

CARSON VIEWS OFFERING MEMORANDUM

DEVELOPMENT OPPORTUNITY

Gateway to South Lake Tahoe. Featuring a boutique **99-room hotel**, 24 luxury townhomes, and breathtaking panoramic valley views overlooking Carson City, Nevada. Where resort-style hospitality meets year-round adventure.



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GATEWAY TO LAKE TAHOE

EXECUTIVE SUMMARY



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CARSON VIEWS

Caron Views is a premier mixed-use residential and hospitality development strategically positioned at the gateway to South Lake Tahoe. Located along the primary travel corridor connecting Reno, Carson City, Carson Valley, and the Tahoe Basin. The site offers a unique opportunity to capture both regional residential demand and year-round tourism traffic entering South Lake Tahoe. The property's elevated setting provides expansive mountain and city views, creating an ideal environment for both residential living and hospitality accommodations. As one of the final major development opportunities before entering the Tahoe region, the site is exceptionally positioned to serve travelers, outdoor recreation visitors, business professionals, and residents seeking convenient access to Lake Tahoe while benefiting from Carson City's growing economy and infrastructure.



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Situated on approximately ±7.94 acres near the intersection of Moses Street and S. Curry Street in Carson City, Nevada, the development benefits from immediate access to Interstate 580 and North Carson Street, providing direct connectivity throughout Northern Nevada and California. Carson City continues to experience significant regional growth driven by major employers and industrial expansion including Redwood Materials, the Tahoe Reno Industrial Center, and continued investment throughout the Reno-Sparks metropolitan area. The region has experienced sustained population growth, increasing tourism activity, and continued demand for quality housing and hospitality product. The development is ideally positioned to capitalize on these market dynamics while offering proximity to major retail, dining, healthcare, entertainment, and recreational amenities throughout Carson City and the Tahoe region.



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CARSON VIEWS

The proposed project will consist of two complementary components: twenty-four (24) three-story townhome rental units and a ninety-nine (99) room hospitality development. Together, these uses create a cohesive destination-oriented project that serves both long-term residential demand and the growing visitor market traveling to and from South Lake Tahoe. The site's visibility, accessibility, and panoramic views create a unique opportunity to establish a landmark mixed-use development at one of the most strategic gateway locations in Northern Nevada.



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AREA AND SURROUNDING AMENITIES MAP



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GATEWAY TO LAKE TAHOE
OVERALL SITE PLAN

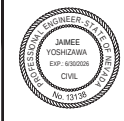


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9 OVERALL SITEPLAN

Gateway to Lake Tahoe (Carson City, Nevada)



CLIENT: CARSON VIEW 2 LLC
8800 SPANISH RIDGE AVE.
LAS VEGAS, NV 89148

CONTACT: JAMIE YOSHIZAWA
PHONE: (702) 885-2914

APPROVED	REVISIONS	NO.	DATE

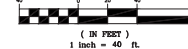
MFR SITE DEVELOPMENT PLAN
CARSON VIEWS
(HOTEL & MULTI-FAMILY DEVELOPMENT)
CARSON CITY, NEVADA

PC: JYH/ML	XX	DATE	2008 04 28
DESIGNED BY	JY		
CHECKED BY	TP		
DATE			

SHT C1
1 of 5



GRAPHIC SCALE



LOCATION MAP

PROJECT DATA

ASSESSOR PARCEL NUMBER 009-151-50 (7.94+/- ACRES)
MASTER PLAN DESIGNATION NEIGHBORHOOD COMMERCIAL & PUBLIC CONSERVATION
CURRENT ZONING GENERAL OFFICE & CONSERVATION RESERVE
PROPOSED ZONING GENERAL COMMERCIAL
FLOOD ZONE ZONE X, AREA OF MINIMAL FLOOD HAZARD. X ZONES ARE ALSO USED TO DESIGNATE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SUMMARY OF GROSS, PAVED AREA AND OPEN SPACE

TOTAL GROSS AREA 7.94 ACRES
TOTAL PAVED SURFACE 3.30 ACRES 143,484 SF
OPEN SPACE REQUIRED (MULTI-FAMILY) 150 SF/DU X 24 DU = 3,600 SF
COMMON USE PER MF UNIT 100 SF/DU X 24 DU = 2,400 SF
OPEN SPACE PROVIDED (MULTI-FAMILY) 6,073 SF (MIN 25 FT CONTIGUOUS LANDSCAPING)
RECREATIONAL FACILITY 220 SF/DU X 24 DU = 5,280 SF (PATIOS, PRIVATE)

BUILDING DATA

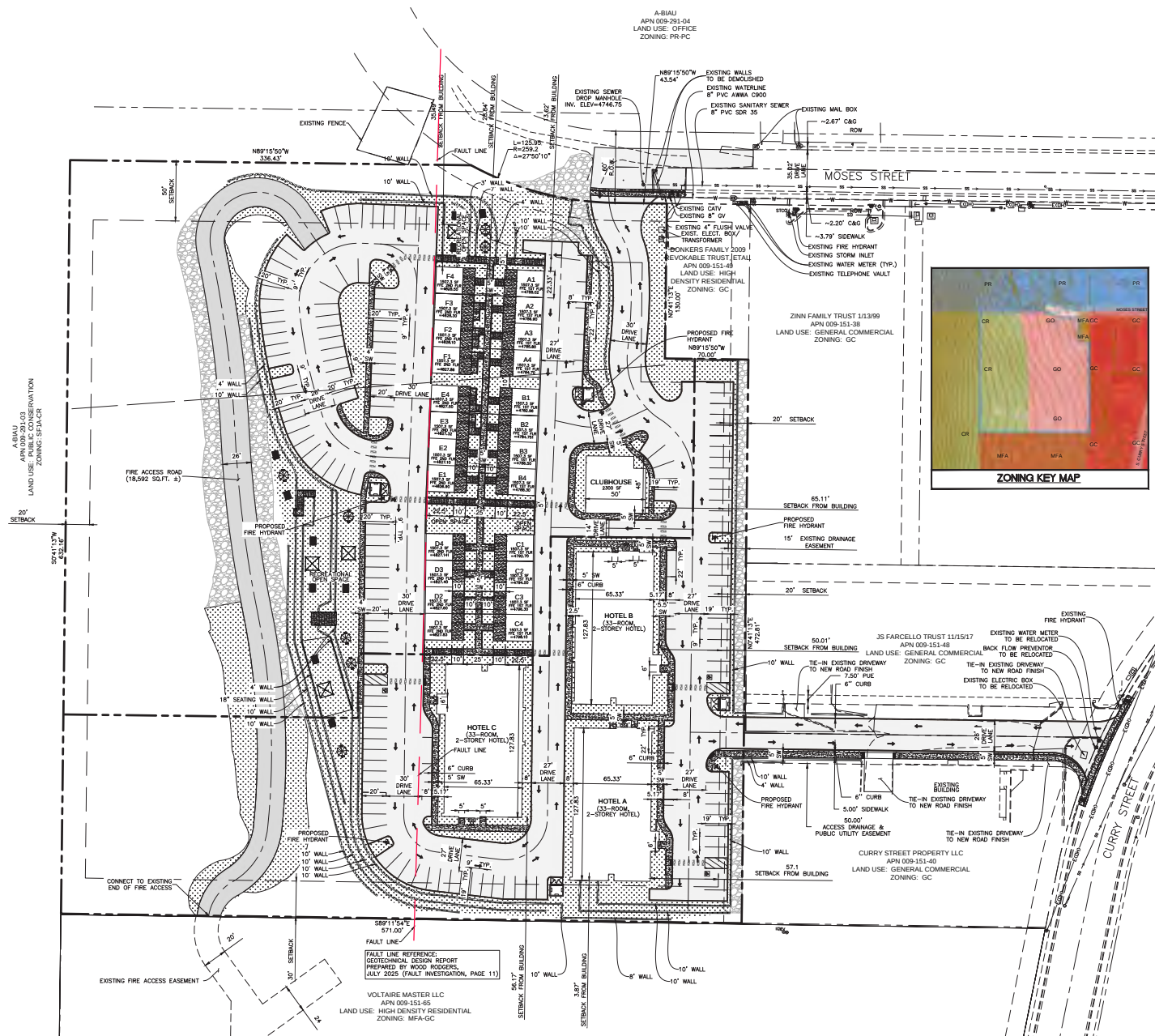
MULTI-FAMILY: (6) 4-PLEX BUILDING X 4 DU/BLDG = 24 DU TOTAL
(1,240 SF, 2 BDRM/2 BATH UNITS)
CLUBHOUSE: 2,300 SF
HOTEL: 3 BUILDINGS, 33-ROOMS PER BUILDING = 99 ROOMS TOTAL

