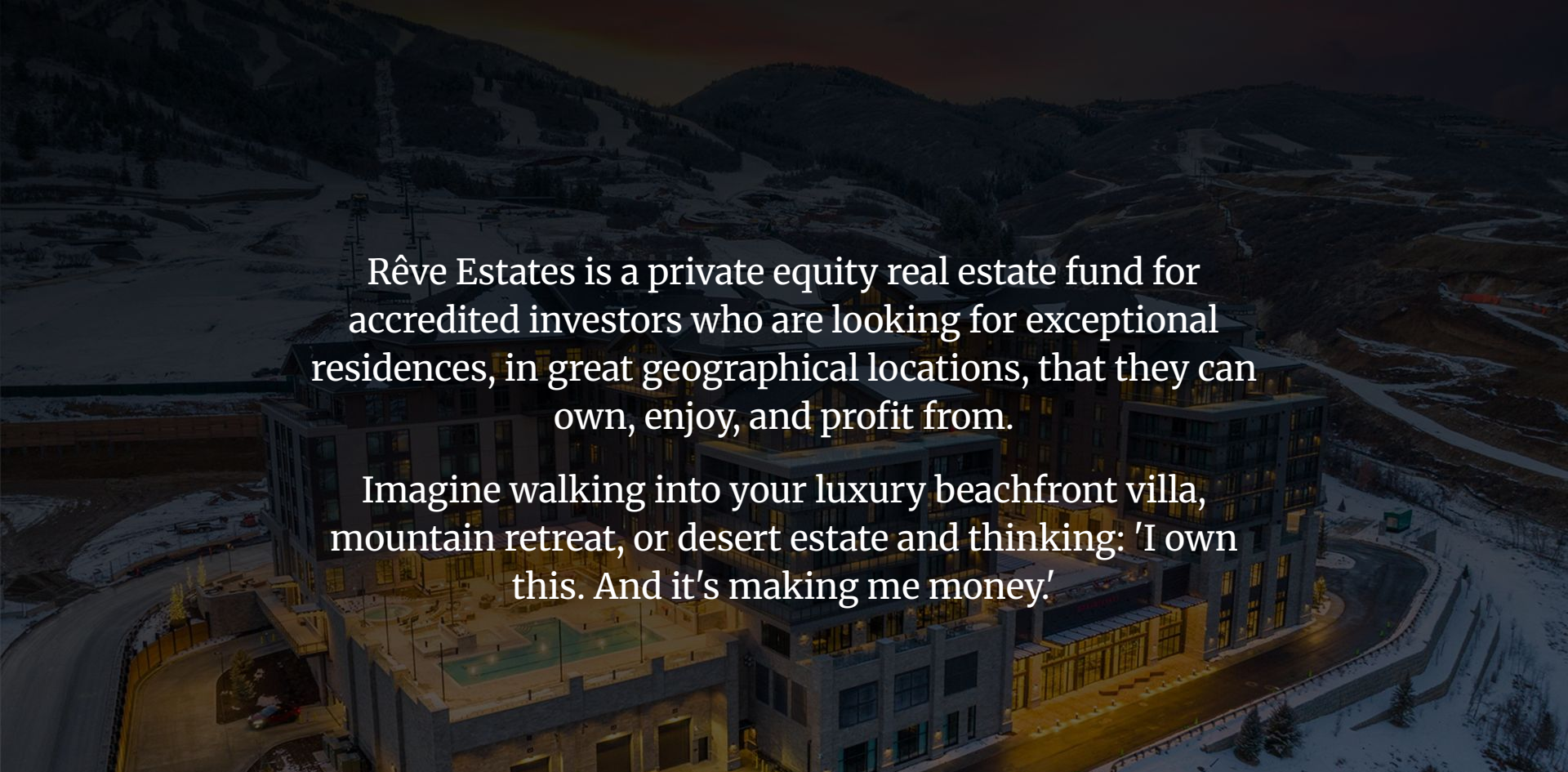




Rêve Estates Fund 1 LLC Executive Summary

Where Luxury Living Meets Smart Investing





Rêve Estates is a private equity real estate fund for accredited investors who are looking for exceptional residences, in great geographical locations, that they can own, enjoy, and profit from.

Imagine walking into your luxury beachfront villa, mountain retreat, or desert estate and thinking: 'I own this. And it's making me money.'



