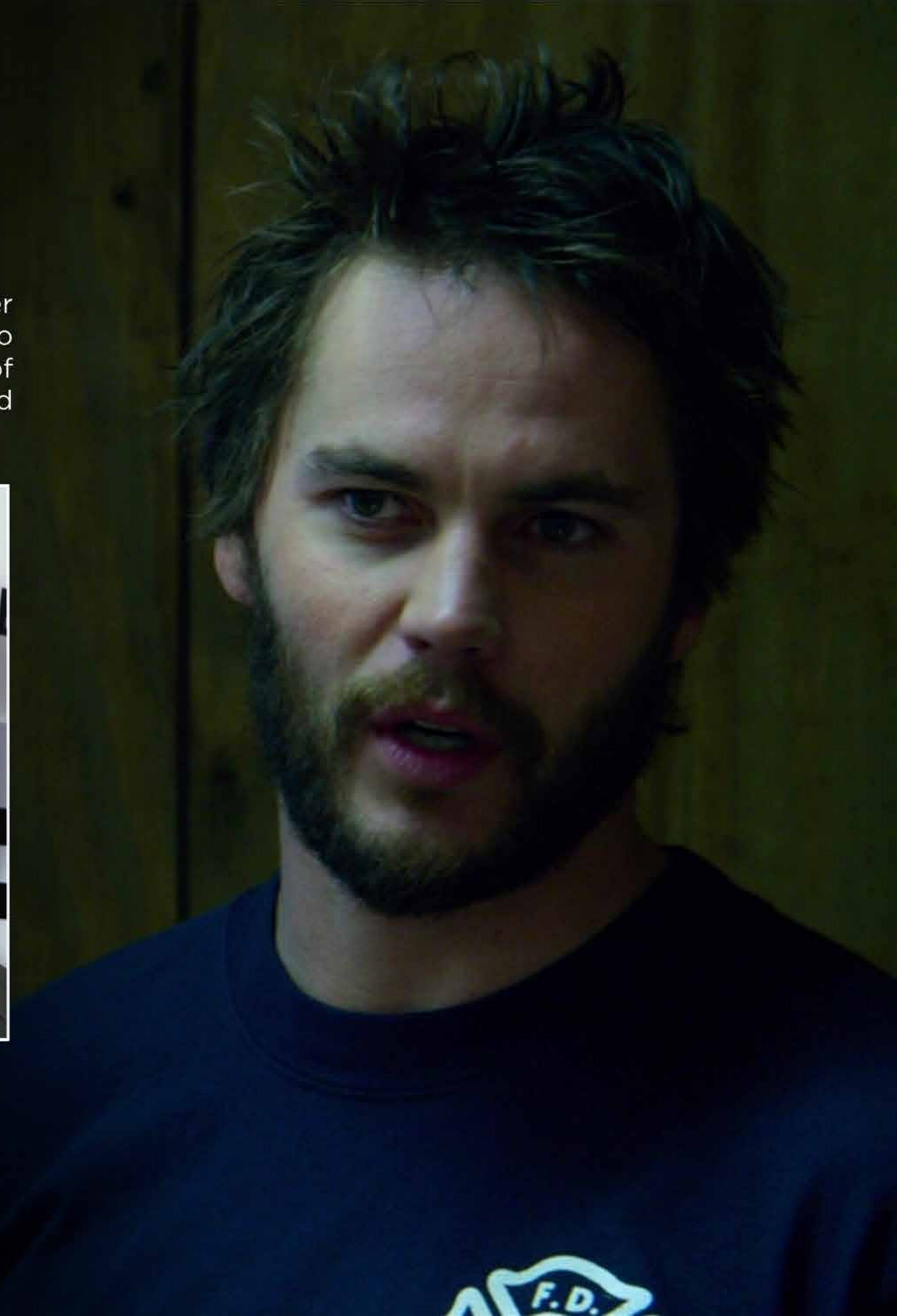
**TAYLOR KITSCH**

John Carter  
Only the Brave  
21 Bridges



**BOYD HOLBROOK**

Logan  
The Bikeriders  
A Complete Unknown





**TREMOR HOUSE**

## TARGETED PRODUCTION COMPANY

### TREMOR HOUSE

Tremor House is an independent production company specializing in high-concept, emotionally resonant action films. Founded by industry veterans Robert Alonzo and Jonathan Spano, the company focuses on developing, financing, and producing mid-range budget action movies that blend dynamic spectacle with authentic human storytelling.

