

Rêve Estates Fund 1 LLC

EXECUTIVE SUMMARY



PART OF YOU WANTS

an
unparalleled
vacation
experience

THE OTHER PART OF YOU WANTS

a great return
on investment
with yearly
cash flow

Why can't you have the best of both worlds?

Most luxury real estate ventures are focused on member usage and any return on investment is limited to when the properties are sold. Reve Estates provides investors with the opportunity to have an unmatched luxury vacation experience but also capitalize on the portfolios unique potential to provide yearly dividends through our vast experience in maximizing short term rental revenue.

RÊVE ESTATES is an equity fund for accredited investors that are looking for a luxury vacation experience and anticipated capital appreciation over time through the purchase of extraordinary properties in highly desirable vacation locations all while having the potential of earning yearly dividends. These yearly returns, coupled with the capital appreciation of the portfolio over time and the annual vacation savings allow investors to truly maximize their returns.

HOW DOES IT WORK?

Choose from two different investment levels offering either 28 or 60 nights of annual travel at one of the funds luxury estates or at one of our third-party affiliate properties across the globe. After your initial investment all you pay is annual shared cost fee and an annual management fee. Each year you will be able to capture a tailored return of annual vacation savings coupled with an annual dividend based on the portfolios short-term rental success. This dividend and the ability to the portfolios short term rental potential are truly what makes your investment in Reve Estates so unique.



THE ESTATES

Estates are typically valued between 2-5 Million are often purchased well below market value providing our investors instant equity from their investment. These estates will be located in some of the most desirable vacation locations (beach, mountains, leisure) with a keen focus on thriving short-term rental locations to maximize investor returns.

OUR SERVICE

An unmatched luxury travel experience with only the highest levels of service from booking, to pre-trip planning, to an elevated concierge experience, at each unique property you can be assured everything is taken care of.

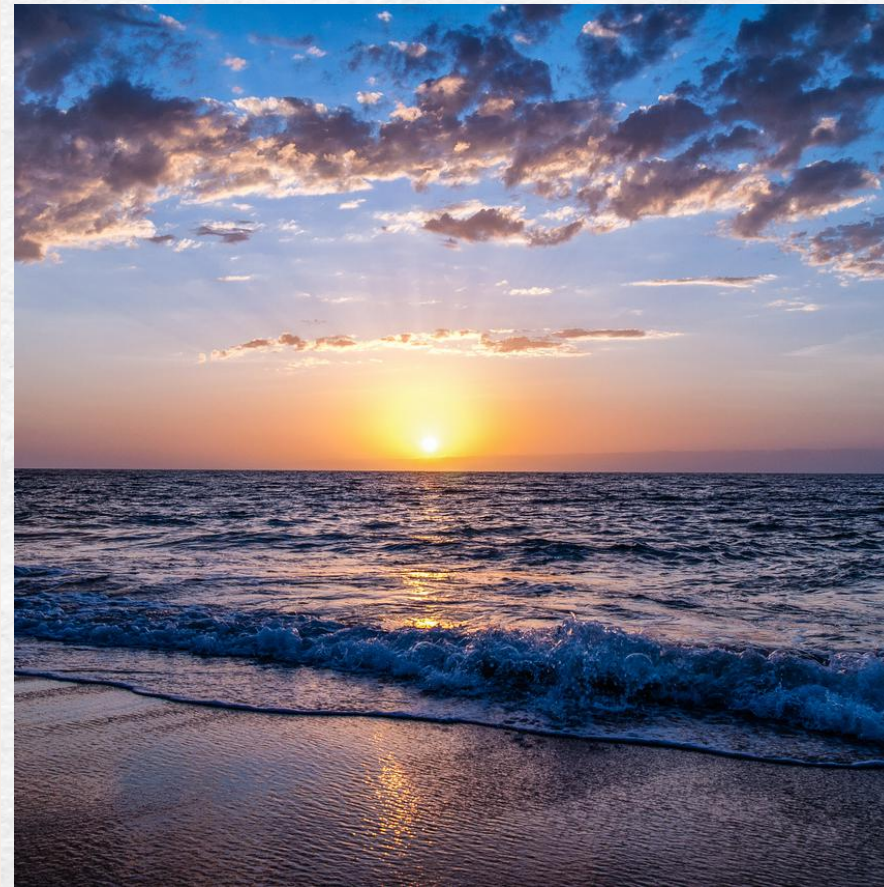
AVAILABILITY

Investors will always have first priority to book the days you want prior to the properties being available in the short-term rental marketplace.

PEACE OF MIND

Investors will receive regular updates on the fund, its performance and additional properties added to the portfolio as well as audited financial statements.

