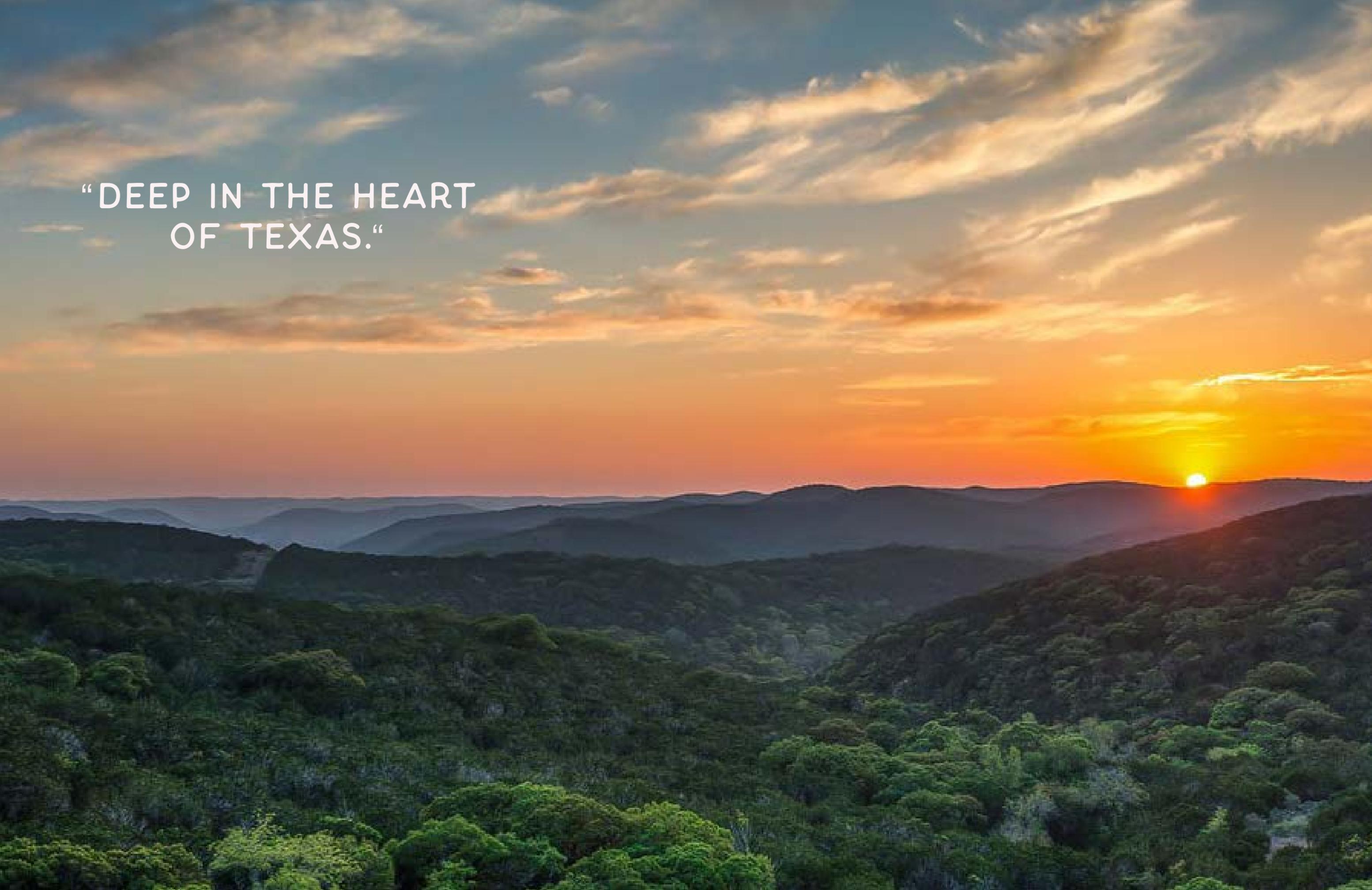


HIATUS RESORT

Austin at Lake Travis

“DEEP IN THE HEART
OF TEXAS.”



OPPORTUNITY SUMMARY

Dear Reader,

The Sponsor has retained Majestic Hospitality Group as its agent to solicit and secure agreements for the project with renowned hotel brands and operators. Interested parties are requested to provide a Letter of Interest no later than July 1, 2022. Site visits will be arranged for the week of July 11, 2022. Upon the conclusion of the Site Visit and introductory meetings, the Sponsor will request selected parties to submit Term Sheets by July 29, 2022. It is the Sponsor's intention to select their finalists by September 2, 2022.

Rarely does one stumble onto a resort site this vast, unique, and majestic. But when we do, the mystique permits a whole new way to experience hospitality - the chance to transport our minds and bodies to a world of wonder.

In March 2022, Ledgestone Development Group acquired a 96-year lease of the former Camp Chautauqua, a World War 2 Army Air Force Base, which sits on a 230-acre parcel on Lake Travis in the Texas Hill Country and adjacent to Pace Bend Park. On this site, the Sponsor will develop the Hiatus Resort, which consists of two world-class hotels with multiple food and beverage outlets, extensive event venues, a marina and supporting amenities.

The property is a 30-minute drive from downtown Austin, Texas. As one of America's hottest destinations, the region attracts over 30-million visitors per year. Lake Travis is located within driving distance to many highly populated "feeder cities" including San Antonio, Houston, Dallas, and Ft. Worth.

For submittals and inquiries, please contact Christopher Henry of Majestic Hospitality Group at (310) 985-4121 or chenry@majestic-hospitality.com. We look forward to hearing from you.

Site Tab

4-Star Hotel	
Rooms	220
Villas	10
5 Star Hotel	
Villas	40
Treehouses	40
Total	310 Rooms

Legend

- 1 4-Star Hotel
 - Pool
 - Lounging Area with Firepits
 - Main Event/Concert Lawn
 - Lawn/Event Space
 - Spa
 - Restaurant
- 2 5-Star Check-in,
 - Restaurant and Spa
 - Pool and Plaza
- 3 Villas
- 4 Treehouses
- 5 Beach Access
- 6 5 Star Entry with Signage
- 7 Resort Entry with Signage
- 8 Vineyard
- 9 Stargazing
- 10 Boat Rental and Convenience
- 11 Marina Club and Restaurant
- 12 Nature Trails





AUSTIN IS ONE OF AMERICA'S HOTTEST DESTINATIONS WITH OVER 30-MILLION DOMESTIC VISITORS EACH YEAR TO THE CITY AND SURROUNDING HILL COUNTRY. THE REGION IS HOME TO RENOWNED EVENTS SUCH AS SXSW, AUSTIN CITY LIMITS MUSIC FESTIVAL, AND THE FORMULA 1 GRAND PRIX RACE.

2. PROPERTY OVERVIEW

PLAN LOCATION

HIATUS RESORT



PROPERTY DETAILS

PROPERTY NICKNAME:
Camp Chautauqua

ESTABLISHED IN:
1940

ADDRESS:
Camp Chautauqua Road
Spicewood, Texas 78669

APN:
TBD

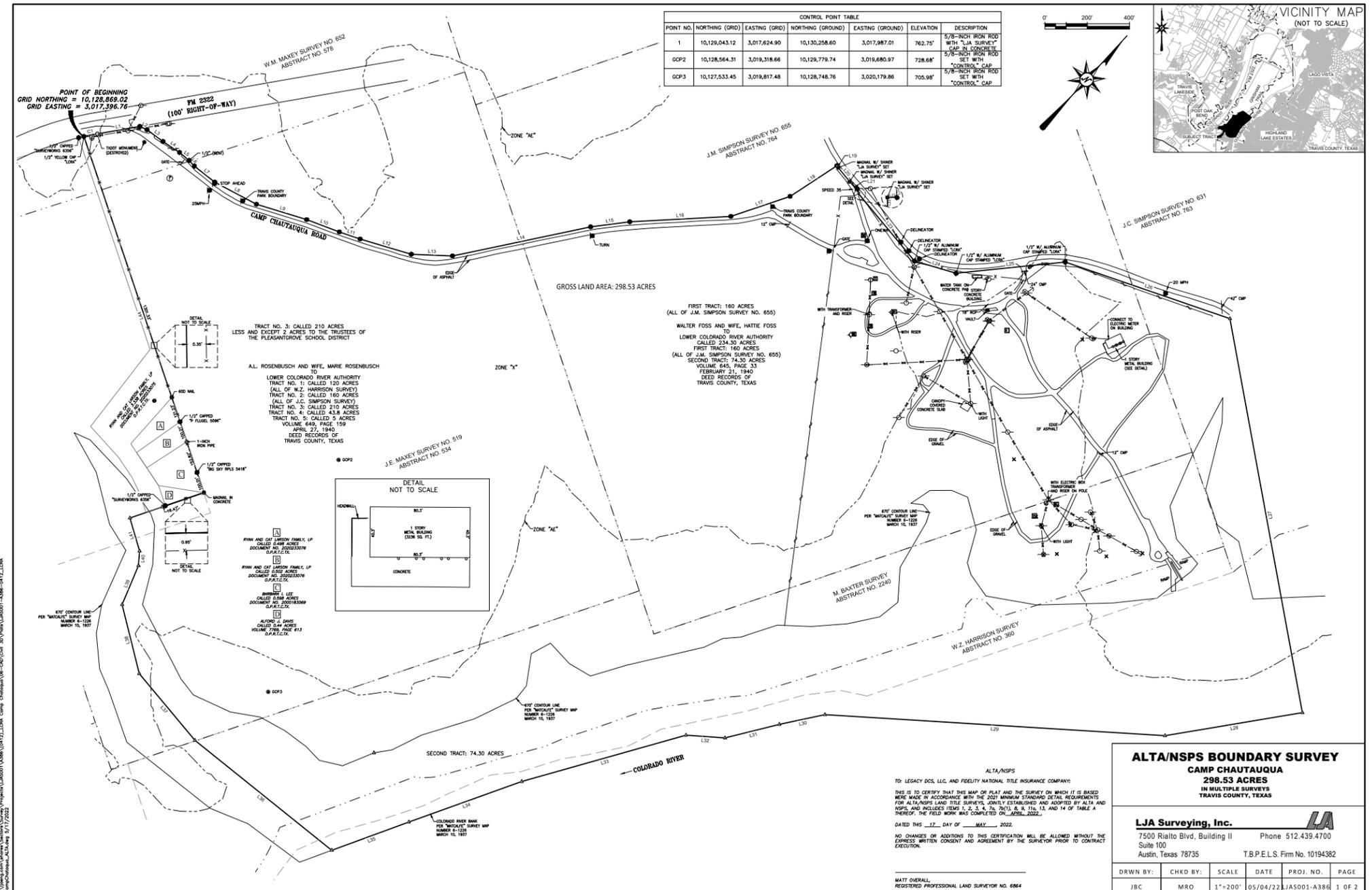
LOT SIZE:
235 Acres

LAKE FRONTAGE:
2 Miles

ZONING:
By Right

OWNERSHIP INTEREST:
96-Year Ground Lease from
Lower Colorado River Authority
(LCRA)

ADJACENT TO:
Pace Bend County Park
(Travis County)



HIATUS RESORT

3.

MARKET

OVERVIEW

MARKET HIGHLIGHTS

Insatiable Demand

Welcoming over 30 million domestic visitors each year according to the local CVB, Austin has an insatiable appetite for room night demand. The local inventory only has 49,000 rooms currently available, most of which are in the downtown area.

World Class Events Calendar

Austin is home to some of America's most popular annual events. The world famous SXSW drew 417,000 attendees from 106 countries in 2019. Other key events include Austin City Limits Music Festival, Formula 1 Grand Prix, UT Austin football games, Pecan Street Festival, Rodeo Austin, and Austin Trail of Lights.

Accessibility

Lake Travis is a popular weekend and holiday destination for Austinites. The area is also frequented by residents of San Antonio, Dallas, Ft Worth, and Houston; all of which are within a 3 hour drive. This proximity provides regional market access to over 15 million people.

Few Hotels in the Pipeline

Currently, there are a very limited number of new full-service hotels being developed on Lake Travis or in the Hill Country. Many developers are still focused on Austin's Downtown and South Congress neighborhoods and are missing the growth demand trends for more unique, experiential destinations.