PARKING REQUIREMENTS:

PARKING REQUIRED
MULTI-FAMILY RESIDENTIAL 24 DU X 2 STALLS/DU = 48 STALLS
TOTAL, 48 REQUIRED
HOTEL 99 ROOMS X 1 STALL/ROOM = 99 STALLS
1 STALL PER 10 ROOMS = 10 STALLS
1 STALL PER EMPLOYEE (HIGHEST SHIFT) = 7 STALLS
PARKING PROVIDED
TOTAL 186 STALLS
ADA ACCESSIBLE STALLS 4 REQUIRED/PROVIDED, 2% OF TOTAL (500-1,000 STALLS)

LEGEND:

- ROAD CENTERLINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- FAULT LINE
- RETAINING WALL
- AC PAVEMENT
- LANDSCAPE
- CONCRETE SIDEWALK
- VEHICLE CIRCULATION



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GATEWAY TO LAKE TAHOE

99 ROOM HOTEL MY CARSON SUITES



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99 ROOM HOTEL

MY CARSON SUITES



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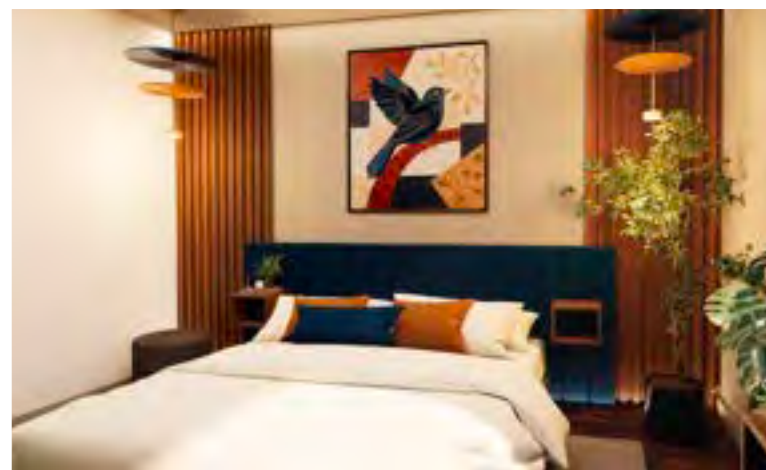
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LUXURY HOTEL AT THE GATEWAY TO SOUTH LAKE TAHOE

SWEEPING VIEWS OF THE CARSON VALLEY

The location also offers residents convenient access to major employment centers throughout Carson City, Reno-Sparks, Douglas County, and the Tahoe Reno Industrial Center, while also providing immediate proximity to the recreational and lifestyle amenities associated with the South Lake Tahoe region. In addition to its regional connectivity, the project is surrounded by an expanding concentration of commercial services, entertainment venues, dining establishments, shopping centers, and medical facilities that continue to drive demand and enhance the area's overall desirability.

The site's elevated topography and panoramic mountain and valley views create the opportunity for a premium hospitality experience that captures the natural beauty of Northern Nevada while maintaining convenient access to both Carson City and Lake Tahoe destinations. Visitors will also benefit from close proximity to regional event venues, outdoor recreation amenities, and the growing commercial corridor throughout northern Carson City.



The proposed hotel is uniquely positioned to capitalize on both Carson City's economic expansion and South Lake Tahoe's year-round tourism industry. Guests will benefit from immediate access to Interstate 580 and convenient proximity to a broad range of retail, dining, gaming, and entertainment amenities throughout Carson City. Nearby casinos, theaters, restaurants, shopping centers, golf courses, breweries, and entertainment venues create a highly attractive hospitality environment for both leisure and business travelers. The surrounding commercial infrastructure provides visitors with convenient access to dining, nightlife, shopping, recreation, and essential services, further strengthening the site's appeal as a lodging destination.



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CARSON CITY HOSPITALITY

As Carson City continues to expand as a governmental, economic, entertainment, and tourism-support hub for the broader Northern Nevada region, the hospitality component is positioned to serve a broad mix of business travelers, state-related visitors, vacation guests, and outdoor recreation enthusiasts. The combination of strategic location, diversified demand drivers, commercial amenities, regional accessibility, and scenic qualities creates strong long-term fundamentals for hospitality performance and positions the project as a landmark gateway development for travelers entering the South Lake Tahoe region.

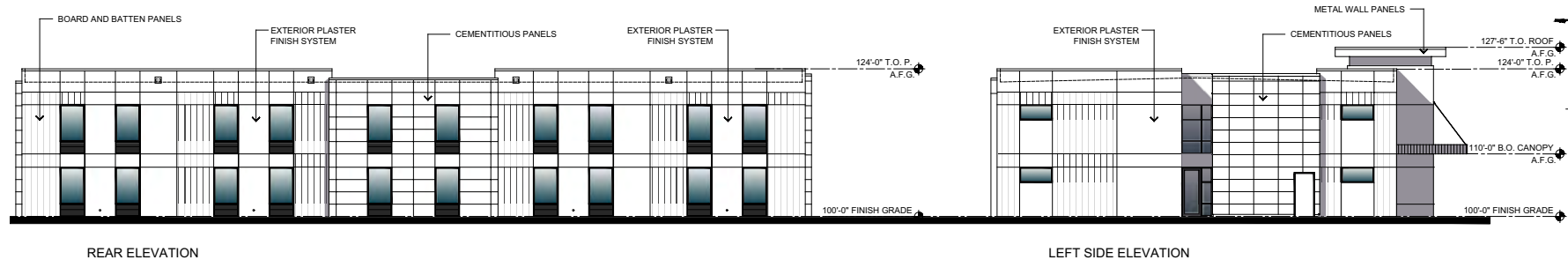
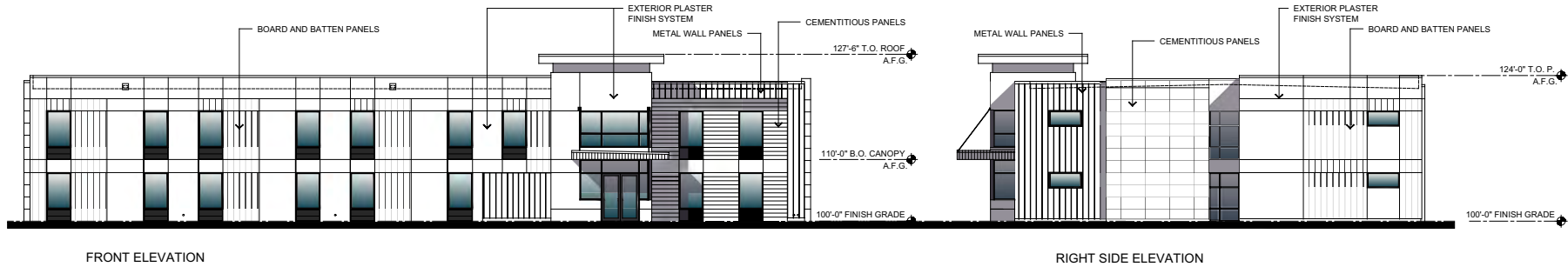
Hotels within the Carson City market have historically performed well due to the area's highly diversified demand base. As Nevada's capital city, Carson City generates consistent year-round hotel demand associated with legislative sessions, state agency operations, governmental meetings, consultants, legal professionals, training programs, and public sector visitors. This government-related travel creates a stable foundation of weekday occupancy that complements the region's strong leisure and tourism activity.