FUND I OVERVIEW



Fund 1 will raise 15 million dollars to acquire up to 6 luxury vacation properties in highly desirable short-term rental locations. After 10 years of luxurious vacations and countless memories made coupled with investor vacation savings and short term rental revenue in the form of a yearly dividend, the liquidation phase will begin to return your initial capital and the expected capital appreciation of the portfolio of properties as applicable.

FUND I PRICING

INVESTOR LEVEL	\$250,000	\$500,000
ANNUAL ALLOTTED NIGHTS*	28	60
ANNUAL SHARED COSTS	\$5,000	\$7,000
ASSET MANAGEMENT FEES	\$5,000	\$5,000
BONUS USE	14	21
AVG. ANNUAL RETURNS	24%	31%



ANNUAL DUES

Annual dues cover all residential maintenance both current and future, concierge services, local hosts, housekeeping, utilities, taxes, standardized set of household necessities, insurance, etc. Annual dues cover shared expenses, and we leverage our shared management structure to keep costs down and distributed evenly amongst investors.



ASSET MANAGEMENT FEE

Annual Fees covering the costs of the Reve Estates Management team and the overall operation of the fund.

INVESTMENT COMPARISON

	RÊVE ESTATES	RENTAL HOMES	LUXURY HOTELS	SECOND HOMES	FRACTIONALS
PRE-TRAVEL PLANNING	●	◐	○	○	◐
DESTINATION VARIETY	●	●	●	○	○
CONCIERGE SERVICE	●	○	◐	○	◐
LOCAL HOSTS	●	◐	○	○	◐
DAILY HOUSEKEEPING	●	◐	●	○	◐
WELL STOCKED HOME	●	◐	○	●	◐
DIVERSIFIED INVESTMENT	●	○	○	○	○
PATH TO LIQUIDITY	●	○	○	●	○

● ALWAYS AVAILABLE

◐ SOMETIMES AVAILABLE

○ NOT AVAILABLE

YEARLY RETURNS

	\$250,000		\$500,000	
NIGHTS USED	0	14	0	14
CASH ON CASH RETURN	107%	34%	188%	157%
AVERAGE ANNUAL RETURNS	21%	13%	29%	26%
AVERAGE VACATION RENTAL SAVINGS + DIVIDEND PAYOUT EACH YEAR	31%	23%	35%	32%



DIVIDEND PAYOUT CALCULATION

TOTAL UNUSED NIGHTS CALCULATION

DESCRIPTION

All investors' unused nights are added up, giving us the total unused nights across the entire investor pool.

EXAMPLE

Across 60 investors, the total unused nights sum up to 500 nights.

PAYOUT RATIO CALCULATION

DESCRIPTION

Each investor's dividend payout ratio is calculated based on their unused nights in proportion to the entire investor pool.

EXAMPLE

Investor 1's ratio: $12 \text{ unused nights} / 500 \text{ nights} = 2.4\%$.

FINAL DIVIDEND CALCULATION

DESCRIPTION

The dividend for each investor is determined by multiplying their payout ratio by the total portfolio revenue.

EXAMPLE

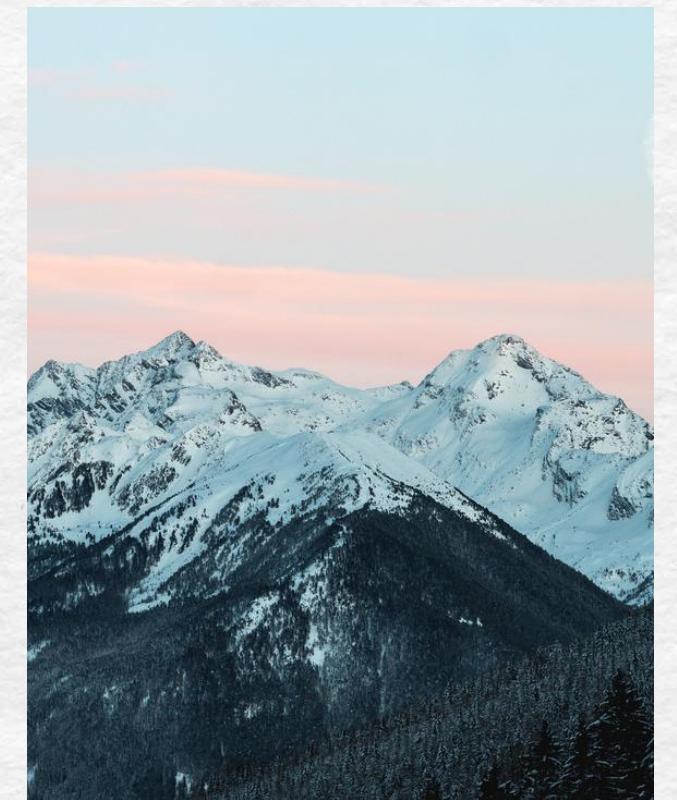
- Portfolio revenue across all homes owned: \$1,000,000.
- Investor 1's dividend: $\$1,000,000 * 2.4\% = \$24,000$.