Covid Friendly

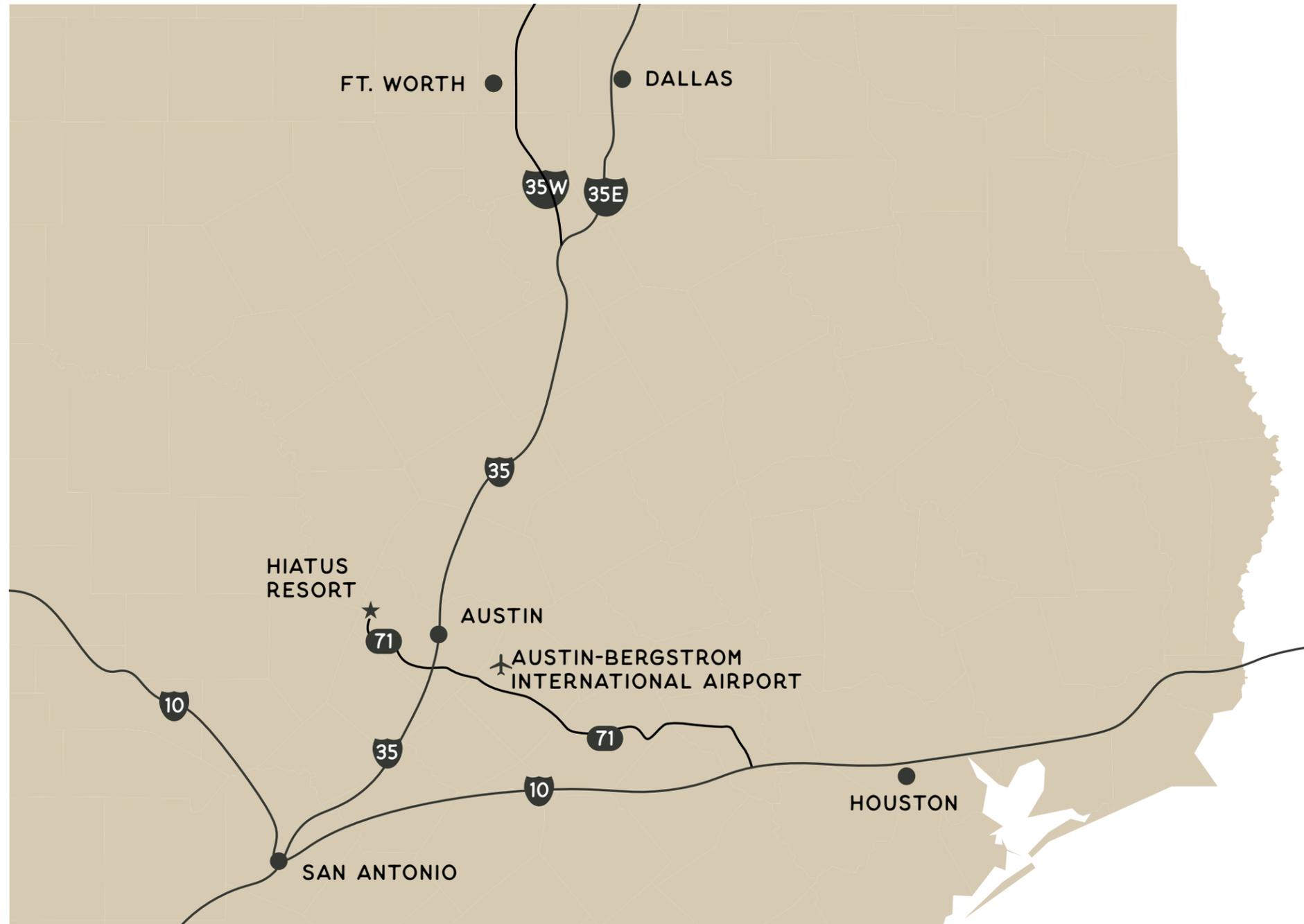
Surrounded by the lake and Pace Bend Park, the Resort's site is close to Austin yet isolated in nature. The wide open surroundings of the area have and will continue to provide visitors all the distance they desire.

REGIONAL MAP

Hiatus Resort is located within driving distance to many highly populated “feeder cities” including Austin, San Antonio, Houston, Dallas, and Fort Worth. There are 15 Million adults within 250-miles of the hotel site.

According to the New York Times, travelers will “turn to domestic options that can be reached by car i.e. national parks” and “more than half of American travelers say they plan to avoid crowded destinations”.

- Austin - 40 min
- San Antonio - 1.5 hours
- Houston - 3 hours
- Fort Worth - 3 hours
- Dallas - 3.5 hours

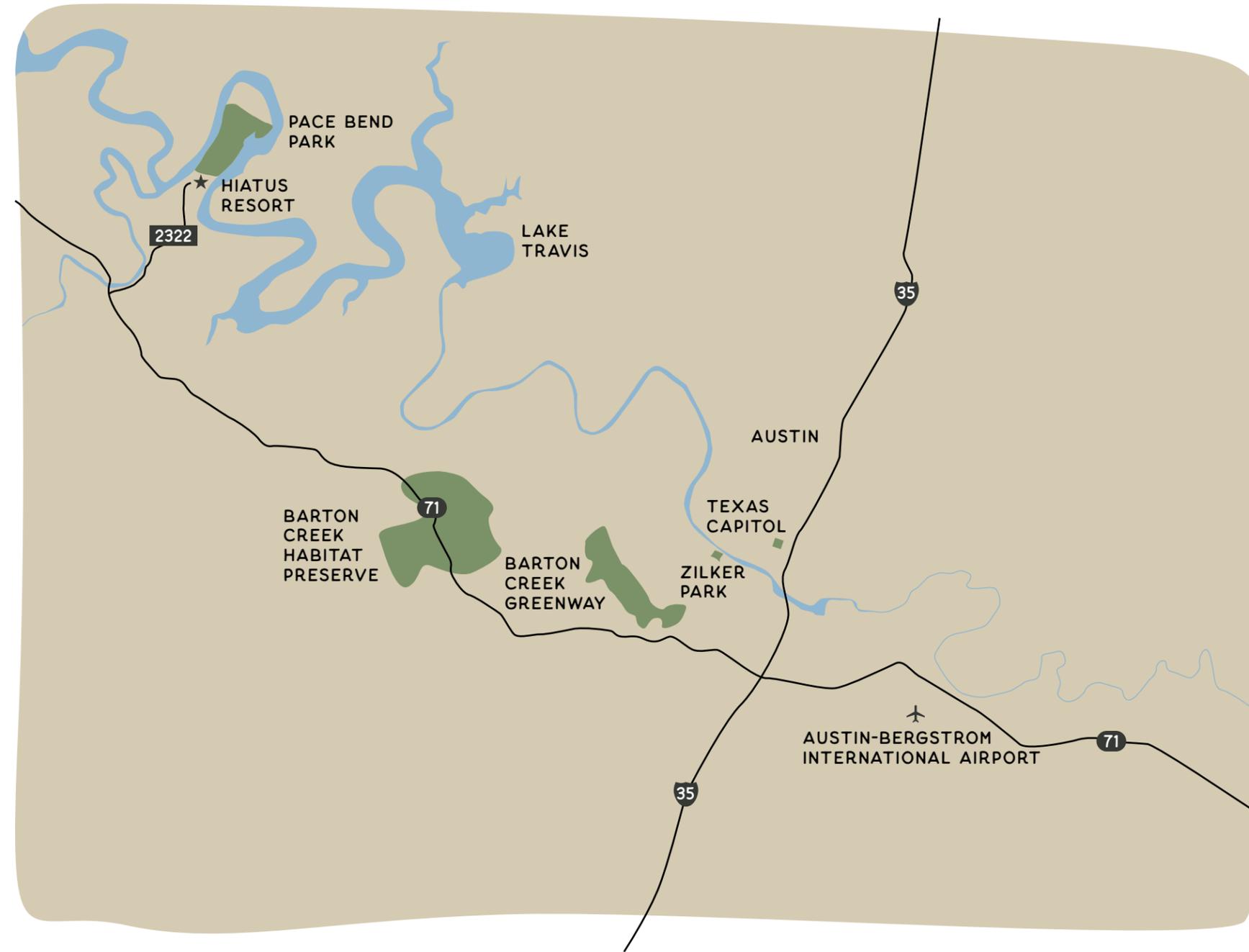


LOCAL MAP

HIATUS RESORT

The hotel site is perfectly situated on the shore of Lake Travis and just 40-minutes away from downtown Austin and the South Congress neighborhood. Metro Austin annually welcomes over 30 million visitors and the area surrounding Lake Travis receives an additional 2 million visitors per year.

Adjacent to the Resort's site is Pace Bend Park, a popular county managed facility known for its wildlife preserve with hiking and mountain biking activities along 9-miles of high limestone cliffs and rocky coves along Lake Travis.



AIRLIFT

Lake Travis and the surrounding Hill Country are primarily served by Austin-Bergstrom (AUS) and San Antonio (SAT) International Airports. Austin-Bergstrom is nearest at approximately a one (1) hour drive. According to the airport authority, Austin-Bergstrom serves 14 million arrivals annually. Twenty airlines serve the AUS, connecting it with the following nonstop destinations:

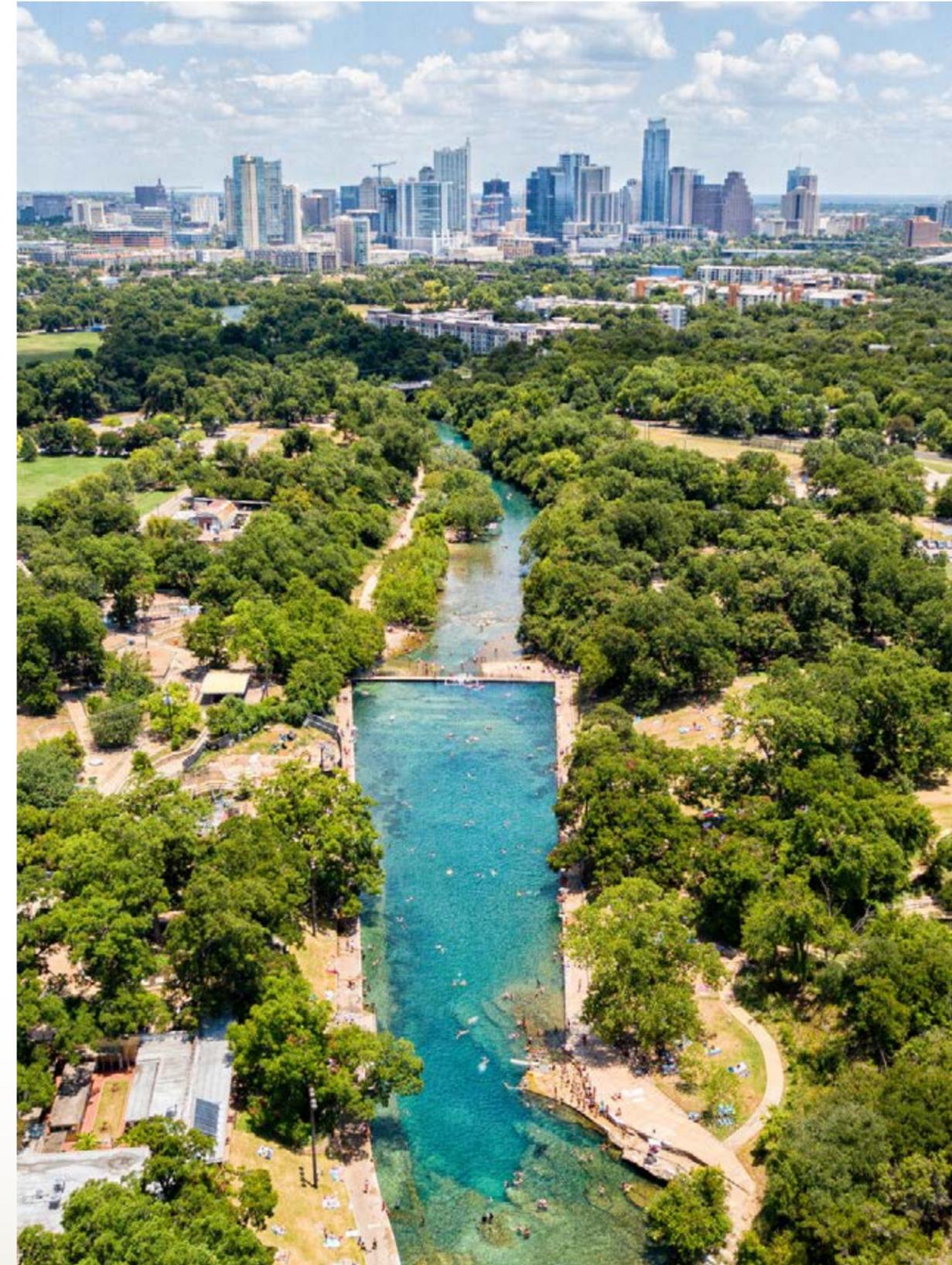
- New York
- Los Angeles
- San Francisco
- Boston
- Atlanta
- Honolulu
- Miami
- Denver
- Chicago
- London
- Mexico City
- Sacramento
- Toronto
- Amsterdam
- Frankfurt
- Calgary
- Vancouver



COMPETITIVE SET

The project Sponsors have hired Majestic Hospitality to research and identify a competitive set as a basis for financial underwriting. The local set is composed of hotels within close proximity, which tend to be older, full service properties. The product planned for HIATUS Resort will be considerably more innovative compared to what is currently offered in the market. Our envisioned hotels will be built to a luxury level for the modern traveler seeking unique, authentic destinations. For a fuller picture, our consultants chose to use a secondary competitive set that is regional but composed of hotels that more closely identify with our aspirations.