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ELEVATIONS



COMMERCIAL ELEVATIONS

SCALE : 1/8"=1'-0"

0 4 8 16 10-01-2025

SHT A5.3

COMMERCIAL ELEVATIONS



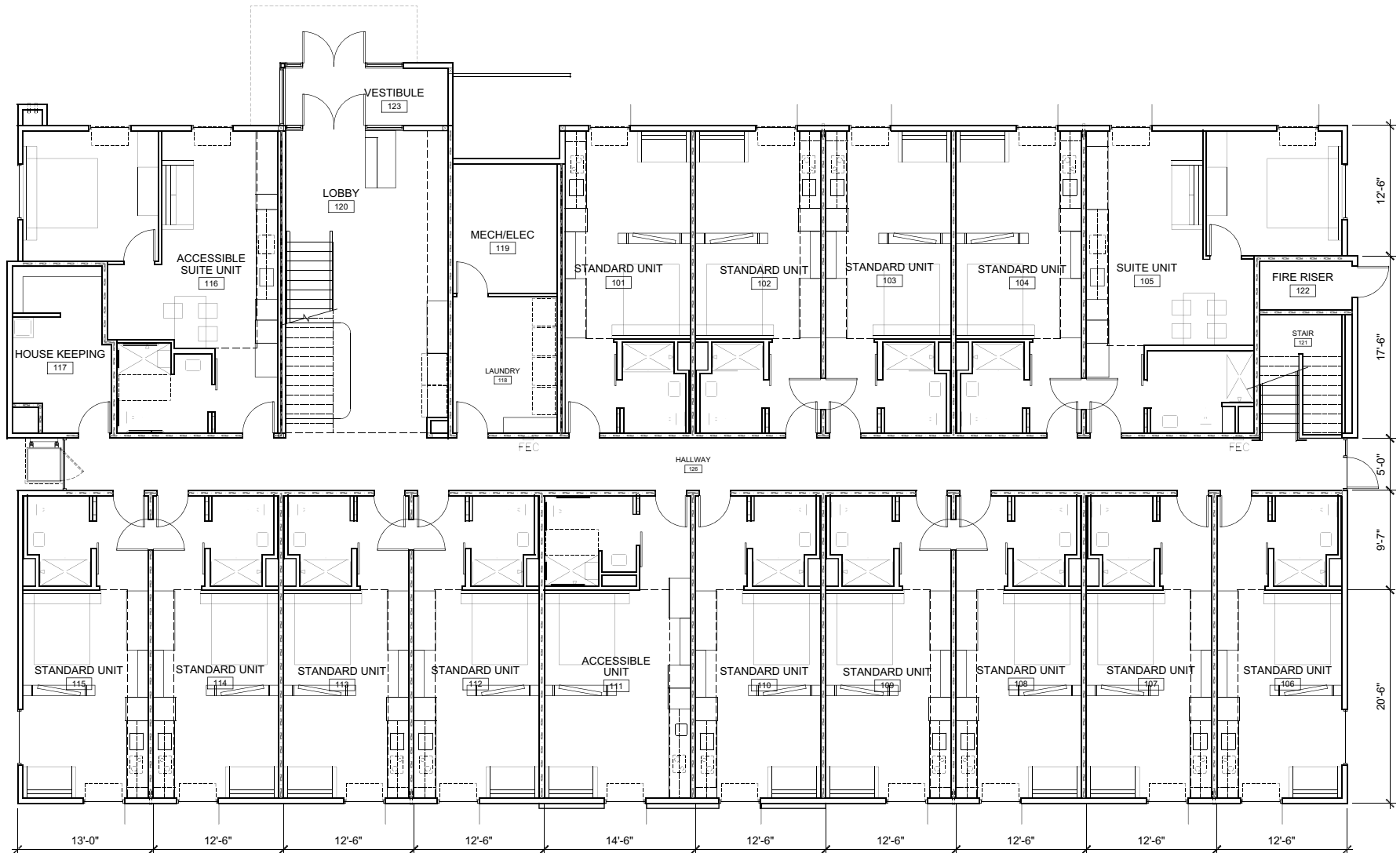
Legacy 49
Dayton, Nevada



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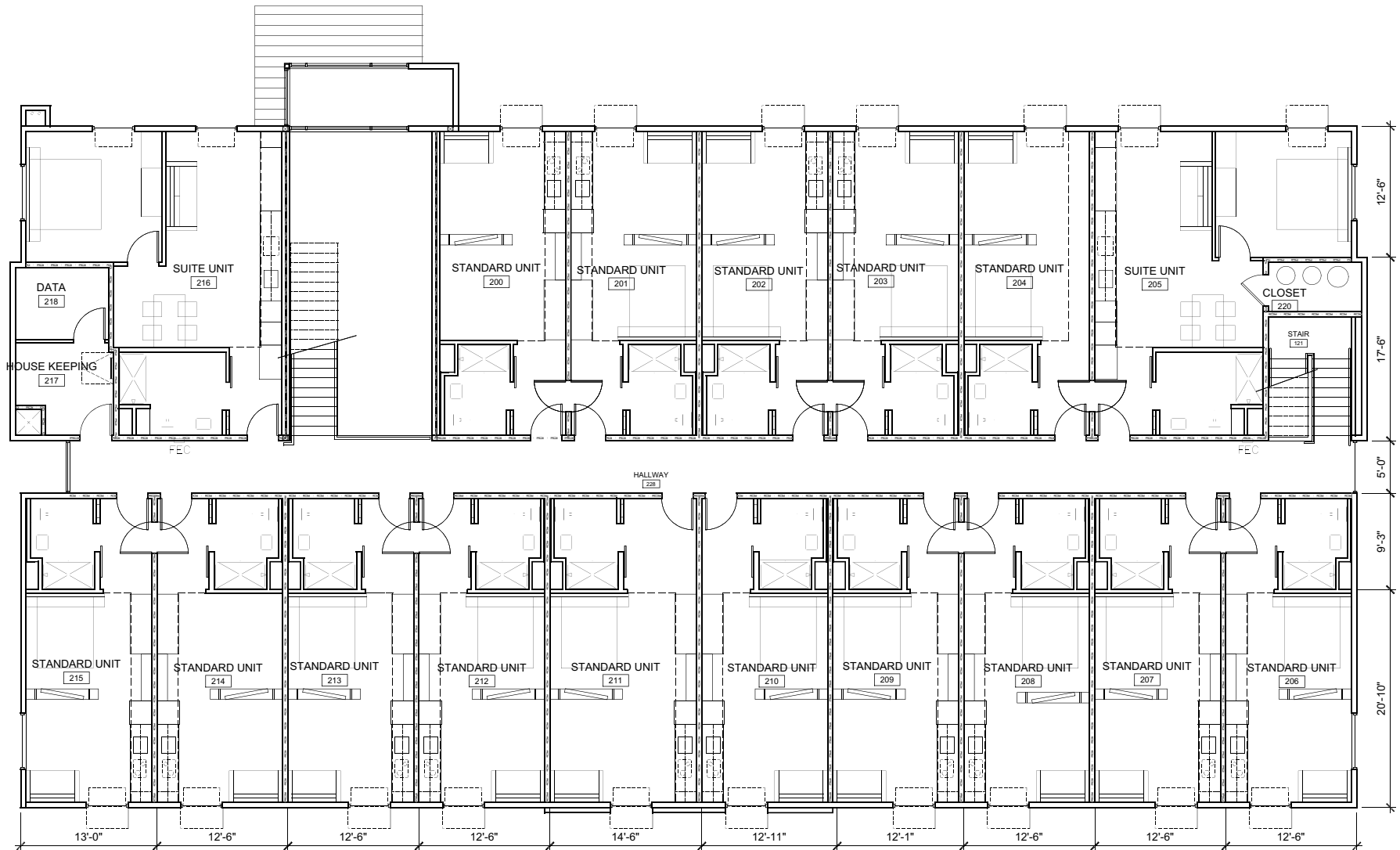
Hotel Floor Plan Level 1



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Hotel Floor Plan Level 2



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GATEWAY TO LAKE TAHOE

24 LUXURY
TOWNHOMES



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EXECUTIVE SUMMARY - LUXURY TOWNHOMES

The residential component is designed as a modern townhome-style community consisting of twenty-four (24) three-story residential units. The proposed residences are intended to provide high-quality housing within one of Carson City's most desirable and rapidly growing submarkets. The units are planned to feature efficient and contemporary floor plans with attached garages, private living spaces, and elevated architectural character designed to appeal as an upscale residential option with sweeping view of the Carson Valley.

Positioned at the base of South Lake Tahoe and along the primary travel corridor into the Tahoe Basin, the project offers an exceptional residential rental location that combines accessibility, lifestyle amenities, and scenic surroundings. The proximity to Lake Tahoe, outdoor recreation, skiing, hiking, boating, and year-round tourism destinations makes the location highly attractive

for residents seeking a balance between employment accessibility and the Tahoe lifestyle. The site's strategic location allows residents to enjoy convenient access to South Lake Tahoe while benefiting from Carson City's affordability, infrastructure, and expanding commercial services. This combination creates a unique residential offering that is expected to generate strong demand from professionals, remote workers, seasonal residents, and individuals relocating to Northern Nevada for employment and quality of life.