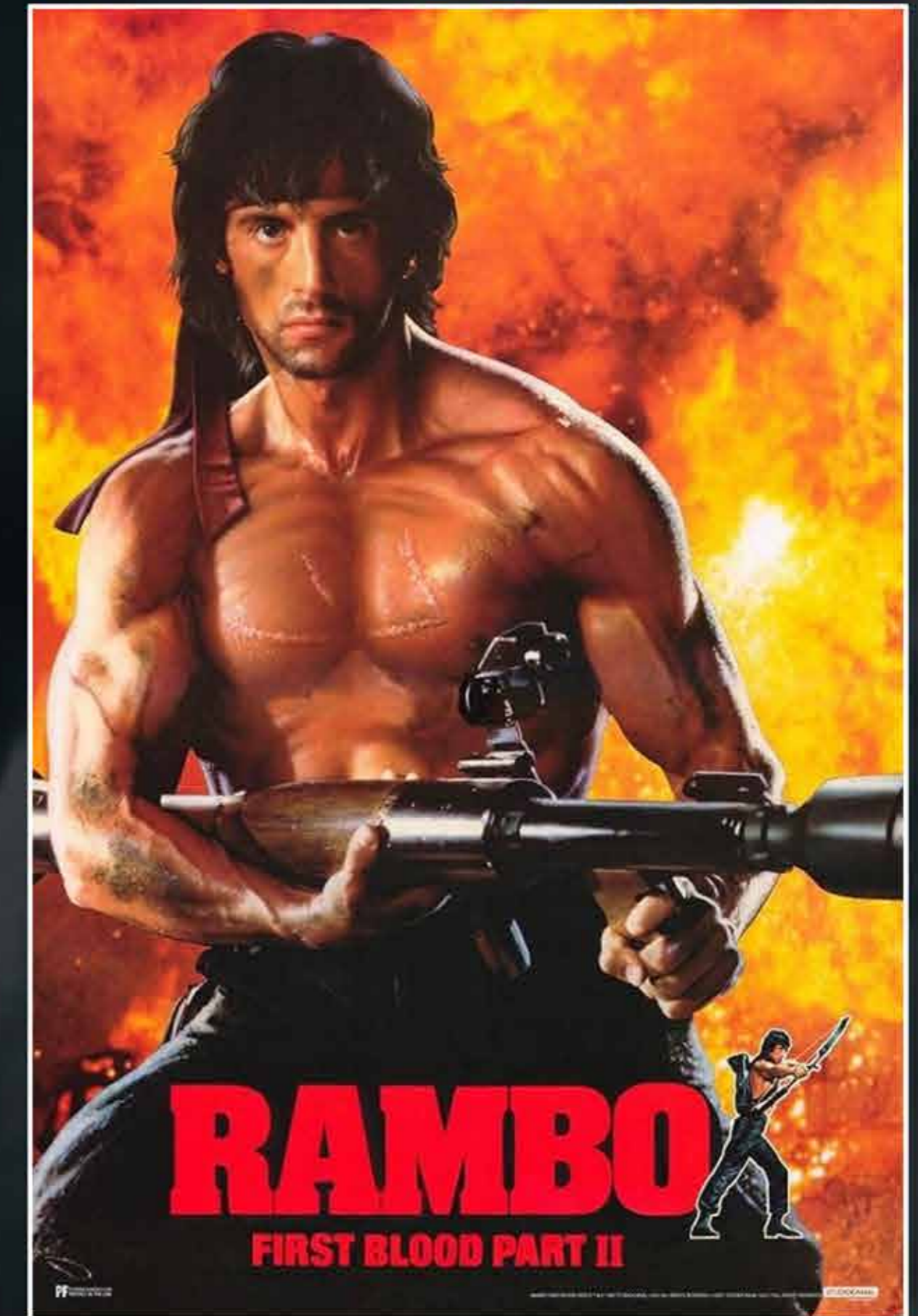
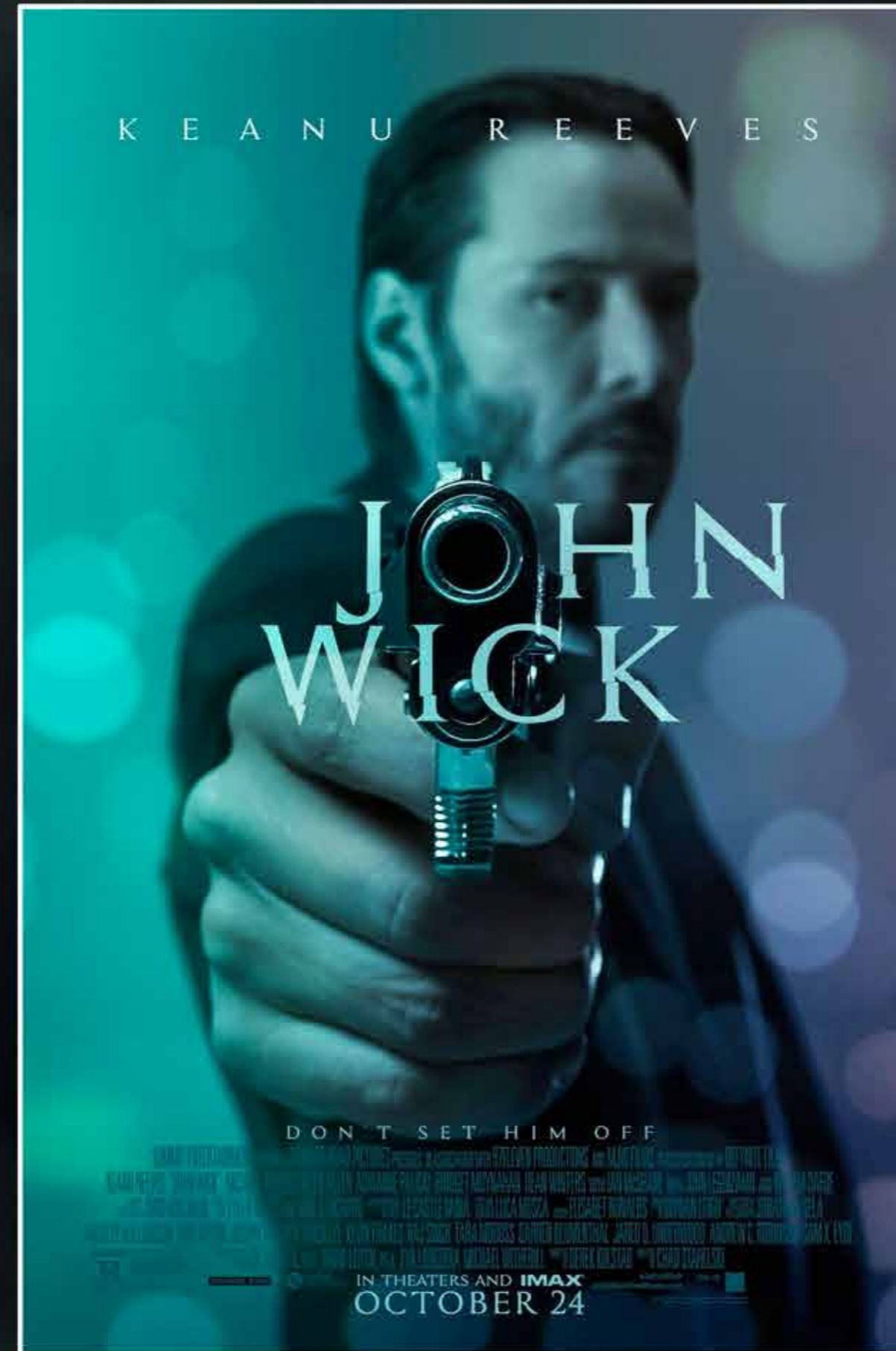
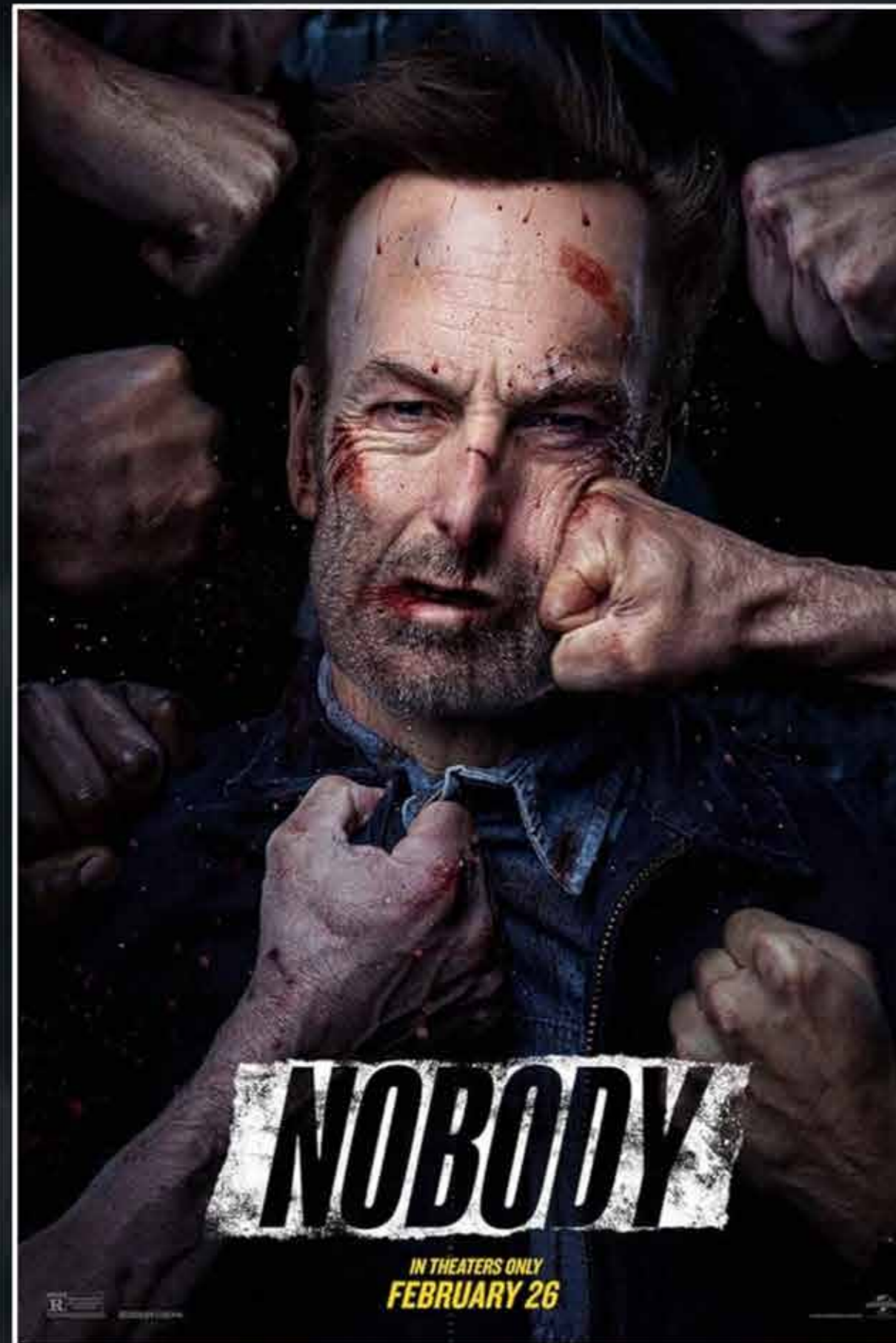
Robert Alonzo, a two-time SAG Award winner, is renowned for his work as a stunt performer, fight choreographer, and second unit director on major films such as *The Batman*, *Deadpool*, *Captain America: Brave New World*, *Top Gun: Maverick*, and *Oblivion*. Jonathan Spano, an entrepreneur and aerial cinematography expert, co-founded Phenom Camera Ship, a multi-camera operating system designed for complex aviation scenes, notably used in *Top Gun: Maverick*, where he also served as a stunt pilot.