As you will see from the following data, both the local and regional sets have seen stable growth patterns over the past 8 years. Fluctuations in the both markets relate to properties reopening after renovations and/or forced Covid-19 closures. Compounded Annual Growth Rate (CAGR) of Occupancy, ADR, and RevPar of -1.3%, 4.7%, and 3.5% respectively over the last five years for the local market. However, during the same period CAGR of ADR and RevPar for the regional market has seen 7% and 8.3% increases, respectively. Each set shows sustained growths in some categories, year after year.



PRIMARY LOCAL SET

Name of Establishment	City, State	Zip Code	Class	Aff Date	Open Date	Rooms
Hyatt Regency Lost Pines Resort & Spa	Cedar Creek, TX	78612	Upper Upscale Class	June 2020	June 2006	490
Horseshoe Bay Resort	Horseshoe Bay, TX	78657	Luxury Class	May 2020	Oct 2004	348
Lakeway Resort & Spa	Lakeway, TX	78734	Upper Upscale Class	June 1963	June 1963	168
Omni Barton Creek Resort & Spa	Austin, TX	78735	Upper Upscale Class	May 2020	Aug 1988	493
Hotel Granduca	Austin, TX	78746	Upper Upscale Class	Dec 2020	Nov 2015	194

HIATUS RESORT

Year	Occ.	% Change
2017	63.3	6.2
2018	62.3	-1.7
2019	58.7	-5.7
2020	35.3	-37.5
2021	42.4	35.9

CAGR -7.0%

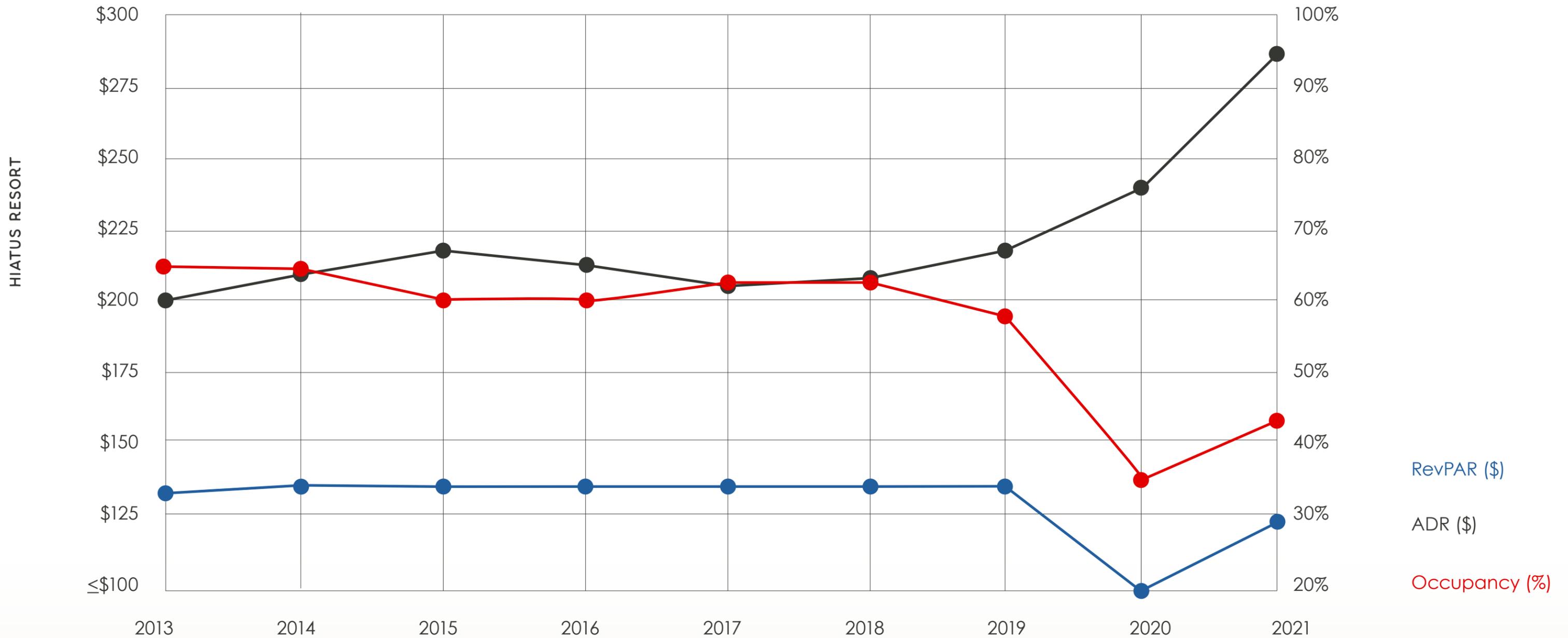
Year	ADR	% Change
2017	206.37	-5.1
2018	211.37	2.4
2019	220.40	4.3
2020	243.15	13.1
2021	289.13	13.9

CAGR 7.0%

Year	RevPar	% Change
2017	130.72	0.8
2018	131.64	0.7
2019	129.48	-1.6
2020	85.19	-29.3
2021	122.69	57.1

CAGR -1.3%

PRIMARY REGIONAL SET



SECONDARY REGIONAL SET

Name of Establishment	City, State	Zip Code	Class	Aff Date	Open Date	Rooms
Four Seasons Resort Dallas at Las Colinas	Irving, TX	75038	Luxury Class	Jun 2020	Apr 1986	431
The Houstonian Club & Spa	Houston, TX	77024	Luxury Class	May 2020	Jun 1979	289
La Cantera Resort & Spa	San Antonio, TX	78256	Luxury Class	Jun 2020	May 1999	496
Horseshoe Bay Resort	Horseshoe Bay, TX	78657	Luxury Class	May 2020	Oct 2004	348
Four Seasons Hotel Austin	Austin, TX	78701	Luxury Class	Jan 1987	Jan 1987	294
Miraval Austin	Austin, TX	78726	Luxury Class	Jun 2020	Jan 2004	117
Commodore Perry Estate	Austin, TX	78751	Luxury Class	Jun 2020	Jun 2020	54
Ritz-Carlton Reynolds Lake Oconee	Greensboro, GA	30642	Luxury Class	Jun 2020	Apr 2002	257

HIATUS RESORT

Year	Occ.	% Change
2017	62.7	0.9
2018	64.6	3.0
2019	63.0	-2.5
2020	33.4	-44.7
2021	43.8	52.3

CAGR -5.7%

Year	ADR	% Change
2017	268.92	2.1
2018	282.90	5.2
2019	293.83	3.9
2020	316.82	10.9
2021	396.63	23.8

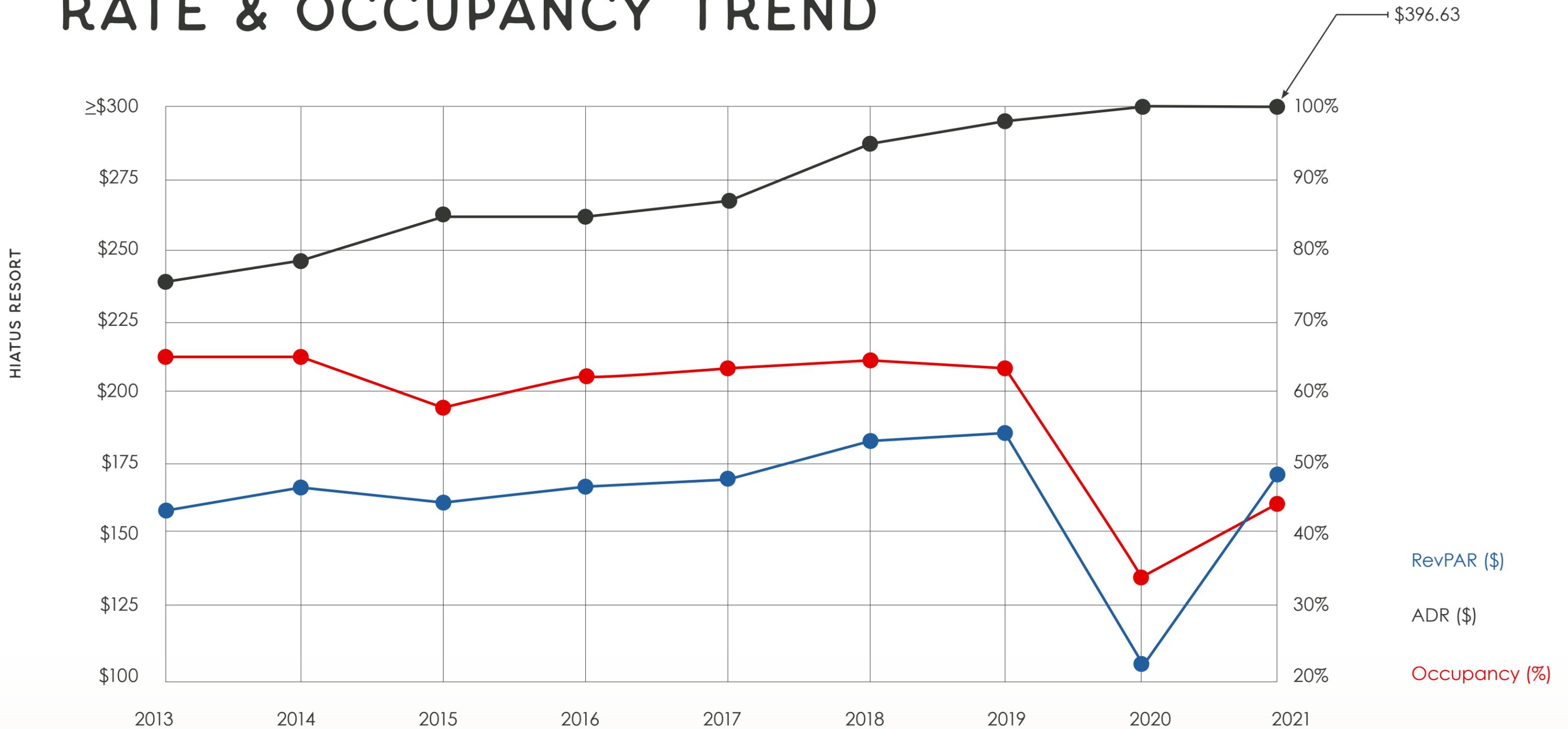
CAGR 8.1%

Year	RevPar	% Change
2014	168.71	3.0
2015	182.74	8.3
2016	185.07	1.3
2017	104.02	-38.9
2018	173.53	86.1

CAGR 0.6%

SECONDARY LOCAL SET

RATE & OCCUPANCY TREND



DEMAND FOR LUXURY ON LAKE TRAVIS

SHORT TERM RENTALS

HIATUS RESORT

Given the limited supply of hotel rooms along Lake Travis, local entrepreneurs have entered the market to provide a supply of “hip” short term rentals (AirBnb, vrbo) to meet tourism demand. According to data from AirDNA, availability of short term rentals along Lake Travis has increased 14% over the past four years with currently more than 1500 short term rentals units in the local market. Data suggests the ADR of all rentals in the area is \$348.80 and occupancy hovers around the 46.3% which is on par with the current COVID-era hotel market.