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PRIME CARSON CITY LOCATION

The location also offers residents convenient access to major employment centers throughout Carson City, Reno-Sparks, Douglas County, and the Tahoe Reno Industrial Center, while also providing immediate proximity to the recreational and lifestyle amenities associated with the South Lake Tahoe region. In addition to its regional connectivity, the project is surrounded by an expanding concentration of commercial services, entertainment venues, dining establishments, shopping centers, and medical facilities that continue to drive demand and enhance the area's overall desirability.

The project's location near Carson Tahoe Regional Medical Center, Silver Oak Golf Course, and major transportation corridors further strengthens the long-term attractiveness of the site for residential occupancy. Carson City's limited housing inventory, combined with continued regional population and employment growth, has created strong demand for quality rental housing. The combination of housing demand, regional accessibility, nearby entertainment options, proximity to Lake Tahoe, and expanding commercial infrastructure positions the residential component to benefit from favorable long-term market fundamentals and sustained occupancy demand.



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A row of modern, multi-story townhouses with stone and wood siding, featuring large windows and balconies, situated along a street.

Elevations

A6



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TOWNHOME ELEVATIONS



PACIFIC 50
ARCHITECTURAL
DESIGN & CONSTRUCTION
1000 S. 10TH STREET, SUITE 100
CARSON CITY, NEVADA 89401
702.325.2114
www.pacific50.com

DATE: 10/1/2020
BY: JY
CHECKED: JY
APPROVED: JY

PROJECT: CARSON VIEW
3-STORY TOWNHOMES
1000 S. 10TH STREET, SUITE 100
CARSON CITY, NEVADA 89401

Elevations

SHEET **A7**



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TOWNHOME ELEVATIONS



DESIGN
ARCHITECTURAL SERVICES
AND ENGINEERING
FOR THE STATE OF NEVADA
LICENSED PROFESSIONAL
ARCHITECT/ENGINEER

DATE	BY	REVISION

Elevations
CARSON VIEW
3-BED/2-BATH
3-10101-1



SHEET
A8



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CLIENT: DAYTON PARTNERS NO 1 LLC
8930 SPANISH RIDGE AVE.
LAS VEGAS, NV 89148
CONTACT: JAMIE YOSHIKAWA
PHONE: (702) 325-2114

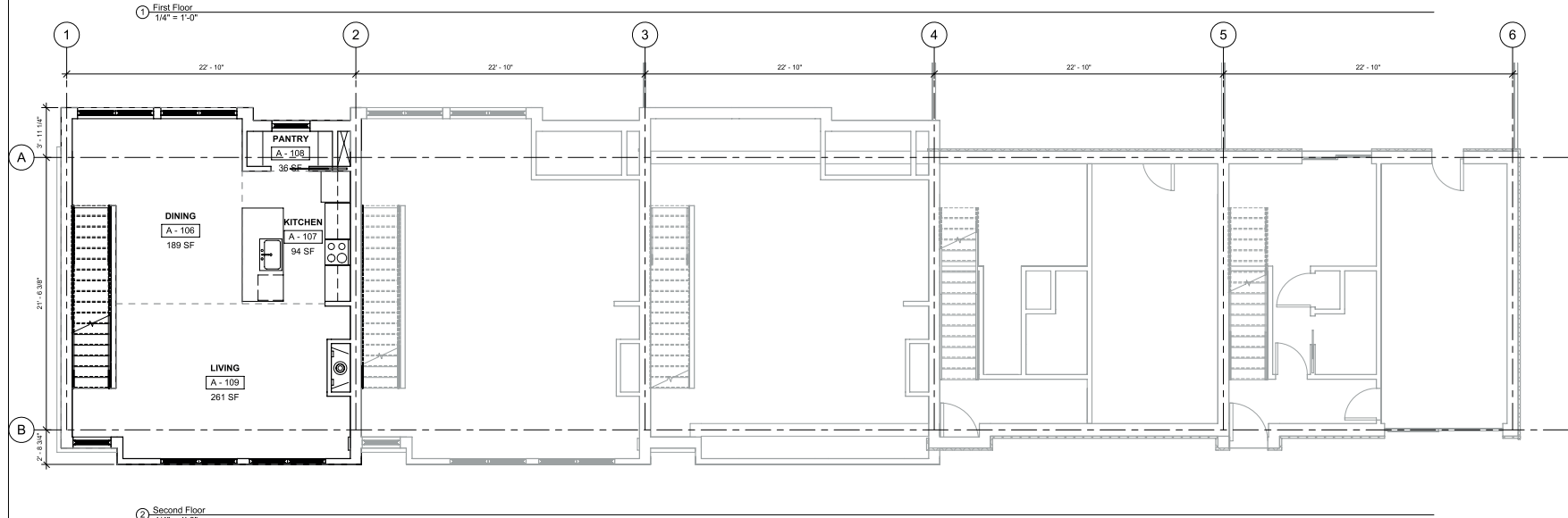
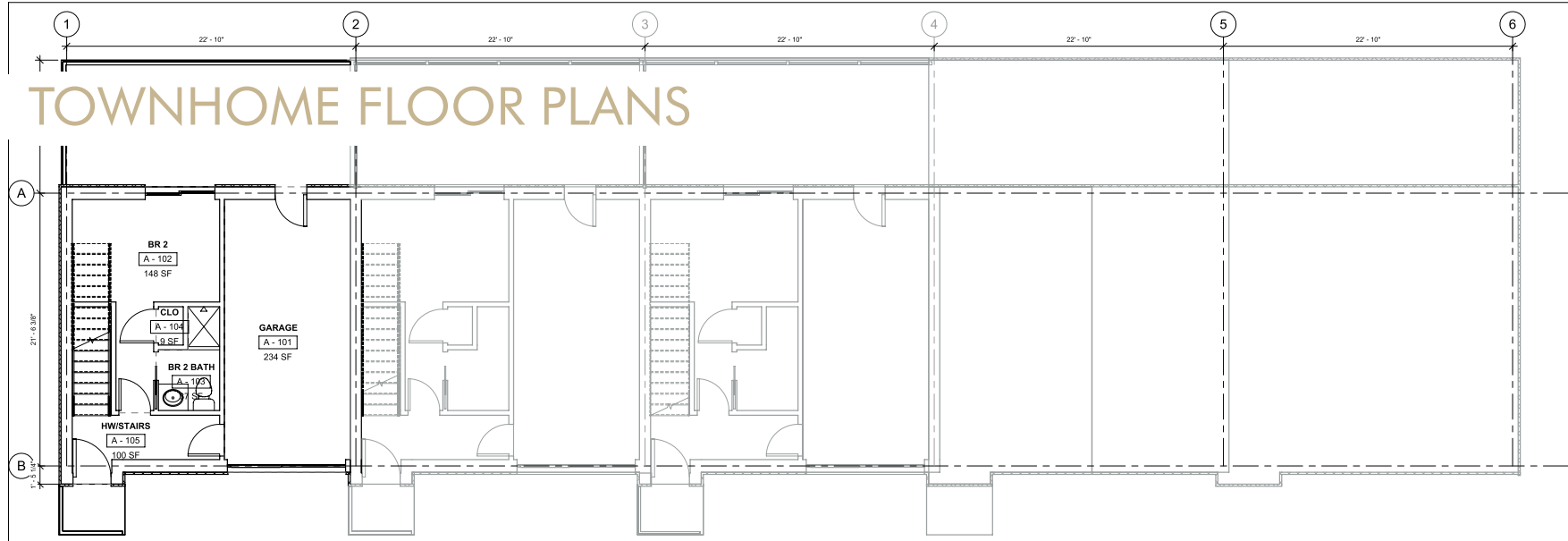
APPROVED	REVISIONS	NO.	DATE