Nina Yang Bongiovi, Chief Creative Officer, is best known for her work with Significant Productions, the company she co-founded with Forest Whitaker. Together, they produced critically acclaimed films such as *Fruitvale Station*, *Dope*, *Songs My Brothers Taught Me*, *Roxanne Roxanne*, and *Sorry to Bother You*, all of which premiered at major festivals like Sundance and Cannes.

Tremor House is committed to crafting stories where multi-dimensional characters embark on transformative journeys, merging the kinetic energy of action with deep emotional landscapes. The company's mission is to elevate the action genre by creating content that resonates with purpose and discovery, targeting an engaged global audience.

# SIMILAR CONTENT

FEATURING





# THE TEAM

CARAVANSERAI  
P I C T U R E S



# CARAVANSERAI PICTURES

## PRODUCTION COMPANY

Caravanserai Pictures is a motion picture company dedicated to creating films and series that inspire and resonate with audiences worldwide. At the core of our storytelling is a focus on exploring the human journey through authentic narratives.

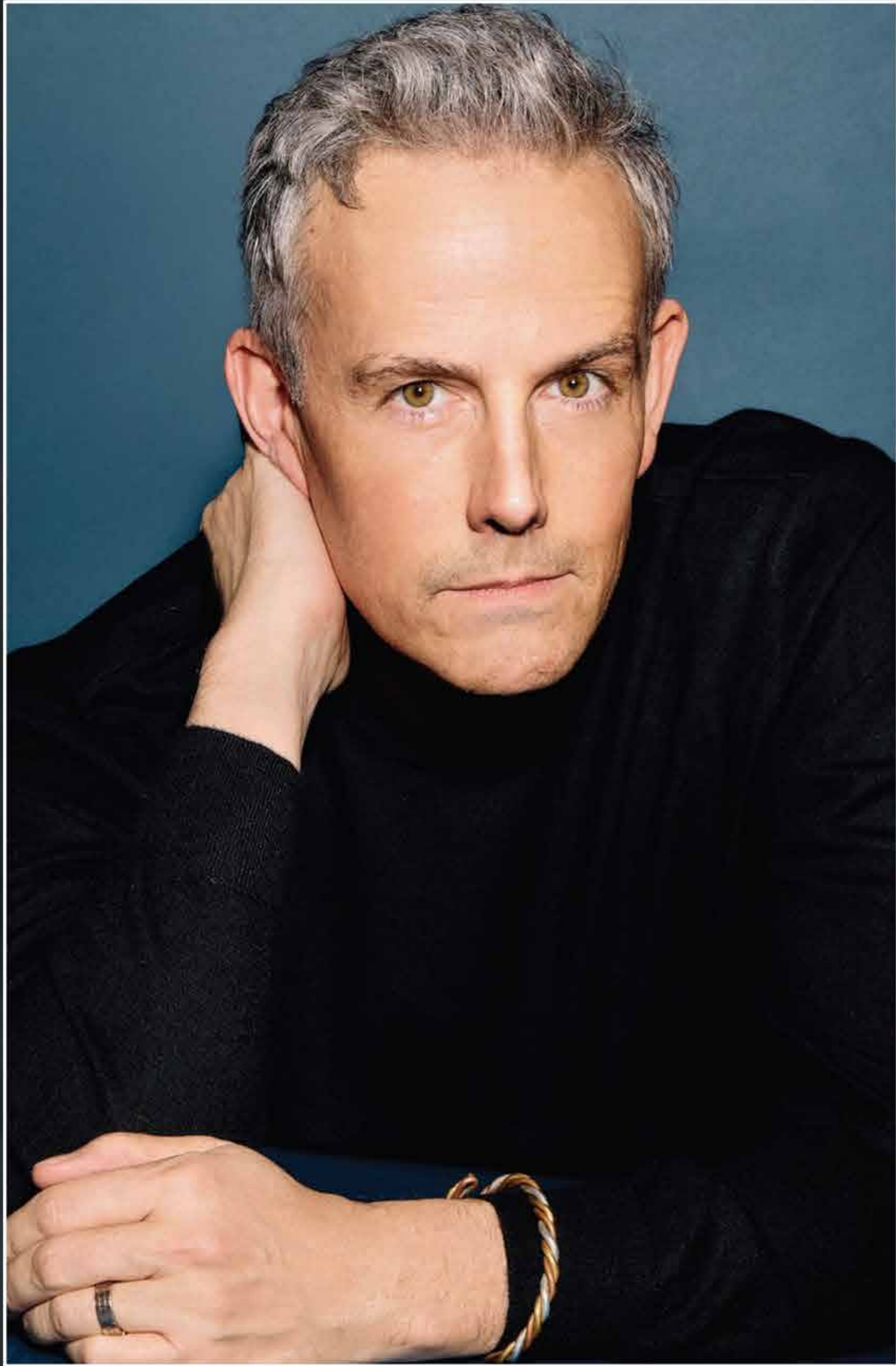
Our mission is to craft cinematic experiences that leave a lasting impression. By combining artistic vision with thoughtful storytelling, we aim to create projects that evoke emotion and encourage reflection and spiritual growth. Each film and series reflect our belief in the potential of stories to connect and uplift.