Property Name	Rating	Beds	Dates	Price per Night
Home in Lago Vista	4.97 ★	16	Dec 15 – 22	\$2,298
Home in Lago Vista	4.94 ★	6	Mar 15 – 22	\$386
Home in Leander	4.79 ★	5	Jul 24 – 31	\$475
Home in Spicewood	5.0 ★	3	Oct 20 – 27	\$714
Home in Lago Vista	4.95 ★	7	May 20 – 27	\$425
Home in Lago Vista	4.99 ★	13	Feb 18 – 25	\$764

COMMUNITY **IMPACT** NEWSPAPER
LOCAL. USEFUL. EVERYONE GETS IT.®

Hotel Granduca Austin recognized by Forbes Travel Guide Star Awards 2022



Rankings are determined by anonymous professionals. (Courtesy Granduca Hotel Austin)

By Grace Dickens | 10:00 AM May 26, 2022 CDT

culturemap
A U S T I N

\$45 million Lake Travis mansion makes a splash as most expensive home for sale in Texas

By John Egan May 9, 2022, 12:48 pm



Built in 2004 by Austin-based Sendero Homes, the 26-acre estate is called Villa Del Lago. Courtesy of Austin Luxury Group

InsideHook

TRAVEL | APRIL 19, 2022 9:30 AM

6 Lakeside Destinations in Texas for Spring and Summer Escapes

Camping, glamping, luxurious lake houses... they're all here



Treehouse at Lake Travis

Treehouse at Lake Travis

The Treehouse on Lake Travis

Lake Travis

MEN'S JOURNAL

A Local Weekend Travel Guide to Austin, Texas



4. Libations on Lake Austin

No getting around it, summer days in Austin are toasty. If you've got a group of revelers ready to cool down and blow off some steam, a party barge is the call. Hitting the party coves on Lake Austin or Lake Travis, be prepared to get blocked in for an entire day of drinking and boat-hopping.

Mike's Local Tip: Reserve a party barge early from Lake Austin Party Boat Rentals. Once that Austin sun gets high in the sky, you'll be late to the party.

GOOGLE SEARCH VOLUME FOR AUSTIN IS
200,000 SEARCHES PER MONTH.

4.

DEVELOPMENT

OVERVIEW

4-STAR HOTEL



HIATUS RESORT

4-STAR HOTEL SITE PLAN

HIATUS RESORT



Legend

- ① 4-Star Hotel
 - 220 Guestrooms & Suites
 - 10 Villas
 - Pool
 - Lounging Area with Firepits
 - Main Event/Concert Lawn
 - Lawn/Event Space
 - Spa
 - Restaurant
- ② 5 Star Entry with Signage
- ③ Resort Entry with Signage
- ④ Vineyard
- ⑤ Stargazing
- ⑥ Boat Rental and Convenience
- ⑦ Marina Club and Restaurant
- ⑧ Nature Trails

4-STAR SUMMARY

Accommodations: 220 Guestrooms & Suites; 10 Villas (400 Sf - 2000 Sf)

Food & Beverage: 5 Outlets + Room Service

Amenities:

- Spa & Fitness Center
- 3 Pools inc. Lazy River
- Amphitheatre
- Dog Park
- Retail
- Access to Adventure Center
 - Mountain Biking
 - Hiking / Nature Walks
 - Water Sports
 - Star Gazing
- Access to 250-Slip Marina
 - Boat Rental
 - Ferry Service

Meeting Space: 16,000 Square Feet of Flexible Indoor Space

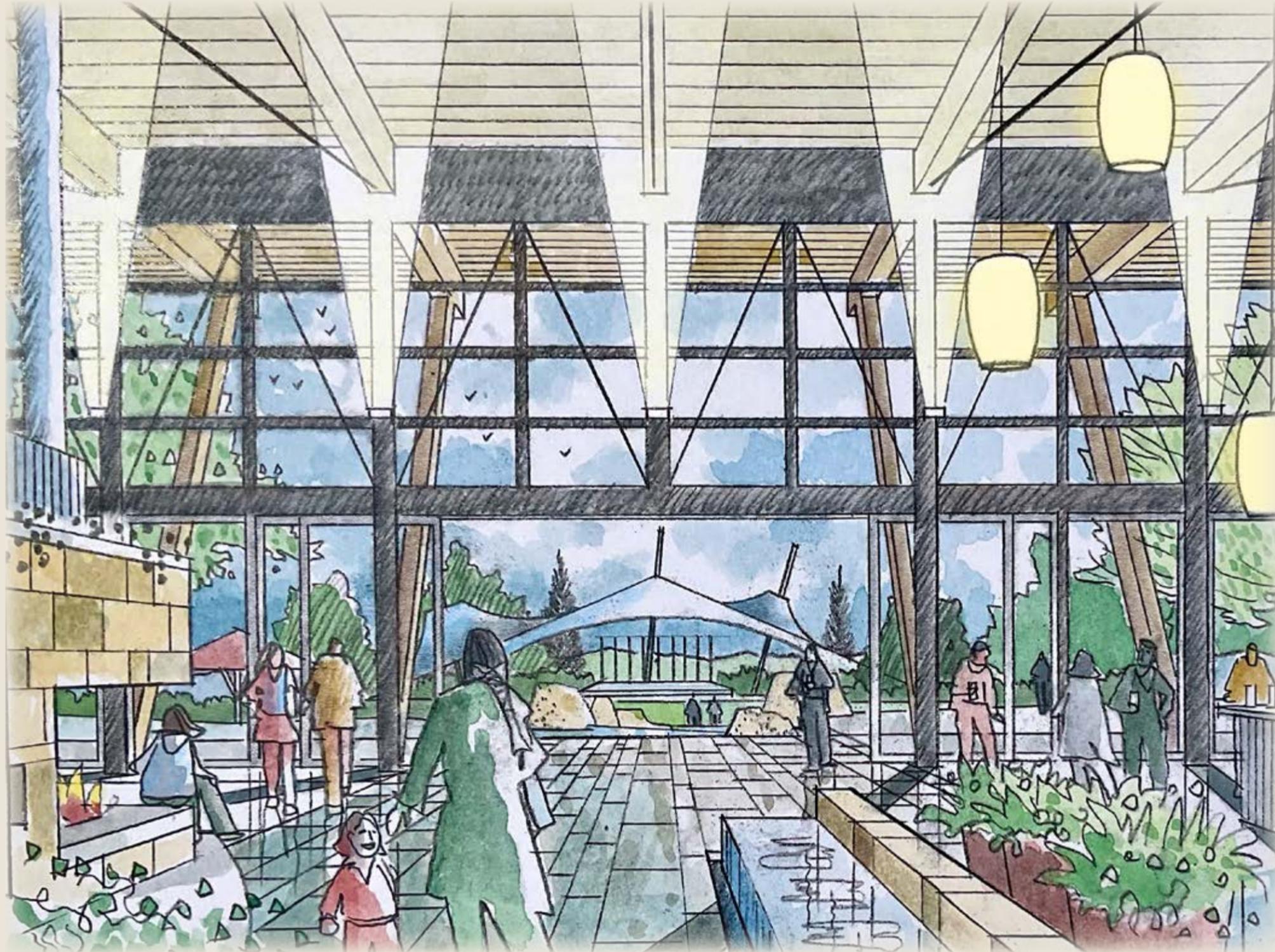
Chain Scale: Upper Upscale to Luxury

Brand Examples: Autograph Collection, Dream, Andaz, W Hotel, Kimpton

4-STAR HOTEL ENTRY



4-STAR HOTEL LOBBY



4-STAR HOTEL EVENT SPACE



HIATUS RESORT

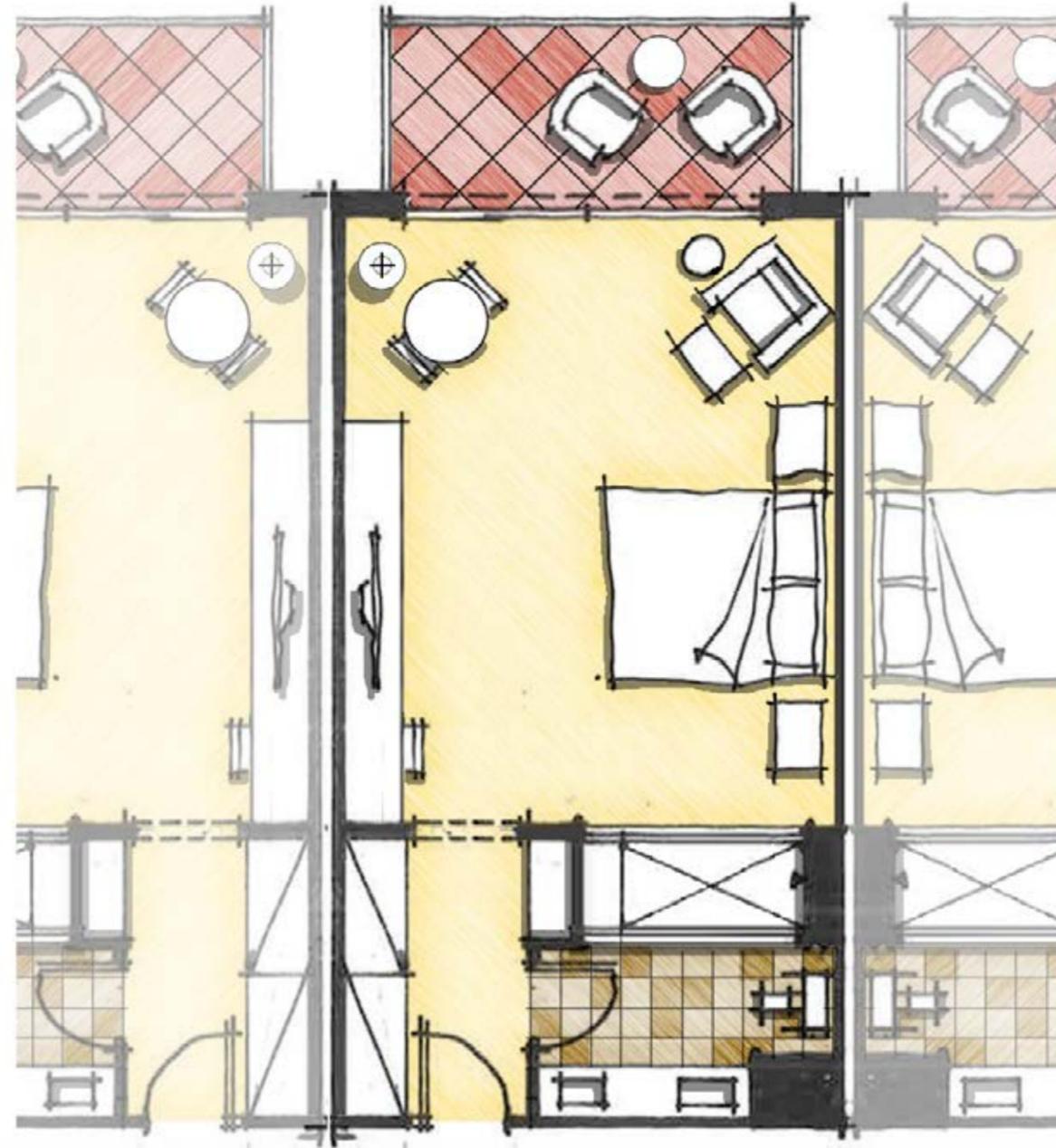
4-STAR HOTEL GUESTROOM



GUESTROOMS

Prominently situated on a bluff overlooking Lake Travis, the project design team has been focused on blending the hotel's indoor environment with the outside world. Fitted with 200 guestrooms, 10 suites, and 10 villas the envisioned full-service hotel will offer an upper upscale quality experience. All guestrooms will feature a private balcony, walk-in shower, double vanity, and the latest in guest facing technologies. Each guestroom will either offer a view of Lake Travis or of Pace Bend Park's mature woodlands.

For a more unique experience, guests can also stay in one of the hotel's nine (9) villas. Each villa features indoor/outdoor showers, deep soaking bathtubs, walk-in closets, separate living room, and a terrace with a plunge pool. The freestanding villas offer the perfect retreat for both couples seeking a private experience or a family needing more space.



FOOD & BEVERAGE OFFERINGS



HIATUS RESORT

Directed by the hotel's Executive Chef, the five (5) food and beverage outlets and room service will provide authentic and unique interpretations of Texas cuisine. While all of the dining outlets feature lake views, each will have their own distinct character and charm. Utilizing local ingredients where possible will be key to providing the full Texas experience.

- Lobby Bar
- Grab & Go Cafe
- All-Day Casual Restaurant (inc. al fresco dining)
- Signature Restaurant (Dinner Only)
- Pool Grill & Snack Bar
- Room Service



GROUP BUSINESS STRATEGY

Designed with group business in mind, the full-service hotel can cater to events of all shapes and sizes. Featuring over 16,000 square feet of flexible indoor event space, the resort can host meetings as small as 12 in our boardroom or a gala of up to 700 attendees in the combined Grand Ballroom. With the full-service hotel's lake front location, there are also endless opportunities for outdoor gatherings such as destination weddings and family reunions.