Floor Plan
CARSON VIEW
3-STORY | 4-PLEX | 2-BED | 2-BATH

PROJECT MANAGER	DESIGNER	AUTHOR	CHECKER	DATE
				May 02, 2026

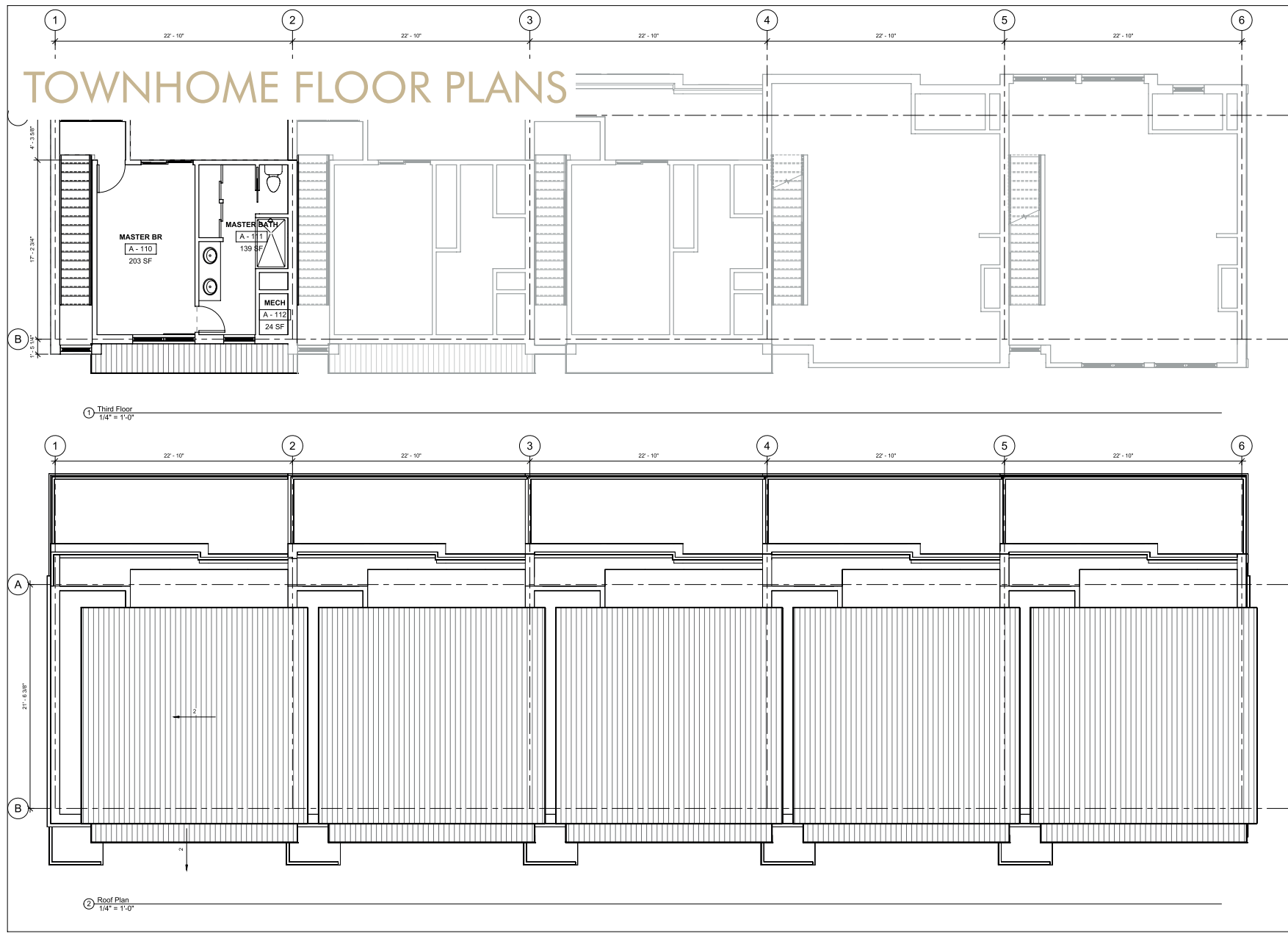
SHEET
A1

TOWNHOME FLOOR PLANS



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PHONE: (702) 325-2114

APPROVED	REVISIONS	DATE	NO.

Floor Plan
CARSON VIEW
3-STORY | 4-PLEX | 2-BED | 2-BATH

DESIGNED BY	CT	CHECKED BY	CT
DRAWN BY	CT	DATE	May 02, 2020

SHEET
A2



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G A T E W A Y T O L A K E T A H O E

FINANCIALS HIGHLIGHTS



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EXECUTIVE SUMMARY

The proposed 99-room hotel is uniquely positioned to capitalize on both Carson City's economic expansion and South Lake Tahoe's year-round tourism industry. Guests will benefit from immediate access to Interstate 580 and convenient proximity to a broad range of retail, dining, gaming, and entertainment amenities throughout Carson City. As Carson City continues to expand as a governmental, economic, entertainment, and tourism-support hub for the broader Northern Nevada region, the hospitality component of the project is positioned to serve a broad mix of business travelers, state-related visitors, vacation guests, and outdoor recreation enthusiasts.

My Carson Suites is designed to scale, commencing construction in 2027, in response to market demand and evolving economic conditions. The project is comprised of (3) 33-room free-standing buildings and a clubhouse. Each building has 29 studio suites and (4) 1-bedroom suites. All suites are fully-furnished units with kitchenettes, access to a state-of-the-art virtual concierge, mobile check-in, and on-site laundry facilities.

The total development cost for the 99-room hotel room project is \$21,750,000 with an estimated valuation upon stabilization of \$32,341,200. The additional capital to fund is \$2,150,000 for each of the (3) 33-room buildings, excluding capital for land, entitlements, initial design-development, and a \$4,600,000 construction loan, 42.7% LTV. Upon stabilization, each free-standing 33-room hotel building is estimated to be valued at \$10,780,400; assuming \$168 ADR, \$123 RevPAR, 73.5% occupancy, \$970, 236 NOI, and a 9.00% capitalization rate.

- **Targeted Internal Rate of Return: 22.07% per annum (YR 10)**
- **Preferred Return: 6.00% per annum**



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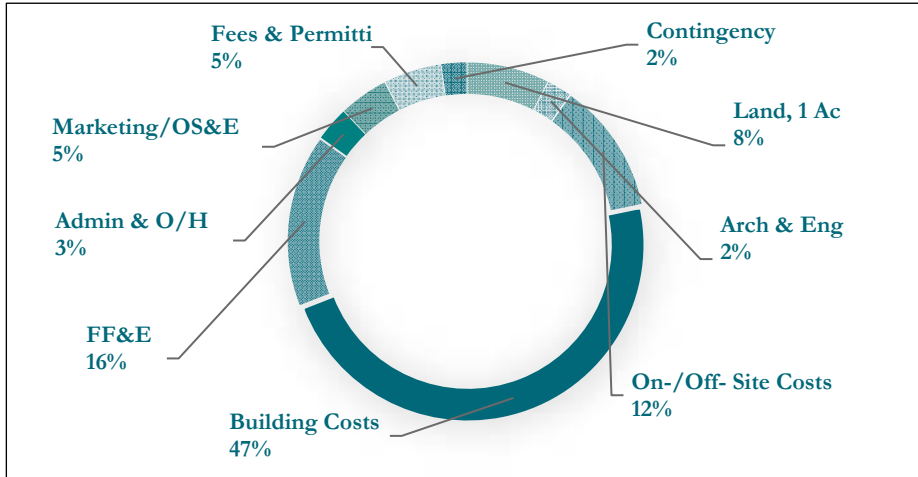
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MY CARSON SUITE HOTEL (1 BLDG, TYP - 33 ROOMS)

PROJECT COSTS

MY CARSON SUITES HOTEL (33 ROOMS)



SOURCE & USE OF FUNDS		%	V&D LOAN PAYOFF
SOURCE			
CV 1, CV 2 ⁽¹⁾	\$ 500,000	7%	Land and Initial Capital
CV 3 ⁽²⁾	\$ 2,150,000	30%	Additional Capital Contribution
Construction Loan ⁽³⁾	\$ 4,600,000	63%	Construction Lender, TBD
TOTAL:	\$ 7,250,000	100%	
USE			
Land, 1 Ac	\$ 500,000	7%	Each 33-Room Buildings is on a Separate Parcel. On-/Off-Site Completed.
Arch & Eng	\$ 148,449	2%	
On-/Off- Site Costs	\$ 800,000	11%	
Building Costs	\$ 3,150,000	43%	Incl. Contribution to
FF&E	\$ 1,050,000	14%	Clubhouse
Admin & O/H	\$ 208,264	3%	
Marketing/OS&E	\$ 300,000	4%	Incl. Pre-Opening Cost
Fees & Permitting	\$ 350,000	5%	
Contingency	\$ 153,287	2%	
TOTAL:	\$ 6,660,000	92%	
Financing Fees	\$ 590,000	100%	Constr Loan Int & Fees
TOTAL:	\$ 7,250,000	100%	