### Our Vision

We aspire to create stories that go beyond entertainment, offering perspectives that inspire hope and connection. Through our work, Caravanserai Pictures seeks to highlight the shared experiences that unite humanity.

- Passion for Storytelling: We develop films and series that prioritize meaningful and engaging narratives.
- Collaborative Approach: Our team works closely with industry professionals to bring each story to life.
- Global Perspective: Our projects aim to reach diverse audiences, focusing on themes that are universally relevant.

At Caravanserai Pictures, we welcome collaboration with producers, writers, directors, and other industry professionals. Together, we aim to create stories that matter and contribute positively to the world of cinema.



# COLLIN CURTIS

## FOUNDER - CARAVANSERAI PICTURES

Collin Curtis is a producer, filmmaker, entrepreneur, and real estate innovator whose career spans storytelling, business, and mentoring youth. A University of Southern California graduate with a Master's degree in Film Production from Loyola Marymount University, Curtis made an early impact with his debut film *Wavemaker* (1995), a coming-of-age romance that received international acclaim at over a dozen film festivals. This success led to the founding of Wavemaker Films, where he co-wrote, directed, and produced notable indie projects, including *Where the Red Buds Grow* (1999) and *Zulch* (1997). His films, known for their emotional depth and compelling narratives, cemented his reputation as a rising creative force.

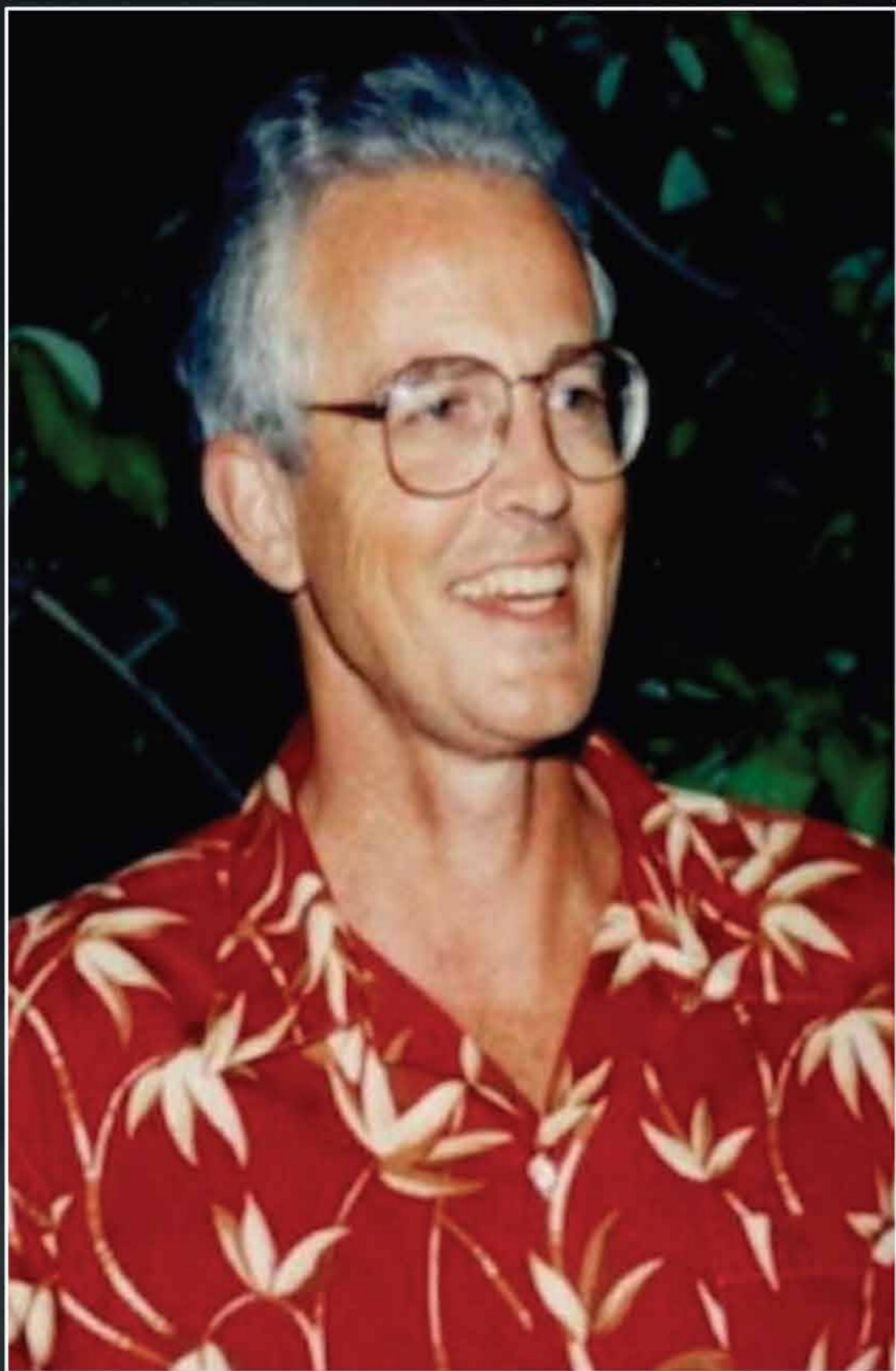
While continuing to develop film projects, Curtis expanded into boutique luxury real estate, and launched firms across the Western U.S. that specialized in restoring historic properties and developing lifestyle estates. He built a reputation for visionary leadership, blending market insight with a passion for design. His expertise in contract law, negotiations, and team leadership propelled him on to increasing levels of success and profitability that allowed him to transform urban and rural landscapes while maintaining his commitment to sustainability and architectural integrity.