POTENTIAL APPRECIATION

The chart below illustrates potential return on investment scenarios for capital contributions of \$250,000 and \$500,000 on just the sale of the homes



ANNUAL APPRECIATION TARGET	PROFIT RETURNS TO INVESTOR	
	\$250,000	\$500,000
10%	\$287,623	\$575,247
8%	\$205,877	\$411,755
6%	\$136,679	\$273,358
4%	\$78,285	\$156,571



The Total Returns to Investor calculation assumes the portfolio has grown at the the Annual Appreciation Target over 10 years. It deducts the expected 6% real estate agent fees when residences are liquidated. Finally, the Fund distributes 80% of any net proceeds over and above the initial Capital Contribution back to investors.

*Ask about the distribution waterfall.

TAMARINDO HOUSE SPOTLIGHT



HIGHLIGHTS:

4 BEDROOMS

NEW CONSTRUCTION

RAIN FOREST VIEW

BEACH CLUB ACCESS

ROOF TOP TERRANCE

4.5 BATHROOMS

180° OCEAN VIEW

PRIVATE POOL ACCESS

GATED COMMUNITY

DEER VALLEY PROPERTY SPOTLIGHT

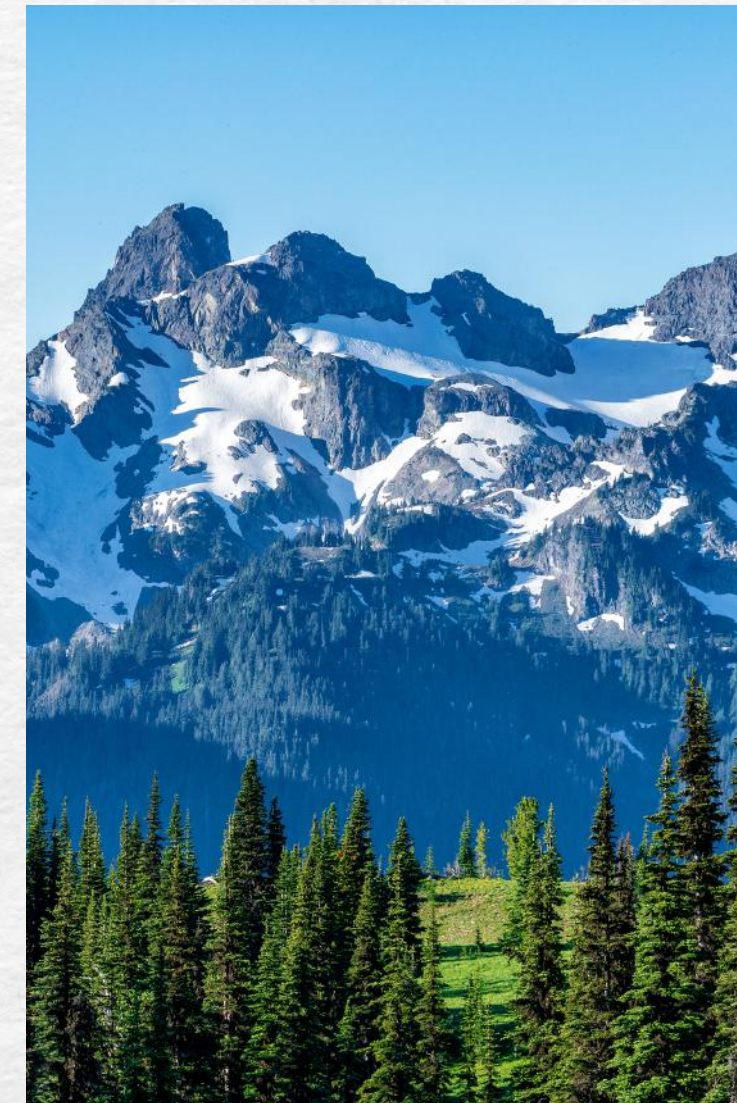
HIGHLIGHTS:

NEW CONSTRUCTION
PART OF GRAND HYATT HOTEL
SKI IN/OUT ACCESS
\$1,000,000 EQUITY FROM WHEN WE
BOUGHT TO CURRENT OFFERING



LET'S GET STARTED

RêveEstates.com | 405.923.7311 Invest@RêveEstatesFunds.com



Risk of Inaccuracy of projections and other-forward-looking statements: This summary contains projections and forward looking information and statements. It can be anticipated that some or all of the assumptions underlying the projections and forward looking statements Included herin will not materilize or will vary significantly from actual results.