ASSUMPTIONS

Total No. of Units	33	Phase	<u>Unit Mix</u>
Avg. Daily Rate	\$168.00	Studios	29 Units
Avg. SF of Units	412	1-Bedroom	4 Units
(Fully-furnished rooms with kitchenettes, lobby and hotel amenities)			

CONSTRUCTION LOAN

Loan Amount	\$ 4,600,000	<u>Loan Assumptions:</u>
LTC	63.4%	9 month completion schedule.
Loan Date	01-May-27	
Intrest Rate	13.0%	
Origination Fee	3.0%	
Term	1.0	

ESTIMATED VALUE

NOI (Pro Forma)	\$ 970,236	<u>Pro Forma Assumptions:</u>
Capitalization Rate	9.00%	1. RevPAR \$123.52
Estimated Value ⁽¹⁾	\$ 10,780,398	2. Occupancy 73.5%

EST VALUE: \$ 10,780,398 **LTV: 42.7%**
(Construction)

EST VALUE: \$ 10,780,398 **LTV: 60.0%**
(Re-Fi Construction Loan)

⁽¹⁾ Ref appraisal by Valuation Consultants dated July 11, 2025 prepared for Battle Born Capital. Prospective market value "Upon Stabilization" of the Going Concern, \$8,990,000 (Feb 1, 2026).

LOAN ASSUMPTIONS (RE-FI/BRIDGE)

Loan Amount	\$ 6,468,239	<u>Loan Disbursements, Priority:</u>
LTV	60.0%	Loan Amount \$ (6,468,239)
Loan Date	29-Jan-28	Disbursements:
Interest Rate	6.9%	1. Construction Loan \$ 4,600,000
Origination Fee	2.0%	2. Proceeds - Constr \$ 1,738,874
Term (Yrs)	25	Next Building
Net Proceeds	\$ 1,738,874	
Debt Service (Int. Only)	\$ (543,652)	



MY CARSON SUITES HOTEL (1 BLDG - 33 ROOMS)

NOTES

⁽¹⁾ Carson View 1 LLC, Carson View 2 LLC land and capital.

⁽³⁾ Construction lender, TBD

⁽²⁾ 2026/27 additional capital contribution.

PROJECT LEVEL RETURNS	YR 0-2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
Net Operating Income (NOI)	-	1,028,450	1,059,303	1,091,083	1,123,815	1,157,529	1,192,255	1,228,023	1,264,864
Debt Service	-	(543,652)	(543,652)	(543,652)	(543,652)	(543,652)	(543,652)	(543,652)	(543,652)
Cashflow	-	484,798	515,651	547,430	580,163	613,877	648,603	684,371	721,211
DSC	-	1.9	1.9	2.0	2.1	2.1	2.2	2.3	2.3

CLASS A			Preferred Return: 6%						
Class A, Capital Account: \$2,150,000.00			Profit Interest: 30%						
FINANCIAL SUMMARY	YR 0-2	YR 3	YR 4	YR 5	YR 60	YR 7	YR 8	YR 9	YR 10
Capital Contribution	(2,150,000)		-	-	-	-	-	-	-
Preferred Return	258,000	28,873	(1,698)	(10,744)	(20,091)	-	-	-	-
Cashflow from Operations	-	480,636	152,477	166,523	180,905	184,163	194,581	205,311	216,363
Net Proceeds, Re-Fi/Sale	1,410,784	-	-	-	-	-	-	-	2,659,235
Cashflow to Investor	1,668,784	509,509	150,780	155,778	160,814	184,163	194,581	205,311	2,875,598
Capital Account Balance	(481,216)	28,293	179,073	334,851	495,665	679,828	874,409	1,079,720	3,955,318
IRR	N/A	N/A	20.84%	20.78%	20.79%	20.53%	20.38%	20.24%	22.07%

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EXECUTIVE SUMMARY

The residential component is designed as a modern townhome-style consisting of (24) 3-story units within one of Carson City's most desirable and rapidly growing submarkets. The 1,170 sf units are planned to feature contemporary floor plans with attached garages and elevated architectural character designed to appeal to professionals and families.

Located at the gateway to South Lake Tahoe, the project offers an exceptional residential location that combines accessibility, lifestyle amenities, and scenic surroundings. The site's strategic location allows residents to enjoy convenient access to South Lake Tahoe while benefiting from Carson City's affordability and expanding commercial services. This combination creates a unique residential offering that is expected to generate strong demand from professionals, seasonal residents, and individuals relocating to Northern Nevada for employment and quality of life.

The total development cost of the 24 unit townhome project is \$10,100,000. A \$7,250,000 construction loan, 52.1% LTV is anticipated to be funded in 2027. The additional capital to fund is \$1,350,000, excluding the capital for land, entitlements and initial design-development. The project is forecasted to be completed in 2029. The project's valuation is estimated to be \$13,920,000; assuming an average sales price per unit of \$580,000.

- **Equity Multiplier: 1.91**
- **Targeted Internal Rate of Return: 17.95%**

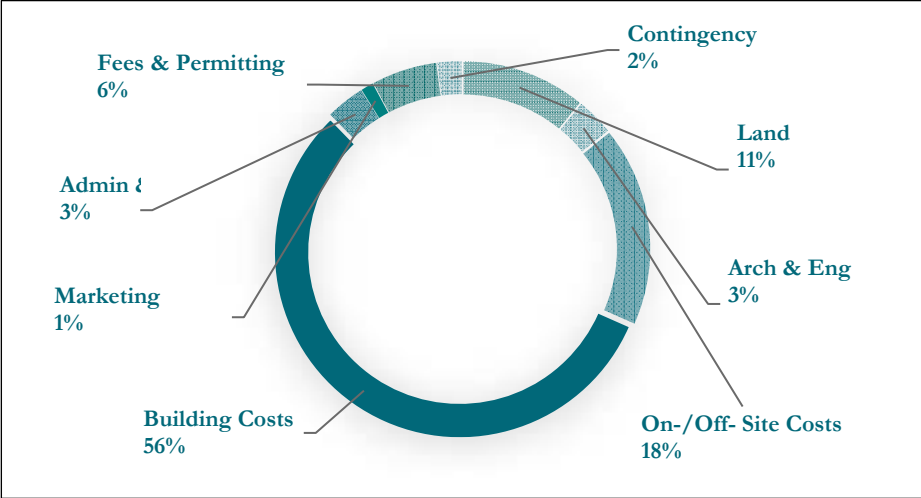


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PROJECT COSTS
CARSON VIEW TOWNHOMES



SOURCE & USE OF FUNDS		%	COMMENTS
SOURCE			
CV 1, CV 2	\$ 1,500,000	15%	Land and Initial Capital
CV 3	\$ 1,350,000	13%	Additional Capital Contribution
Construction Loan	\$ 7,250,000	72%	Construction Lender, TBD
TOTAL:	\$ 10,100,000	100%	
USE			
Land	\$ 1,000,000	10%	Prorata, 7.9 Ac (2024 BPO)
Arch & Eng	\$ 300,000	3%	
On-/Off- Site Costs	\$ 1,600,000	16%	
Building Costs	\$ 5,138,640	51%	Estimated \$/SF: \$183
Admin & O/H	\$ 312,396	3%	
Marketing	\$ 100,000	1%	Not Incl. Sales Cost
Fees & Permitting	\$ 525,000	5%	
Contingency	\$ 193,964	2%	
TOTAL:	\$ 9,170,000	91%	
Financing Fees	\$ 930,000	9%	Constr Loan Int & Fees
TOTAL:	\$ 10,100,000	100%	

CONSTRUCTION LOAN		
Loan Amount	\$ 7,250,000	Loan Assumptions:
LTC	71.8%	12-month completion schedule.
Loan Date	01-Aug-27	
Intrest Rate	13.0%	
Origination Fee	3.0%	
Term	1.0	

ESTIMATED VALUE & NET PROFITS		
Avg. Sales \$ / Unit	\$ 580,000	
Avg. SF	1170 SF	
No. of Units	24	
Sales Cost	4%	
Estimated Value:	\$ 13,920,000	LTV: 52.1%
Sales Cost:	\$ (556,800)	(Construction)
Net Profits:	\$ 13,363,200	

REVENUE & PROFIT SUMMARY	
Total Revenue	\$ 13,363,200
Total Capitalization	\$ 10,100,000
Estimated Profit	\$ 3,263,200