With large scale corporate events in mind, another unique attribute of the resort at-large is having two distinct hotel offerings on-site. Featuring a combined 300 guestrooms of 4- and 5-star quality allows additional flexibility and enhancements for meeting planners.

- Ballrooms (10,500 square feet)
- Ballroom Foyer (1,600 square feet)
- Banquet Rooms (1,200 square feet)
- Meeting Rooms (2,400 square feet)
- Boardrooms (360 square feet)
- Outdoor Amphitheater
- Event Lawn

Trending destination, employees and managers are curious to visit

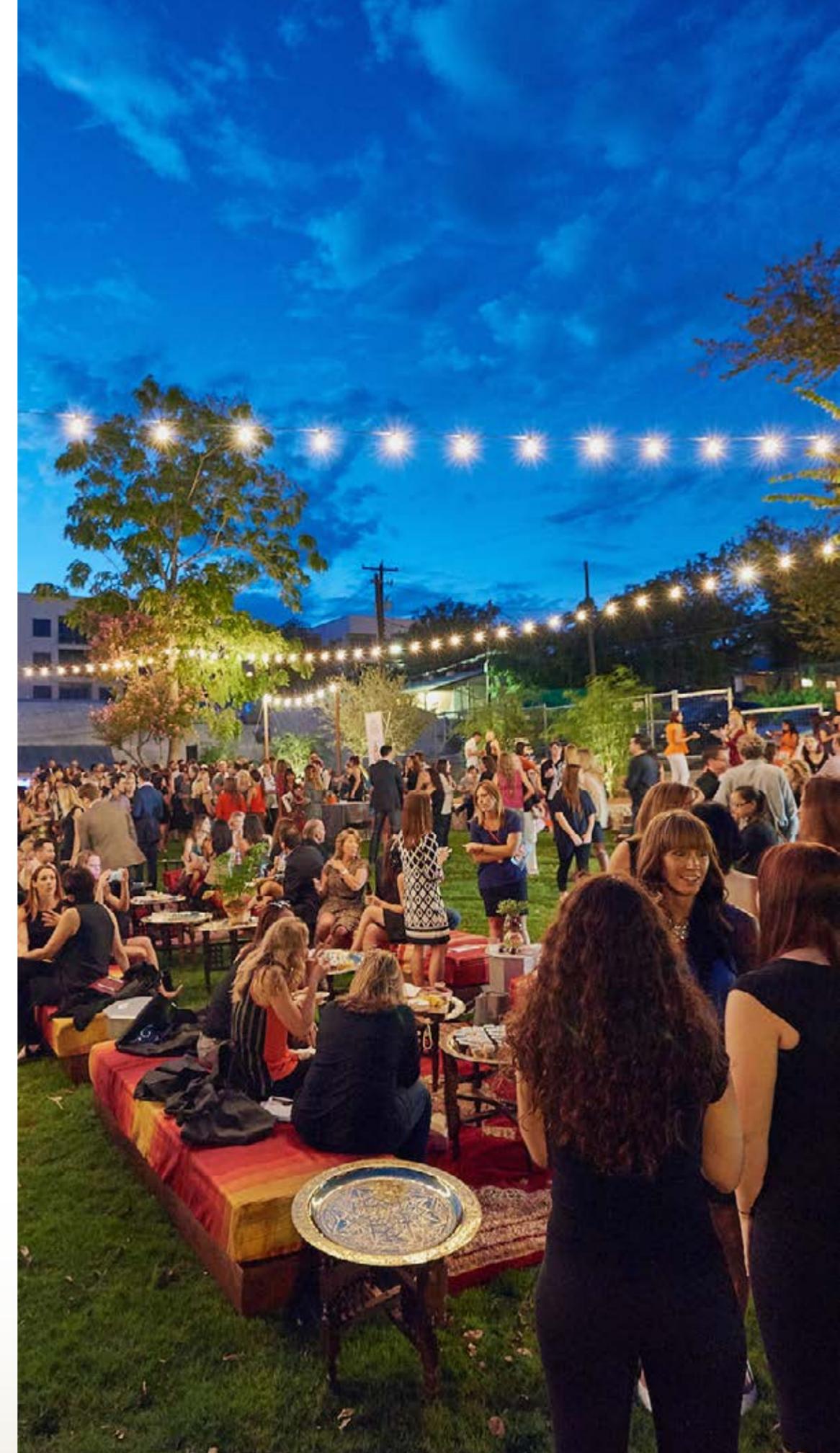
Ideal hotel size: not too large and not too small

Endless programming and adventure opportunities

Vast unique landscape promotes executives to tune out the noise of large cities

Close proximity to a popular international airport

Affordable rates



5-STAR HOTEL



HIATUS RESORT

5-STAR HOTEL SITE PLAN

HIATUS RESORT



Legend

- ① 5-Star Check-in,
 - 80 Villas & Treehouses
 - Restaurant and Spa
 - Pool and Plaza
- ② Beach Access
- ③ Villas
- ④ Treehouses
- ⑤ 5 Star Entry with Signage

5-STAR SUMMARY

Accommodations: 80 Villas & Treehouses (800 Sf - 2400 Sf)

Food & Beverage: 4 Outlets + Room Service

Amenities:

- Spa & Wellness Pavilion
- 2 Pools
- Private Cove & Beach
- Access to Lake Travis Yacht Club
 - Private Dining
 - Private Events
 - Tennis
 - Pool
- Access to Adventure Center
 - Mountain Biking
 - Hiking / Nature Walks
 - Water Sports
 - Star Gazing
- Access to 250-Slip Marina
 - Boat Rental
 - Ferry Service
- Private Gated Entrance

Meeting Space: 4,000 Square Feet of Flexible Indoor Space

Chain Scale: Luxury+

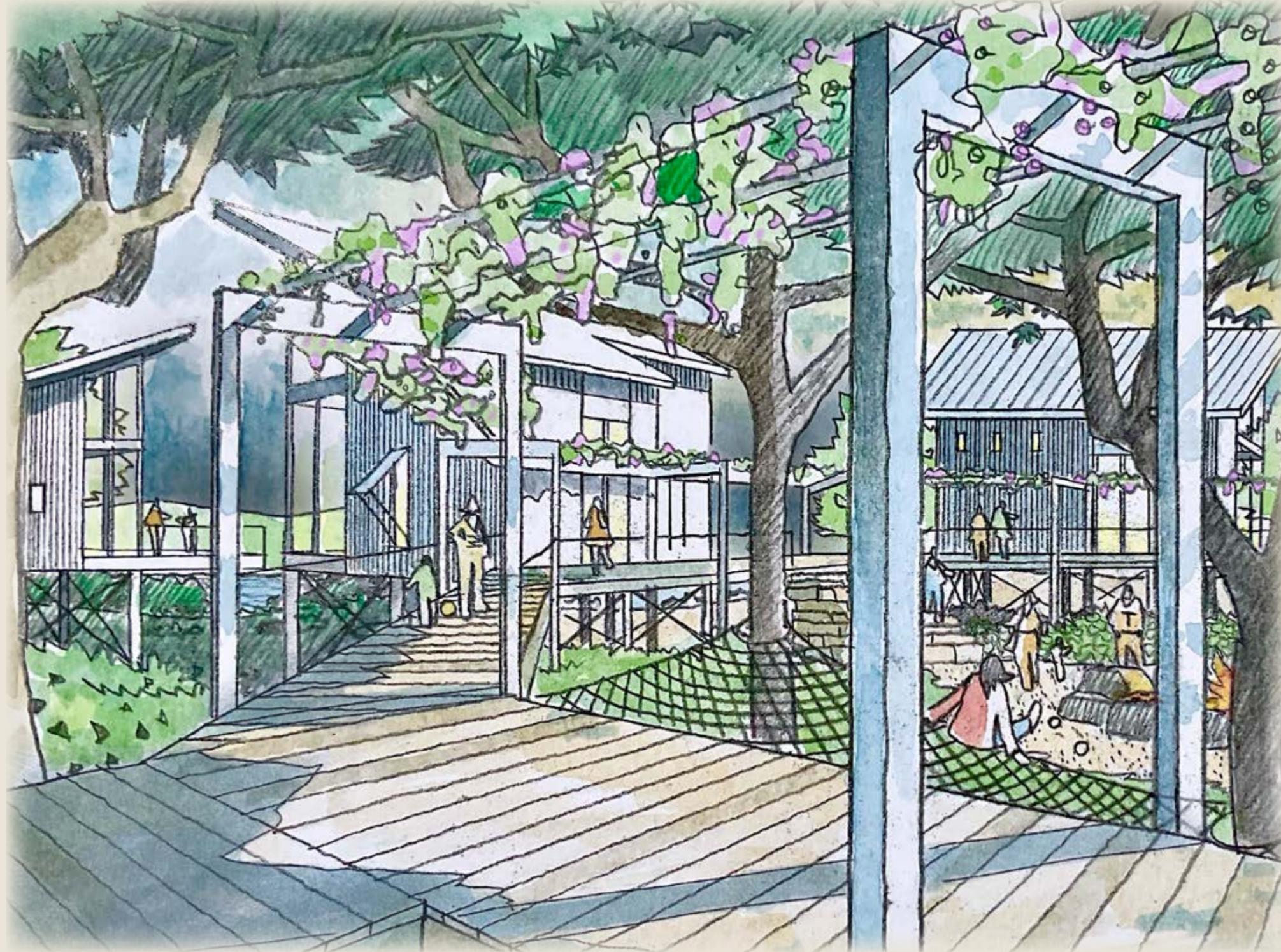
Brand Examples: Four Seasons, Ritz-Carlton, Rosewood, Six Senses, Luxury Collection