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Executive Summary

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Brad Martin

brad@reve-estates.com

How does it work?



We are raising \$15mm to purchase 5-6 homes valued between \$2.5m - \$3.5m in key geographical locations (Beach, Mountain, Leisure)

Investors determine how many nights per year they want to travel (14 – 60 nights)

When Investors aren't using their nights, we put those nights on STR sites and pay back the investors their pro-rata share of revenue

At the end of 10 years, we liquidate the houses and return all capital back to investors and any net capital appreciation

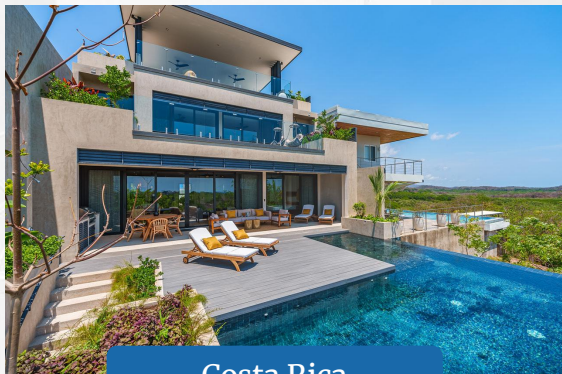


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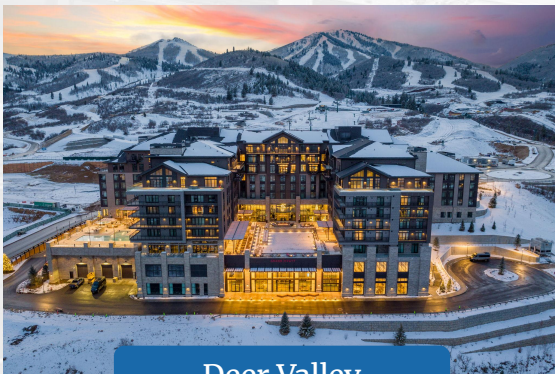
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A Portfolio That Combines Appreciation & Experience



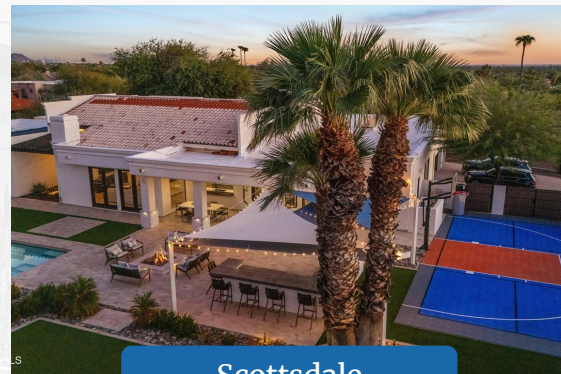
Costa Rica

Premium beachfront property with stunning ocean views



Deer Valley

Luxury ski-in mountain retreat in Utah's premier winter destination



Scottsdale

Private resort-style estate in the exclusive Cactus Corridor

Each property is strategically selected for both appreciation potential and exceptional guest experiences.



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Fund 1 Pricing (for now) *pricing subject to increase / change

Investor Level	\$137,500	\$275,000	\$550,000
Annual Allotted Nights	14	28	60
Annual Shared Costs	\$3,500	\$5,000	\$7,000
Asset Management Fees	\$5,000	\$5,000	\$5,000
Bonus Nights	7	14	28
Growth Potential	Substantial	Significant	Premier

Own a piece of paradise that pays you back while creating unforgettable memories.



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Costa Rica Property

Year 5 Financial Summary



- Average Nightly Rate: **\$1,654.17**
- Total Nights Rented: **167.29**
- Total Revenue: **\$277,702.50**
- Annual Net Income: **\$178,394.44**

For \$275,000 investors: Up to \$29,784.11 annual return with just 50% of available nights used

Deer Valley Property

Year 5 Financial Summary



- Average Nightly Rate: **\$858.33**
- Total Nights Rented: **177.94**
- Total Revenue: **\$155,250.00**
- Annual Net Income: **\$87,387.25**

For \$275,000 investors: Up to \$11,127.70 annual return with just 30% of available nights used

Scottsdale Property

Year 5 Financial Summary



- Average Nightly Rate: **\$1,766.67**
- Total Nights Rented: **152.39**
- Total Revenue: **\$275,295.00**
- Annual Net Income: **\$171,674.50**