CV 3 SUMMARY		
CV 3 Capital	\$ 1,350,000	
Investor Ownership	30.0%	
Preferred Return	6.0%	
CV 3 Profit Share	\$ 978,960	
Equity Multiple	1.91	
Term	3.0	Yrs
Estimated IRR	17.95%	

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SOURCE & USE OF FUNDS: 99-ROOM HOTEL + 24 LUXURY TOWNHOMES

BUDGET

SOURCE	HOTEL	TOWNHOMES	TOTAL	%
CV 1, CV 2	\$ 1,500,000	\$ 1,500,000	\$ 3,000,000	9%
CV 3	\$ 6,450,000	\$ 1,350,000	\$ 7,800,000	24%
Construction Loan	\$ 13,800,000	\$ 7,250,000	\$ 21,050,000	66%
TOTAL:	\$ 21,750,000	\$ 10,100,000	TOTAL: \$ 31,850,000	100%
USE				
Land	\$ 1,500,000	\$ 1,000,000	\$ 2,500,000	8%
Arch & Eng	\$ 445,348	\$ 300,000	\$ 745,348	2%
On-/Off- Site Costs	\$ 2,400,000	\$ 1,600,000	\$ 4,000,000	13%
Building Costs	\$ 9,450,000	\$ 5,138,640	\$ 14,588,640	46%
FF&E	\$ 3,150,000	\$ -	\$ 3,150,000	10%
Admin & O/H	\$ 624,791	\$ 312,396	\$ 937,187	3%
Marketing/OS&E	\$ 900,000	\$ 100,000	\$ 1,000,000	3%
Fees & Permitting	\$ 1,050,000	\$ 525,000	\$ 1,575,000	5%
Contingency	\$ 459,861	\$ 193,964	\$ 653,825	2%
TOTAL:	\$ 19,980,000	\$ 9,170,000	TOTAL: \$ 29,150,000	92%
Financing Fees	\$ 1,770,000	\$ 930,000	\$ 2,700,000	8%
TOTAL:	21,750,000	10,100,000	TOTAL: 31,850,000	100%



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GATEWAY TO LAKE TAHOE

NORTHERN NEVADA STATS & FACTS



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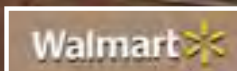
REGIONAL EMPLOYMENT



NORTHERN NEVADA

CARSON CITY

STATS AND FACTS



OUTDOOR ADVENTURE

In addition to governmental demand, Carson City continues to benefit from significant regional economic growth driven by major employers and industrial expansion including Redwood Materials, the Tahoe Reno Industrial Center, healthcare services, and advanced manufacturing throughout Northern Nevada.

The market also captures substantial visitor traffic associated with South Lake Tahoe, outdoor recreation, special events, and travelers seeking convenient accommodations near Tahoe without the congestion and pricing premiums commonly associated with the immediate basin area.



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NEVADA'S POPULATION AND AREA

POPULATION: 3,104,614

7TH LARGEST STATE

(Source: United States Census) Bureau. 2021



Nevada and North Nevada rankings:

1. Nevada Ranks #1 as the State with Economic Momentum in 2022
2. Washoe Ranks #2 for the Healthiest County in Nevada
3. Reno Ranks #2 for Job Growth and the #18 Best Performing City
4. Reno Ranks #8 in the Best Cities to Start a Business or Move to
5. Reno Ranks #1 in the Small City in America
6. Nevada Ranks #7 as the Best State in the Tax Foundation's 2020 State Business Tax Climate Index
7. Nevada ranks #6 in Economy
8. Nevada ranks #1 in Infrastructure
9. Nevada ranks #7 in Business Friendliness
10. Nevada ranks #20 in the Cost of doing business



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MAPS AND DEMOGRAPHICS

25 MIN
DRIVE TIME
CARSON CITY TO
LAKE TAHOE.

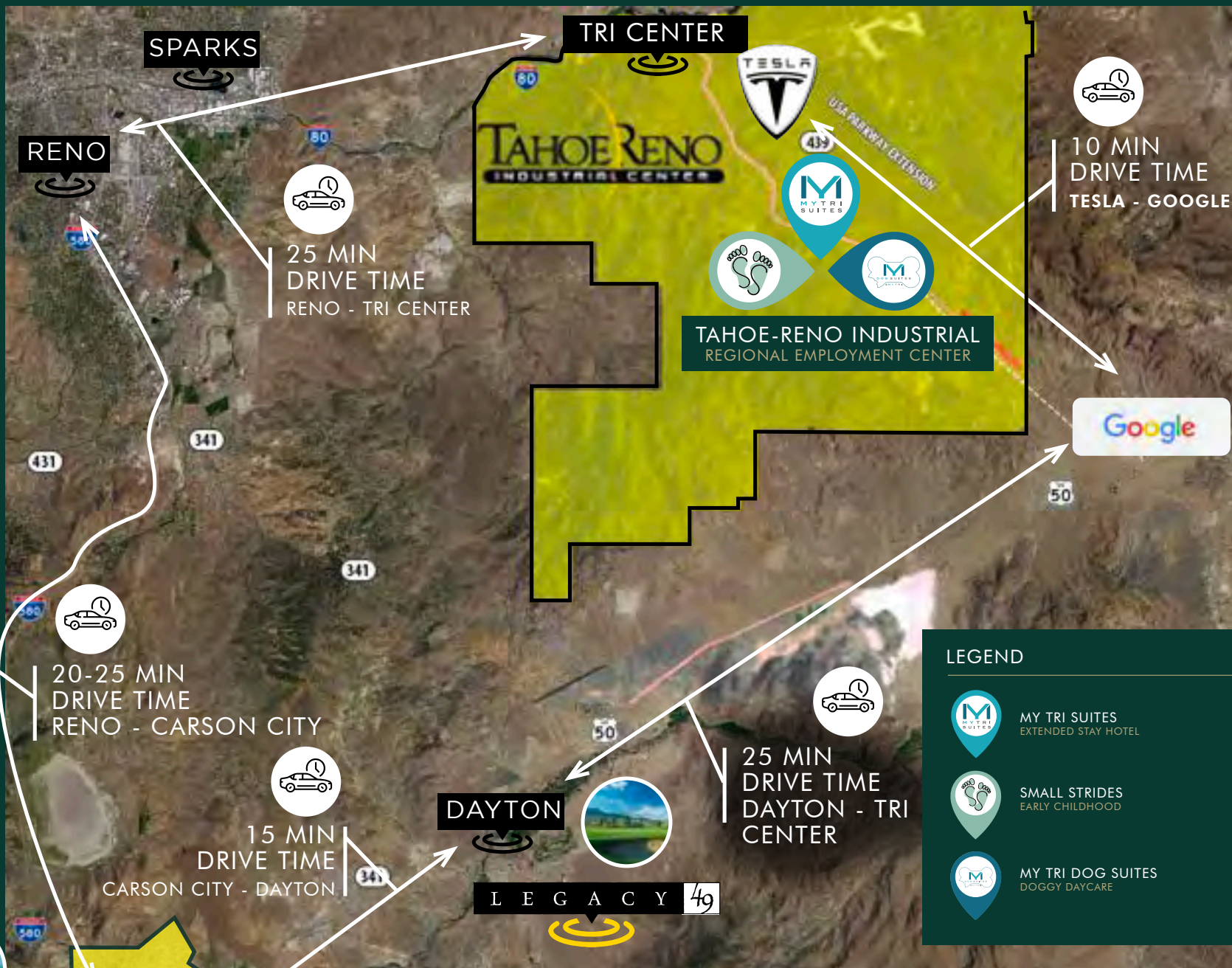
20-25 MIN
DRIVE TIME
RENO - CARSON CITY

15 MIN
DRIVE TIME
CARSON CITY - DAYTON

25 MIN
DRIVE TIME
RENO - TRI CENTER

25 MIN
DRIVE TIME
DAYTON - TRI CENTER

10 MIN
DRIVE TIME
TESLA - GOOGLE



LEGEND



MY TRI SUITES
EXTENDED STAY HOTEL



SMALL STRIDES
EARLY CHILDHOOD



MY TRI DOG SUITES
DOGGY DAYCARE



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1 TAX BENEFITS

Nevada has **NO PERSONAL INCOME TAX, INTERITANCE TAX, OR CORPORATE TAX.** This can be a major benefit for high-earning individuals and retirees.