In 2015, Curtis rekindled his passion for filmmaking by partnering with his father, Dr. Steve Curtis, a retired orthopedic surgeon, screenwriter, and fiction novelist. Together, they created and developed screenplays and novels that explore themes of love, redemption, and human resilience. Through his new venture, Caravanserai Pictures, Curtis is dedicated to producing films for screen and television that inspire, uplift, and emphasize the transformative power of storytelling.

Beyond his creative and business pursuits, Curtis is deeply committed to community service and mentoring young people. He has served on multiple nonprofit boards, including the Turtle Creek Chorale and Youth First Texas, and has been a CASA court-appointed advocate for neglected children. He is passionate about mentoring and empowering young leaders, inspiring positive growth and meaningful change.

An avid cyclist, skier, and yoga enthusiast, Curtis finds his balance through nature, music, and meditation. He and his husband, Steven, along with their Vizsla, Rusty, live on a tranquil horse ranch near Lake Tahoe, where he aspires to blend creativity, leadership, and his deep love of storytelling.

The driving forces behind Curtis' work are creativity, innovation, and collaboration. With unwavering dedication, he works to shape meaningful stories and impactful ventures, bringing heart, leadership, and vision to every project to leave a lasting impact on both his community and the industry.



# STEVE CURTIS

## SCREENWRITER

Steve Curtis is a versatile and prolific screenwriter, novelist, orthopedic surgeon, and inventor. With a career spanning over forty years in medicine, he served as a partner at the W.B. Memorial Carell Clinic in Dallas, Texas, while also contributing as an Associate Clinical Professor at the University of Texas Southwestern Medical School. In addition to his medical work, Steve is an accomplished writer, having penned eight feature screenplays, each accompanied by a novel with hand-drawn cover artwork, as well as a memoir and a collection of poetry.

His writing centers around the redemptive power of love and reflects a diverse array of themes inspired by his life experiences. A lifelong Colorado enthusiast, Steve's love for the outdoors and the state's natural beauty influences much of his work.

He currently resides in Dallas, Texas, with his wife, Marty, and is an active member of his community. Steve is involved in several philanthropic organizations, serves on the Administrative Board of Highland Park United Methodist Church, and is a founding member of the Katy Trail Board of Directors in Dallas.

At 82 years young, Steve Curtis is a retired orthopedic surgeon who has been writing for over twenty years. Originally starting with novels and eventually moving towards screenplay, Steve's writings center on themes of justice, social responsibility, and the redemptive power of love.

## PARADISE DIVIDE - ACCOLADES

Quarterfinalist, ScreenCraft Screenwriting Fellowship 2024

Quarterfinalist, Los Angeles International Screenplay Awards Spring 2024

Quarterfinalist, Los Angeles International Screenplay Awards Fall 2023

Quarterfinalist, ScreenCraft Action & Adventure Screenplay Competition 2023



# STEVEN HOLT

## CHIEF OPERATING OFFICER - CARAVANSERAI PICTURES

Steven Holt, COO, is a media, public relations and marketing executive with more than twenty years of experience. His passion for films and series spans the gambit including action/adventure, science fiction (on and off the planet), historical fiction and romantic comedies. AFI's top 100 films are as often on the rotation as Netflix and Apple TV.