For \$275,000 investors: Up to \$10,729.66 annual return with just 50% of available nights used

5-Year Combined Performance

- Total Revenue: **\$1,751,542.50**
- Net Income: **\$1,011,531.20**
- Average Nightly Rate (CR): **\$1,374.17**
- Average Nightly Rate (DV): **\$768.42**

\$275,000 Investor Experience Over 5 Years:

- 28 nights per year (**140 nights over 5 years**)
- Total 5-year cash return: **\$59,837**
- With travel savings value added: **\$179,821**
- Create priceless memories while your investment grows



\$275,000 Investment

10-Year Outlook

Year	Annual Return	Cash-on-Cash Return
Year 1	\$33,600.00	12.21%
Year 5	\$36,370	13.23%
Year 10	\$40,155	14.6%

Total Investment Performance:

- 10-Year Total Cash Return: **\$267,910**
- Sale Proceeds: **\$347,857**
- Total Return: **\$615,768**
- 28 luxury vacation nights every year × 10 years = **280 nights**



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Dividend Calculation

Total Unused Nights Calculation

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

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

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: $\$1,000,000 * 2.4\% = \$24,000$.



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Investment Philosophy



Methodical and strategic:

Properties selected for both lifestyle appeal and appreciation potential



Path of Progress:

Locations positioned for future growth and increasing demand



All-cash:

Zero debt means higher stability and more cash flow to investors



Low Risk:

Reduced market vulnerability through debt-free approach



Short and long-term returns:

Both quarterly distributions and long-term appreciation



Strong exit strategy:

Targeted institutional buyers like Four Seasons and Ritz Carlton

The Debt-Free Advantage

While other real estate funds sweat over rising interest rates, our investors are busy planning their next vacation.

Our contrarian approach purchases luxury properties outright with zero debt, creating three unique benefits:

- ✓ Higher cash flow (no mortgage payments eating away at returns)
- ✓ Reduced risk during market fluctuations
- ✓ The ability for YOU to personally enjoy these properties



Example:

Our Scottsdale property was purchased \$400,000 below market value, creating instant equity for our investors.

Invest with Rêve Estates, Travel the World in Luxury

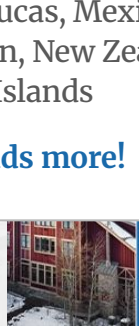
When you invest with Rêve Estates, you're not just acquiring a high-performing asset — you're unlocking a lifestyle. Through our exclusive affiliation with ThirdHome, our investors gain access to thousands of luxury residences, private villas, estates, and even yachts worldwide.

Imagine exchanging time in your Rêve property for unforgettable stays in iconic destinations — all without paying traditional rental rates. It's the ultimate way to diversify your portfolio and your passport.

Top Destinations Include:

- The Amalfi Coast, Italy
- Aspen, Colorado
- Maldives
- Lake Como, Italy
- Saint Barts
- Paris, France
- Cabo San Lucas, Mexico
- Queenstown, New Zealand
- The Greek Islands

And thousands more!



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Frequently Asked Questions

How long is the hold period? Our target hold period is 10 years, allowing for optimal appreciation and lifestyle benefits.

Can I sell my investment early? Yes. YOU name the price, and we give current investors first right of refusal. That's liquidity most real estate investments can't touch.

How do I book my stays, and when? Booking is simple through our online portal. Investors receive priority booking windows based on their investment tier, ensuring access to peak seasons like holidays.

How are returns calculated? Returns flow from three sources: rental distributions based on unused nights, property appreciation over time, and eventual sale proceeds at exit.

How does the ThirdHome partnership work? Through our ThirdHome affiliation, you can exchange your Rêve Estates nights for stays at thousands of luxury properties worldwide, enjoying an average 90–95% savings compared to rental costs.



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Make Memories While Building Wealth

Own exceptional properties in premier destinations. Experience luxury living with appreciating value. Create a legacy of experiences for generations.

Don't miss this opportunity to join a select group of investors who are turning vacation expenses into appreciating assets.

[SCHEDULE A PERSONAL CONSULTATION WITH BRAD](#)

Limited positions remain at our current investment levels. Call now to secure your place in our expanding portfolio of debt-free luxury properties.



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