2 TOP PLACE TO RETIRE

In addition to **NO STATE INCOME TAX**, Northern Nevada is known for top-tier **HEALTH CARE AND AN AFFORDABLE COST OF LIVING.** Groceries in Nevada cost 4.5% less, utilities are 12% lower and homes 17.22% less than in California.

3 OUTDOOR ACTIVITIES

The largest alpine lake in North America, and is surrounded by the Sierra Nevada mountain range and Tahoe National Forest. **LAKE TAHOE** boasts are many opportunities for **HIKING, SKIING AND WATER SPORTS.**

NEVADA STATS & FACTS

1. **Nevada ranks #1 in tax friendliness:** no state income tax or franchise tax.
2. **Nevada ranks #4** in business climate for opportunities in tech, clean energy, and logistics.
3. **Nevada ranks #3** in industry diversification.
4. **Reno ranks #8** among the best cities to start a business or relocate to.
5. **Nevada ranks #5** in infrastructure, with a prime logistical location providing access to major West Coast markets.
6. **Nevada ranks #7** in the Tax Foundation's 2020 State Business Tax Climate Index.
7. **Nevada ranks in the top 5:** for renewable energy potential.
8. **Nevada ranks in the top 10** for workforce development, with access to UNLV and UNR.
9. **Nevada ranks in the top 15** for cost of living.
10. **Nevada ranks in the top 10** for business costs, with streamlined regulatory processes.

Sources: United States Census, 1. Business acilities, 2. Washoe Life, 3. Milken Institute, 4. Business Insider, 5.7.8. U.S. News & World Report, 6. Nevada Governor's Office of Economic Development, and 9.10. CNBC.



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TRI NEVADA STATS & FACTS

Tax Advantage

- No Corporate Tax
- No Special Intangible Tax
- No Franchise Tax
- No Special Income Tax
- No Inventory Tax

Business friendly

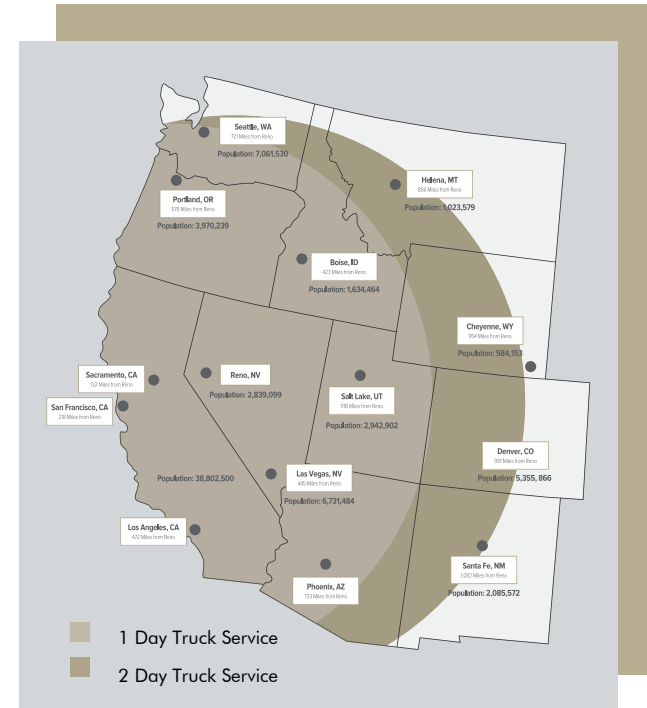
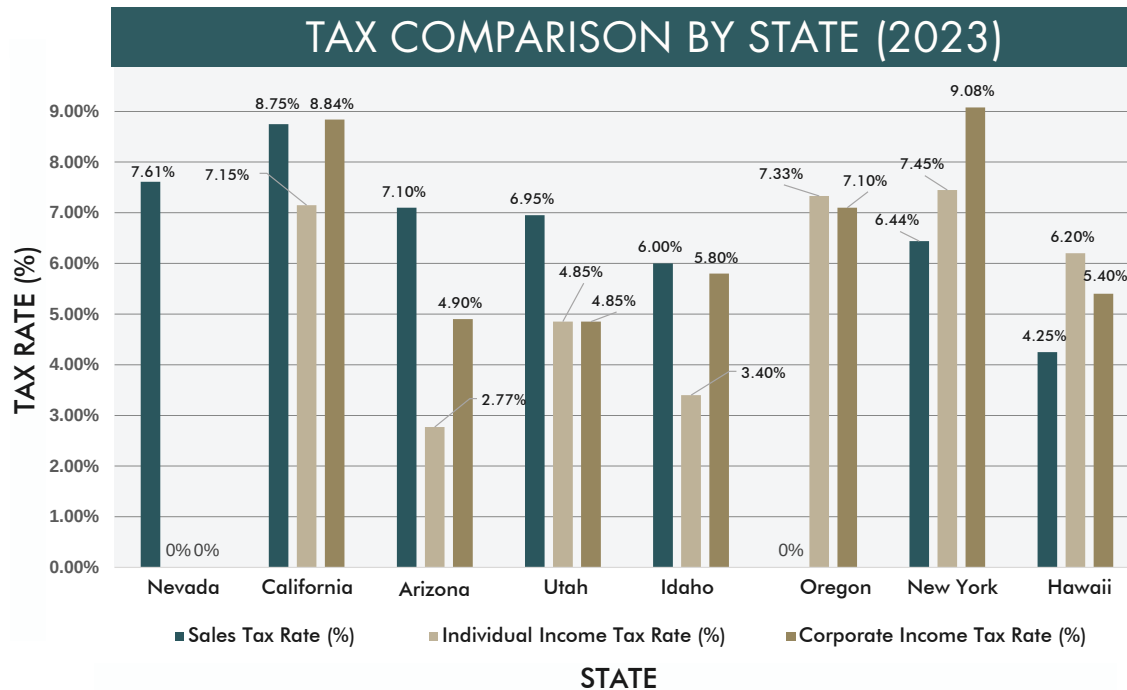
- Ranked top 10 state for best business climate
- Ranked top 10 state for business incentives

Shipping Hub

- 1-day service to over 60 million customers
- 2-day service to 11 states

Higher Education

- University Nevada Reno ranked a R1 University
- More than 16k students enrolled



Technology Infrastructure and Land

- Major data centers for Google, Switch and Racks Space Technology
- Super loop fiber network in progress
- Easy access to 5th largest economy in the world, California
- Affordable large-scale real estate available



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JAIMEE YOSHIZAWA, PE, CCIM

A solid foundation in civil engineering coupled with broad project management experience and commercial real estate expertise; the Principal's diverse background promotes a unique approach to real estate development.

Jaimee Yoshizawa, PE, CCIM, is President and sole 100% stockholder of The Red Ltd. She founded her first company, a full-service civil engineering, commercial real estate and development company in the late 1990s. Ms. Yoshizawa received a Bachelor of Science in civil engineering from the University of Hawaii, starting her career as a Civil Engineer in both Hawaii and Nevada. Ms. Yoshizawa registered as a professional civil engineer in Nevada in 1997 and then a real estate broker, and a property manager. Ms. Yoshizawa is a Certified Commercial Investment Member (CCIM), making her a recognized expert in the disciplines of commercial and investment real estate.

Ms. Yoshizawa's 25+ years experience, managing her own development projects as well as for select clientele, lends a unique skill set providing her the opportunity to use a multi-faceted approach to manage and execute complex. Ms. Yoshizawa provides key development roles; facilitating all phases of project development including but not limited to planning, design-development, sales and marketing, project controls, construction administration and asset management.

Her notable projects include:

- The acquisition, planning and development of a 424-acre community adjacent to an 18-hole championship golf and country club, comprised of 1,200 residential lots and 80 acres of mixed-use project in Dayton, Nevada.
- The planning and participating in management efforts for a \$3.5 billion resort-corridor development in Las Vegas, Nevada.
- Project controls for a \$142 million ventilation shaft project in Elko, Nevada.
- Development feasibility for a 1,200-acre master planned recreational master plan in Kanab, Utah.

Ms. Yoshizawa has established herself as a female developer in Las Vegas. With experience and a focus in the commercial sectors, Ms. Yoshizawa has proven herself to be a forceful competitor in an industry dominated by men. With few female developers in town, Ms. Yoshizawa shines from the crowd and is paving the road for young women who aspire to follow in her footsteps.



Jaimee Yoshizawa, PE, CCIM



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