5-STAR HOTEL AMENITY PAVILION

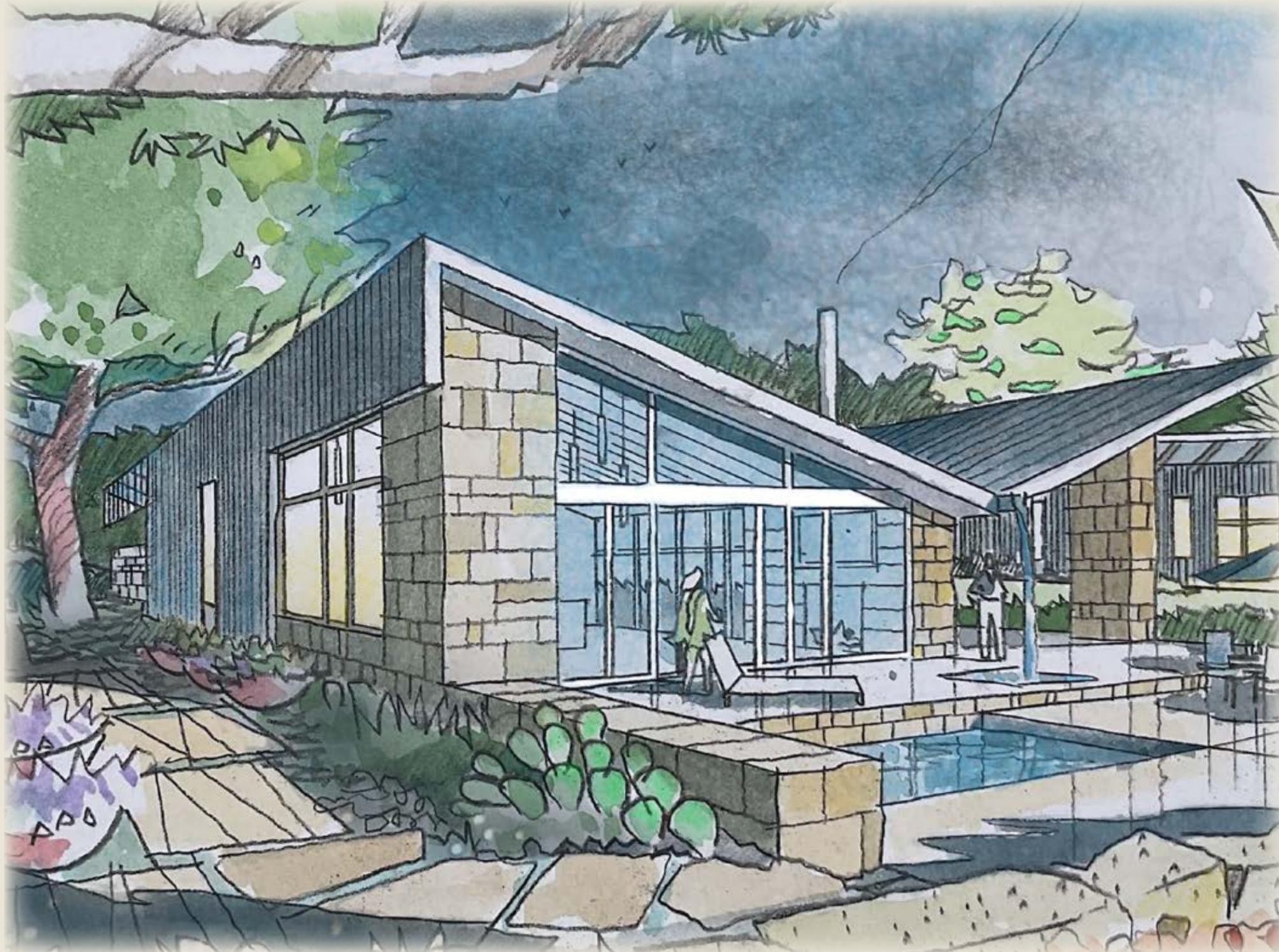


HIATUS RESORT

5-STAR HOTEL TREEHOUSE



5-STAR HOTEL VILLA PATIO



5-STAR HOTEL VILLA COURTYARD



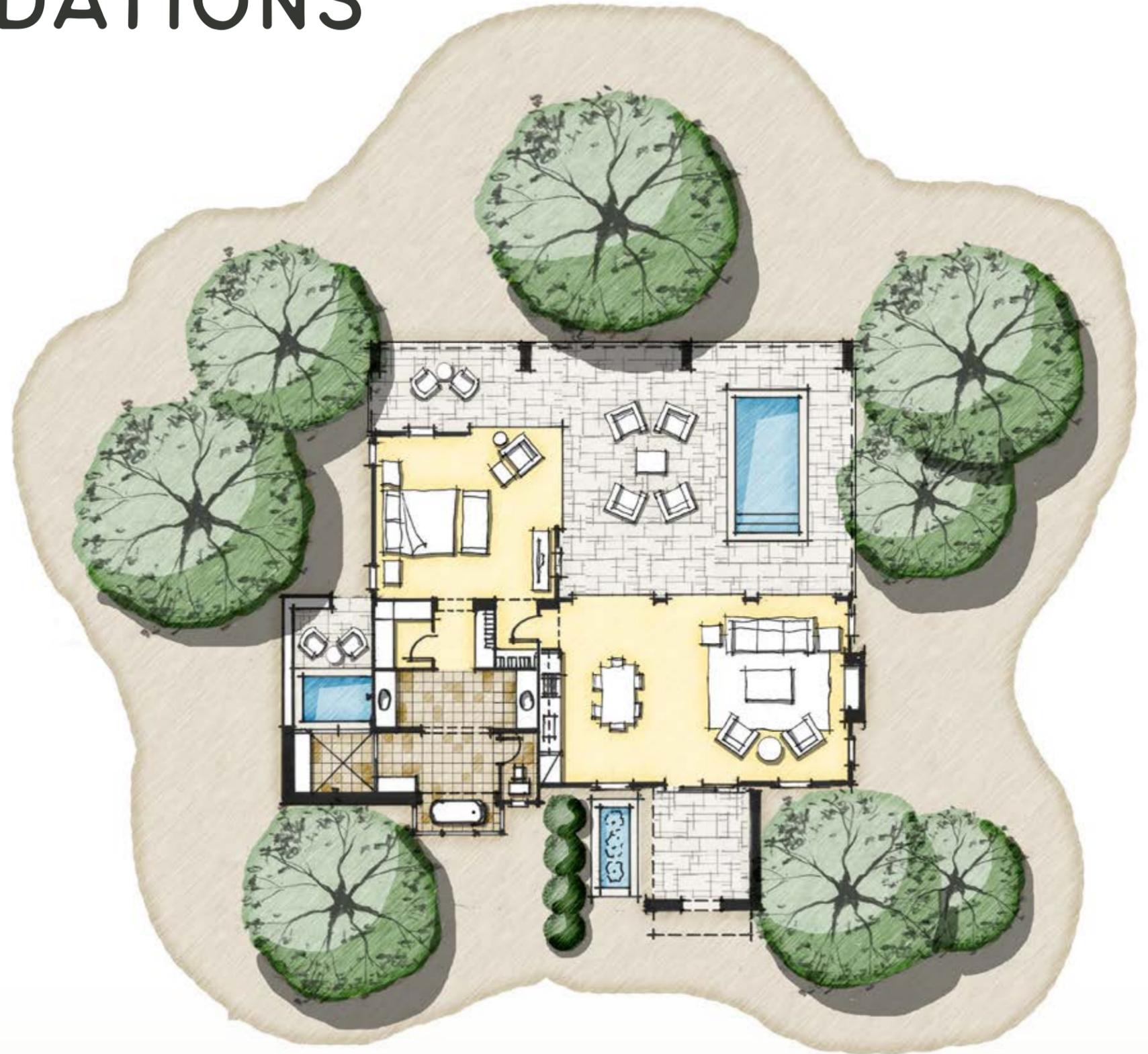
GUEST ACCOMMODATIONS

Featuring 80 sumptuously appointed units, our boutique resort is comprised entirely of luxuriously appointed villas and “treehouses” showcasing a contemporary, Texas-chic design language. The resort’s smallest units are the 800-square foot villas and treehouses. These standard units can be booked in either a king or double-queen bed configuration.

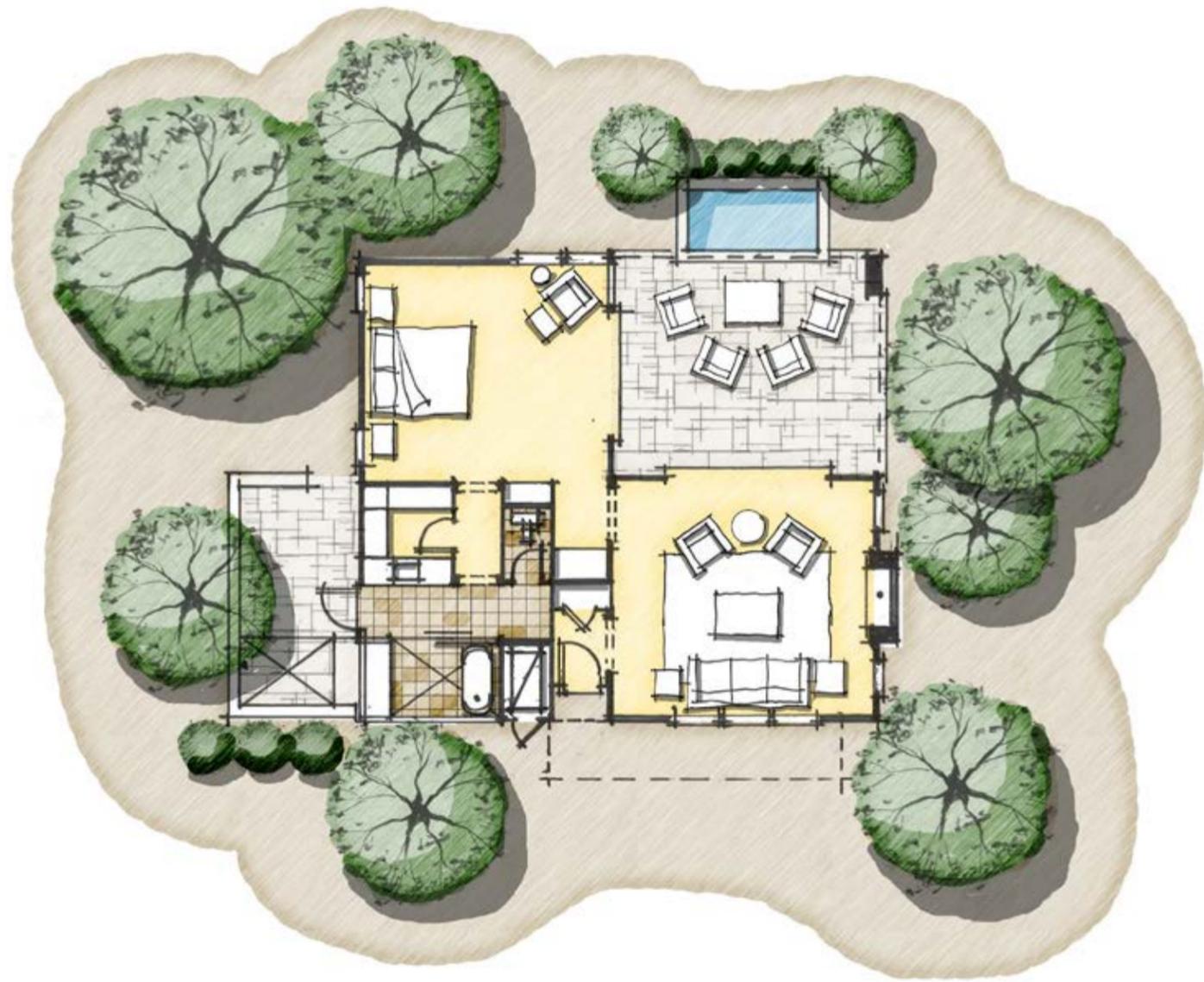
Next in size are the one-bedroom units which offer 1,200-square feet of internal accommodation plus extensive outdoor living space. The one-bedroom villas and treehouses also feature a dining room, plunge pool, private gardens, an outdoor shower & deep soaking bathtub.

At the top of the offering list is the Presidential Villa which is akin to a 2,400-square foot home. The ground floor hosts two guest suites, a chef’s kitchen, living room, dining room, office and private massage room. Upstairs, guests will find the master suite and observatory.

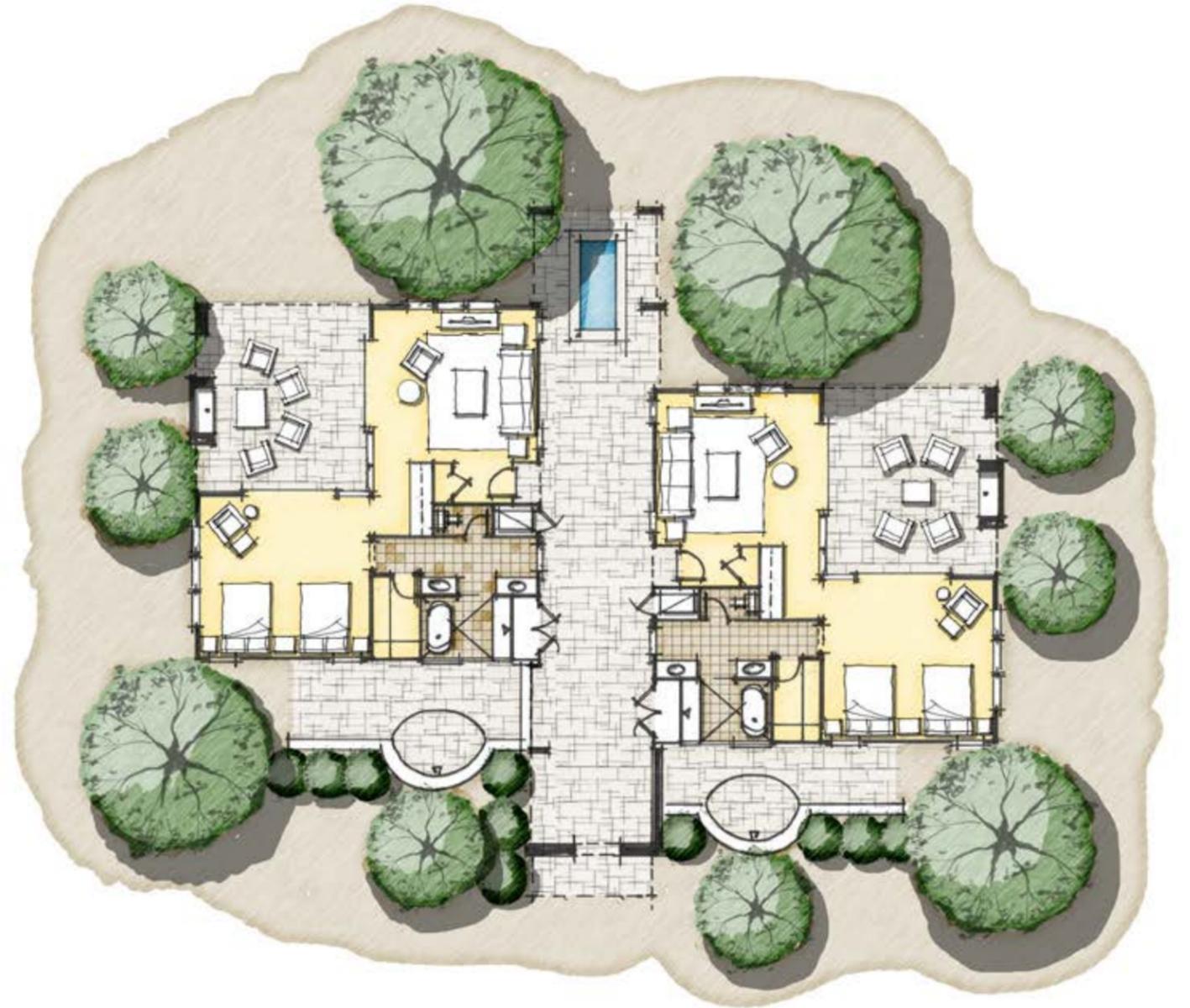
Allowing maximum flexibility, our guest accommodations have been designed in clusters and pods. This adaptability allows guests to scale up or down the number of bedrooms depending on the size of their travel party, desired facilities/amenities, and level of privacy.