Steven served as a senior communications executive with The Ritz-Carlton Hotel Company for over twelve years, developing strategy and launching hotels in Lake Tahoe, Rancho Mirage and celebrity chef restaurants throughout the western U.S. He held Market Director roles in San Francisco and Los Angeles leading PR & Marketing for Northern California, Southern California, Hawaii and Colorado. Ultimately, he was named Regional Director, Public Relations, The Americas with responsibility over media relations, influencer, C-suite and crisis communications for the brand.

Steven left The Ritz-Carlton to form his own consultancy and partner with a former CBS executive in New York City to join 360Bespoke, a bi-coastal PR/Marketing firm. He has written public relations, marketing and brand strategy across multiple industries including luxury, lifestyle, hospitality, entertainment, design, the arts, events and real estate.

Steven, like a filmmaker is a master storyteller with a global perspective, from his hospitality-driven business experience to his American and European education. Steven is a lifelong foodie and loves to cook, developing that passion while working on the Food & Wine Classic in Aspen festival team for nearly two decades. He loves the mountain lifestyle and is an avid skier and hiker.



# RISK

## INVESTMENT RISK

The Producers of the film will seek accredited investors who understand this risk. The ideal investor is one who believes that *Paradise Divide* should be shown to the widest audience possible. With this goal in mind, the producers have established an accurate budget and prepared a marketing strategy for major and self-release. This is to eliminate the element of chance and to ensure future returns.

## PRODUCTION RISK

The cost of developing and producing motion pictures is often underestimated and may be increased by reasons or factors beyond the control of the producers. The mistake many inexperienced filmmakers make is to begin preproduction and principal photography before all elements are in place for the successful completion and delivery of a quality product. The producers intend to mitigate these production risks in three ways:

1. Ensure key elements are satisfactorily addressed and resolved before the production phase (large expenditures) begins. Such issues include: finalizing a script, engaging a reputable script clearance company to address legal issues, and ensuring the film has a committed cast in place that have both the skills and draw to attract distributors as well as an audience.
2. Create alternate plans for personnel and workflow that limit production delays due to unexpected circumstances. The filmmakers of *Paradise Divide* are experienced in the field and possess excellent production planning and execution skills. Essential factors in planning are to have qualified personnel available to step into key positions in case of emergency. To that end, the Production Team will have alternate shooting locations readily available when inclement weather is anticipated and will build the production schedule so it can easily accommodate necessary changes.
3. Put in place comprehensive insurance to mitigate any expense that might truly be out of the producers' control. Procuring business insurance might seem obvious; however, too often inexperienced producers take shortcuts when it comes to production insurance. Although the Production Team's first goal is to continue working once the momentum of full production starts, it is vital that all measures be taken to ensure the project will be completed and there is no legal exposure that endangers delivery. Comprehensive coverage will include Film Producer's Indemnity (Cast Insurance), Negative Film Coverage (or digital equivalent), Producer's Errors and Omissions.

# DISTRIBUTION PLAN

## SALES APPROACH

The majority of independent films suffer from an unrealistic expectation for the film's release; *Paradise Divide* excels in that it recognizes the necessity of the sales input from an early stage. By attaching a well-known sales company during the development phase, *Paradise Divide* is able to execute on strong cast selections, generate early interest in the film before production is complete, and introduce the concept to the market before beginning physical sales.

The Producers also have strong relationships with the top talent agencies including: WME, CAA, UTA, ICM, Gersh and Paradigm in which they plan to work with one of their packaging departments to build a cast with the highest value and represent the project in the domestic market as well as assist with festival placement. The Producers intend for *Paradise Divide* to be released both theatrically and digitally through SVOD and OTT platform licensing to an outlet such as: Netflix, Amazon, Hulu, Vudu, Apple, etc.

## FESTIVALS

Working in tandem with agency and sales partners, the Production Team plans to premiere *Paradise Divide* at top-tier film festivals, such as: Sundance, Berlin, Cannes, or Toronto. The Production Team also has relationships with additional festivals, including Sun Valley FF, Telluride FF, Nashville FF, among others. The Producers have had projects premiere or screen at each one of the listed festivals and believes the quality of *Paradise Divide* and their strong standing relationship with various programmers at each will allow for a successful festival run.

## START TO FINISH MARKETING

Although in the early stages of development, the Production Team for *Paradise Divide* has already begun implementing their marketing philosophy. Marketing starts at the beginning of development and finishes after release on all distribution platforms. This means immediately beginning grassroots marketing efforts through social media and targeted genre fan bases. The Producers recognize the necessity of savvy & thoughtful marketing campaigns and realize their importance in the overall success of the film, especially in the rapidly shifting indie film market due to the current theatrical climate.

## LEADING INDUSTRY PROFESSIONALS

The Production Team will utilize proven industry professionals for all services and department head positions to ensure completion of a quality product and to best protect the interests of the lenders. There is no substitute for experience, and shortcuts are not acceptable — where most independent films suffer in their hiring process, *Paradise Divide* will outclass the competition. Already *Paradise Divide* has managed to begin putting together a strong team of industry professionals.





