WOULD YOU INVEST?

A due-diligence look at Sheep Creek Mine's economic claims for the Bitterroot Valley

Use the 5 C's investors use to evaluate risk — then decide whether the numbers add up.

THE 5 C'S OF DUE DILIGENCE

- C **Character —** Track record & integrity
- C **Capacity —** Ability to cover the debt
- C **Capital —** Borrower's own risk in the deal
- C **Collateral —** What's pledged if the deal fails
- C **Conditions —** Outside trends affecting repayment

12 vs. 40–50
jobs: mine's figure vs. Osterman's public estimate

18%
of county jobs sit in sectors the mine could most affect

~200 jobs
a 5% sector hit ≈ losing a company the size of GSK

34%
lower home values in a comparable Superfund-site county

CLAIM vs. INDEPENDENT DATA

Topic	Mine's Statement	Independent Data / Context
Jobs created	12 jobs (mine's stated figure)	Osterman (12/1/25 mtg.): 40–50 jobs early stage; \$85K–\$135K avg. salary
Property tax to Darby	Touted as a positive for the Town	Est. \$4.2M in lost tax revenue if the Superfund site (half its 30 acres) had been annexed since 1991
Mine equipment tax	Not addressed	MT exempts equipment ≤\$1M; 1.5% on next \$6M; 3% above \$7M — mine doesn't own the land
Industry profitability	Not addressed	Metal mining avg. net margin 20.2%; gross margin 38.9%, up to 54.7% in price booms

Sources: Ravalli County & Bitterroot economic data (2024); Montana Dept. of Revenue business equipment tax schedule; public statements at the 12/1/2025 Ravalli County meeting; Global Mining Benchmarks industry data. Figures reflect available public data.

Before you invest your capital in this deal, ask:
Does the mine's own information *prove* significant economic development for the Bitterroot?