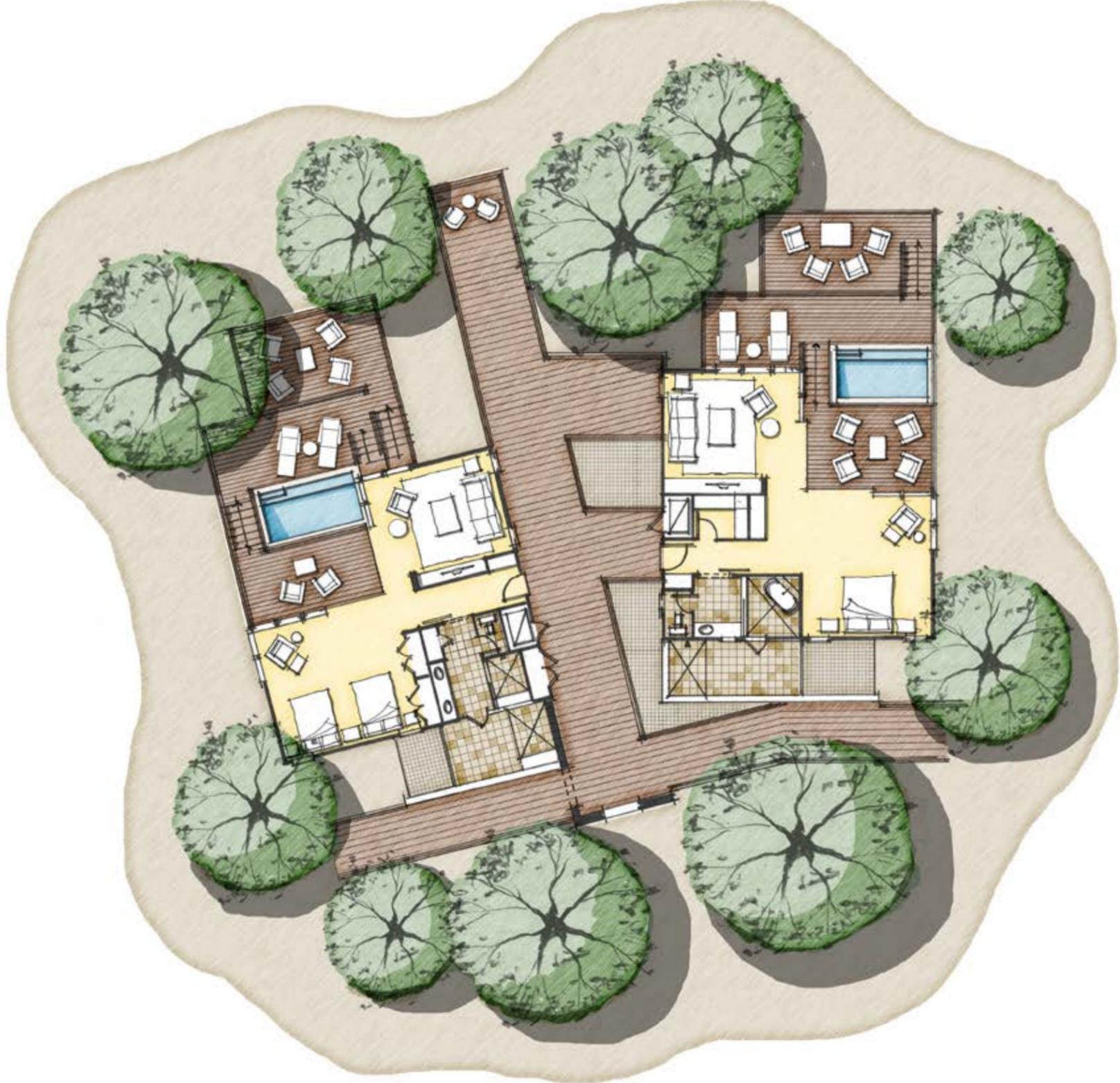
ONE BEDROOM VILLA



KING VILLA



DOUBLE QUEEN VILLA (POD)



**DOUBLE QUEEN &
KING TREEHOUSE (POD)**

FOOD & BEVERAGE OFFERINGS



HIATUS RESORT

Lovingly overseen by a local celebrity chef, the envisioned luxury resort's food & beverage outlets cater to travelers with discerning palates. Highlighting the finest ingredients Texas offers, our four (4) food & beverage outlets and room service will focus on providing gourmet dining experiences. Our culinary team will endeavor to promote sustainable and health conscious menus, with local farm-to-table produce, proteins, and liquors.

- Lobby Bar & Cafe
- All-Day Casual Restaurant (inc. al fresco dining)
- Exclusive Fine Dining Restaurant (Dinner Only)
- Pool & Snack Bar
- Room Service



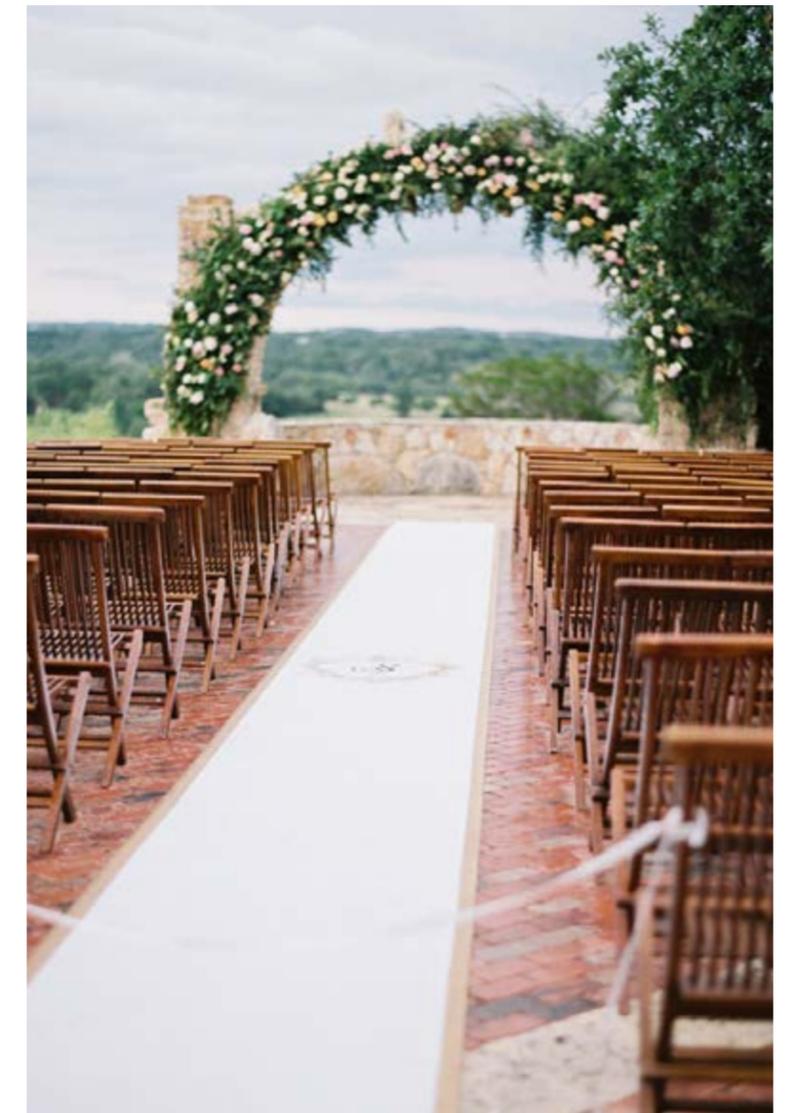
WELLNESS PROGRAMMING

For those looking to escape and rejuvenate, our lakefront setting provides a dose of natural medicine. Health and wellness for the discerning luxury traveler is a requirement in their everyday life. Ingenuity in our health and wellness programming is key to assisting our guests unwind from the modern world's digital toxicity. Traditional spa treatments and fitness classes will be coupled with new-age alternative modalities and therapies, thus allowing guests the opportunity to focus on healing their bodies and minds.

Located in a dedicated pavilion, the health and wellness center features nearly 10,000 square feet of indoor facilities, extensive outdoor studios, direct access to Lake Travis, Pace Bend Park, and the resort's recreation amenities.



GROUPS & WEDDINGS



Being an intimate boutique resort has its perks. For those wishing to gather with discerning colleagues, friends or family, our proposed property offers prime indoor and outdoor event spaces geared for limited capacity. These areas are ideal for small gatherings, meetings, and celebrations. Think of celebrities eloping, tech execs in need of a team retreat, or an oil baron's milestone birthday. Our event spaces are designed to cater these magical moments in pure Texas luxury.

- Banquet Foyer (800 square feet)
- Banquet Rooms (2400 square feet)
- Meeting Room (600 square feet)
- Boardrooms (360 square feet)
- Outdoor

INFRASTRUCTURE

The resort will utilize a combination of public and private utilities to provide basic needs of power, water, and sewer.

Electricity: Primary power will be sourced via the public grid. From the project's main entrance, there is easy access to existing transmission lines along Pace Bend Road. Supplementary power needs will be sourced from a private, green network of on-site solar panels and wind turbines. Also, in the event of an emergency, backup power will be provided by dedicated, on-site generators.

Water: Potable water will be harnessed from either on-site wells and directly from Lake Travis via a surface water intake. The resort's dedicated water treatment plant will purify all potable water either through a membrane with pre-treatment clarifier or a microfloc package treatment unit. The filtration system will be equipped with backup power and communication equipment for 24/7 alarm monitoring. In total, the system will maintain 100,000 gallons of purified water at all times.

Wastewater: A package waste treatment plant will be constructed to handle the resort's needs. This package plant shall be able to process 100,000 gallons of waste per day and will dispose of it through 25 acres of drip fields.

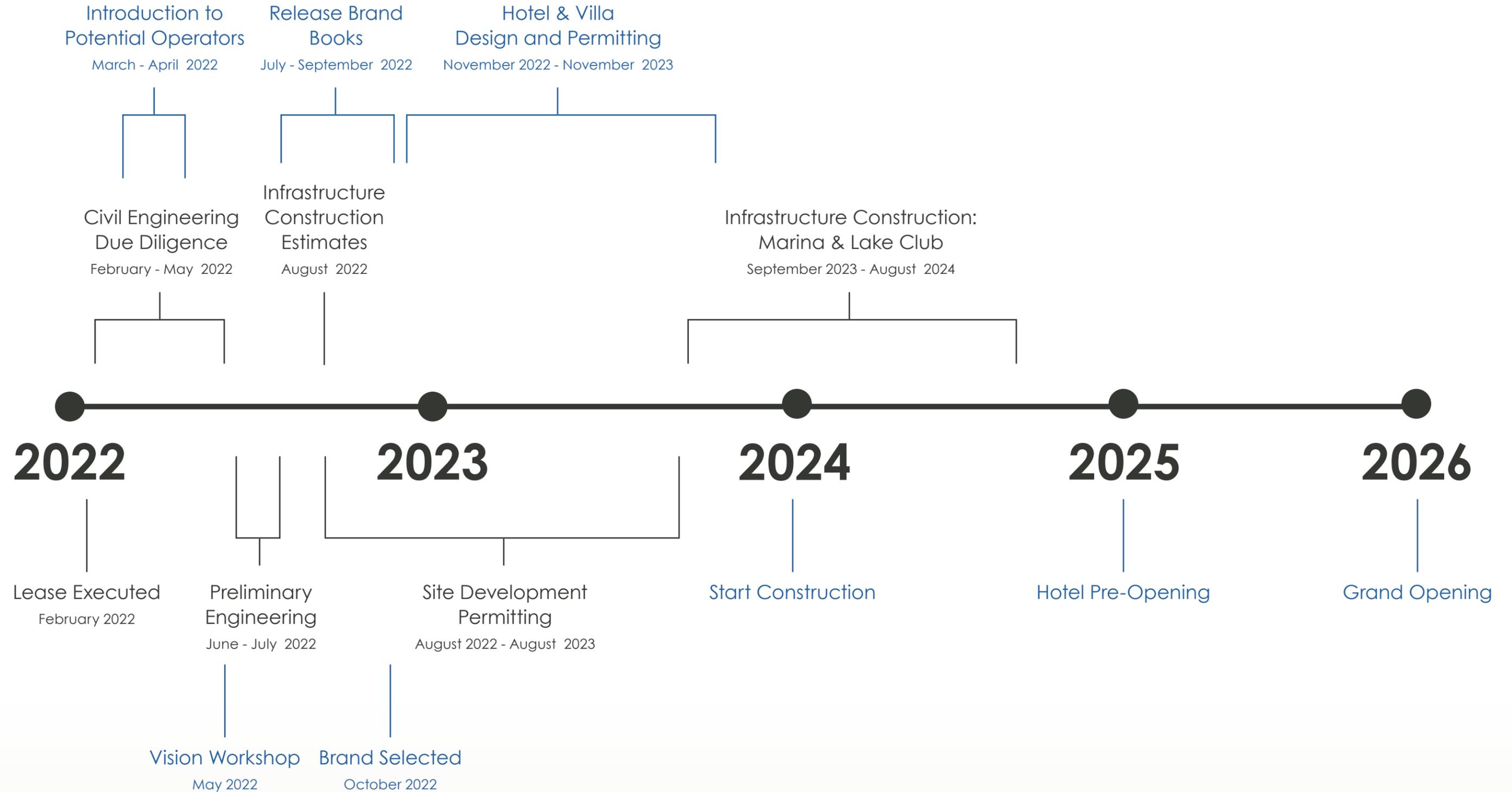
A licensed operator will be engaged to run the resort's "micro-utility district" in accordance with TCEQ requirements.