# TARGET MARKETS

## URBAN PROFESSIONALS

Young urban professionals accounted for an exceptional 18-20% of total ticket sales for similar titles to *Paradise Divide*. With sophisticated sensibilities and disposable income—this demographic is one of the most crucial emerging sales groups to focus on. With the average moviegoer in this category purchasing upwards of 8 movie tickets/year (per MPAA statistics), this group is more likely to be keyed into movie culture, and excited by an independent film like *Paradise Divide*. This isn't necessarily surprising, since these individuals are generally renters and thus have high amounts of disposable income and free time with which to see movies, especially those that don't receive expensive marketing campaigns like big-budget tentpole projects.

With a demographic that's also twice as likely to use social media platforms like Tiktok, X & Instagram daily, the marketing potential with this demographic is huge. The success of action films experienced increased box office results due to savvy word-of-mouth marketing campaigns. The results of both films are something that Producers of *Paradise Divide* are keen to replicate. And with many different aspects of *Paradise Divide* being appealing to this diverse demographic, whether it's the noble character struggles or thrilling moments there is plenty of potential for *Paradise Divide* to strike a chord with this audience group.

## ACTION FILM FANS

Since 2020, action films alone have raked in more than \$15 billion dollars at the box office, a solid \$5 billion dollars more than the next genre. In 2024 alone, action films had over 29% of the total market share, with over \$2.5 billion dollars of revenue generated. With a genre as successful and broad as this combined with the subgenre of crime, the possibilities for box office success are larger than most other groupings, as there's clearly room for projects with lower budgets right alongside massive studio productions.

*Paradise Divide* is poised to capture this audience with its complex narrative, suspenseful elements, and quality action scenes. In a genre that's largely crowded with sequels and overdone crime conventions, the fact that the 2020s featured many new and original action films (such as *Civil War* and *Monkey Man*) both of which experienced sizable box office success, shows that audiences are hungry for innovative & exciting action films with an original story and complex characters, like *Paradise Divide*. *Paradise Divide* is primed to appeal to audiences looking for a unique story, while also engaging those looking for something to "scratch the itch" of a similar film like *Rambo*, *John Wick*, or *Top Gun: Maverick*. With a genre as successful as this, investors can be assured that there will always be a market for well-made & distinct action films, no matter the budget level.

PARADISE DIVIDE  
Budget V1

PREPARED BY BUFFALO 8

Account	Description	Total
1100	STORY AND RIGHTS	\$125,400
1200	PRODUCERS UNIT	\$375,000
1300	DIRECTION	\$177,000
1400	CAST	\$2,300,500
1500	ABOVE-THE-LINE TRAVEL	\$120,000
	<b>Total Above-The-Line</b>	<b>\$3,097,900</b>
2100	PRODUCTION STAFF	\$160,500
2200	EXTRA TALENT	\$45,667
2300	ART DEPARTMENT	\$105,846
2400	SET DRESSING	\$23,000
2500	SET OPERATION	\$177,674
2600	PROPERTY	\$168,500
2700	SPECIAL EFFECT	\$125,000
2800	WARDROBE	\$95,200
2900	MAKEUP AND HAIRDRESSING	\$80,000
3000	SET CONSTRUCTION	\$43,616
3100	SET LIGHTING	\$58,728
3200	CAMERA	\$140,333
3300	PRODUCTION SOUND	\$92,679
3400	LOCATIONS	\$568,684
3500	TRANSPORTION	\$128,026
3600	PRODUCTION FILM & LAB	\$10,000
3800	FACILITIES	\$40,000
	<b>Total Production</b>	<b>\$2,063,453</b>
4100	EDITING	\$123,400
4200	MUSIC	\$120,000
4300	POST PRODUCTION SOUND	\$82,000
4400	POST PRODUCTION FILM & LAB	\$10,000
4500	TITLES	\$45,000
4600	VISUAL EFFECT	\$87,371
4700	DELIVERY REQUIREMENTS	\$20,000
	<b>Total Post Production</b>	<b>\$487,771</b>
5100	INSURANCE - ERRORS & OMISSIONS	\$15,000
5200	PUBLICITY	\$294,548
5300	PRODUCT PLACEMENT	\$0
5400	GENERAL EXPENSE	\$84,500
	<b>Total Other</b>	<b>\$394,048</b>
	B8 EP FEE (5%)	\$199,744
	INSURANCE PACKAGE (2%)	\$141,856
	LEGAL FEES (1.5%)	\$106,392
	CONTINGENCY (10%)	\$709,279
	<b>Total Above-The-Line</b>	<b>\$3,097,900</b>
	<b>Total Below-The-Line</b>	<b>\$2,945,272</b>
	<b>Total Above and Below-The-Line</b>	<b>\$6,043,172</b>
	<b>Total Fringes</b>	<b>\$1,049,614</b>
	<b>Grand Total</b>	<b>\$8,250,056</b>
	OK Tax Credit (30%)	(\$2,699,838)
	<b>Net total</b>	<b>\$5,550,218</b>

# CARAVANSERAI PICTURES



Caravanserai Pictures LLC reserves all rights. [contact@caravanseraipictures.com](mailto:contact@caravanseraipictures.com)

The contents of this presentation are strictly confidential and only intended for review by those directly receiving the materials from Caravanserai Pictures LLC.