Roadways: The resort is accessed from Pace Bend Road which is a public roadway and maintained by Travis County. As of means of emergency egress only, the property can also be accessed via Grisham Trail. Within the Resort, Camp Chautauqua Road (name to be updated) is to be privately maintained

TIMELINE

Phase 1A
Phase 1B & 2

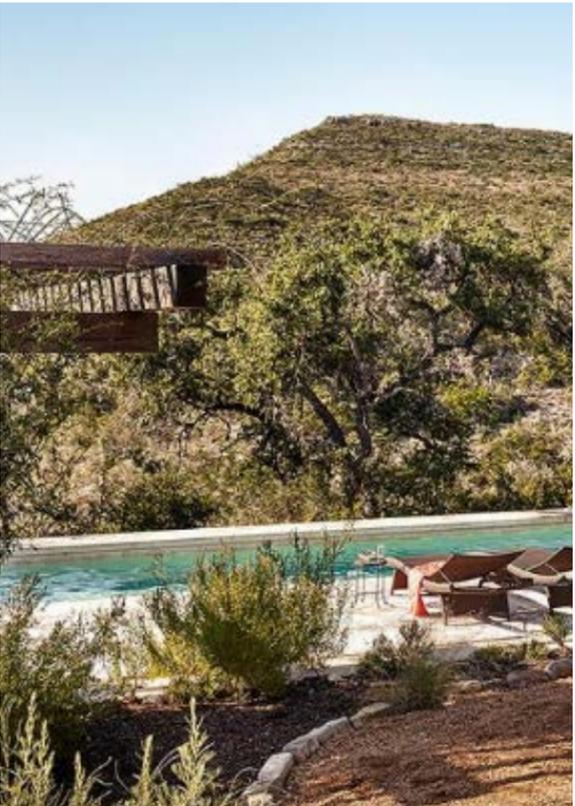
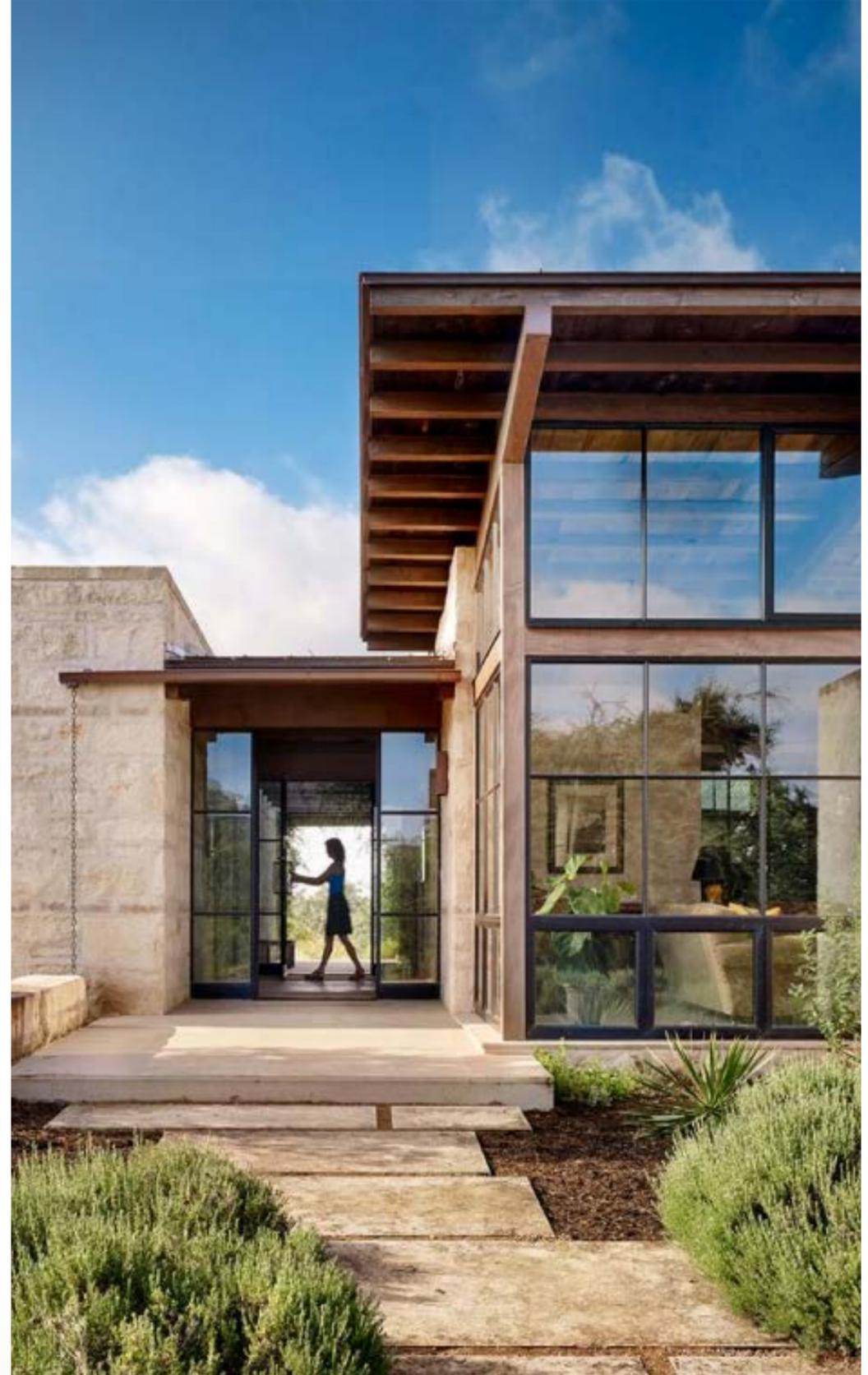
HIATUS RESORT



5. INSPIRATION













7. FINANCIAL OVERVIEW

PROFORMA & ROI: 4-STAR HOTEL

Summary of Financial Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Occupancy	48.5%	57.3%	63.0%	63.0%	63.0%	63.0%	63.0%	63.0%	63.0%	63.0%
ADR	\$231.28	\$254.41	\$279.85	\$287.13	\$292.10	\$297.08	\$302.06	\$307.04	\$312.01	\$316.99
RevPAR	\$112.24	\$145.69	\$176.28	\$180.86	\$184.00	\$187.14	\$190.27	\$193.41	\$196.54	\$199.68
Gross Revenues	\$ 21,289,052	\$ 26,746,679	\$ 31,554,283	\$ 32,384,451	\$ 33,068,008	\$ 33,573,127	\$ 34,170,924	\$ 34,771,120	\$ 35,470,701	\$ 35,978,998
Departmental Expenses	\$ 10,400,486	\$ 12,317,226	\$ 13,858,724	\$ 14,225,939	\$ 14,534,723	\$ 14,765,680	\$ 15,037,993	\$ 15,312,000	\$ 15,630,457	\$ 15,865,298
Undistributed Expenses	\$ 6,046,091	\$ 6,338,963	\$ 6,721,062	\$ 6,897,888	\$ 7,043,486	\$ 7,151,076	\$ 7,278,407	\$ 7,406,248	\$ 7,555,259	\$ 7,663,527
Fixed Costs	\$ 1,881,835	\$ 2,325,761	\$ 2,545,691	\$ 2,602,143	\$ 2,648,625	\$ 2,682,973	\$ 2,723,623	\$ 2,764,436	\$ 2,812,008	\$ 2,846,572
NOI	\$ 2,960,640	\$ 5,764,729	\$ 8,428,806	\$ 8,658,482	\$ 8,841,174	\$ 8,973,398	\$ 9,130,901	\$ 9,288,435	\$ 9,472,977	\$ 9,603,601
FF&E Reserve	\$ 425,781	\$ 534,934	\$ 946,628	\$ 1,295,378	\$ 1,322,720	\$ 1,342,925	\$ 1,366,837	\$ 1,390,845	\$ 1,418,828	\$ 1,439,160
Cash from Operations	\$ 2,534,859	\$ 5,229,796	\$ 7,482,178	\$ 7,363,104	\$ 7,518,454	\$ 7,630,473	\$ 7,764,064	\$ 7,897,591	\$ 8,054,149	\$ 8,164,441

CAP Rates	7%	8%	9%	10%
IRR Unlevered	15.8%	14.9%	14.0%	13.4%
IRR Leveraged	24.8%	23.5%	22.4%	21.4%

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Cash on Cash Return	1.0%	12.7%	22.4%	21.9%	22.6%	23.1%	23.6%	24.2%	24.9%	25.4%
Five Year Return	80.6%				Reversion				Reversion	
Five Year Return Plus Reversion	336.2%				256%					304.8%
Ten Year Return	201.8%									
Ten Year Return Plus Reversion	506.6%									

Construction Cost	\$ 57,879,851
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PROFORMA & ROI: 5-STAR HOTEL

Summary of Financial Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Occupancy	56.0%	61.6%	67.8%	67.8%	67.8%	67.8%	67.8%	67.8%	67.8%	67.8%
ADR	\$415.12	\$456.63	\$502.29	\$515.35	\$524.29	\$533.22	\$542.16	\$551.09	\$560.02	\$568.96
RevPAR	\$232.45	\$281.26	\$340.33	\$349.18	\$355.23	\$361.28	\$367.34	\$373.39	\$379.44	\$385.50
Gross Revenues	\$ 13,713,492	\$ 20,159,483	\$ 24,332,350	\$ 24,968,559	\$ 25,482,653	\$ 25,858,324	\$ 26,304,472	\$ 26,751,497	\$ 27,273,945	\$ 27,648,285
Departmental Expenses	\$ 6,880,404	\$ 10,526,549	\$ 12,328,818	\$ 12,651,887	\$ 12,914,710	\$ 13,107,545	\$ 13,336,267	\$ 13,565,609	\$ 13,833,385	\$ 14,026,226
Undistributed Expenses	\$ 3,894,632	\$ 4,777,797	\$ 5,182,790	\$ 5,318,303	\$ 5,427,805	\$ 5,507,823	\$ 5,602,853	\$ 5,698,069	\$ 5,809,350	\$ 5,889,085
Fixed Costs	\$ 1,557,636	\$ 2,254,672	\$ 2,541,247	\$ 2,597,233	\$ 2,642,473	\$ 2,675,533	\$ 2,714,794	\$ 2,754,132	\$ 2,800,107	\$ 2,833,049
NOI	\$ 1,380,820	\$ 2,600,463	\$ 4,279,494	\$ 4,401,136	\$ 4,497,664	\$ 4,567,424	\$ 4,650,559	\$ 4,733,687	\$ 4,831,103	\$ 4,899,926
FF&E Reserve	\$ 548,540	\$ 806,379	\$ 973,294	\$ 998,742	\$ 1,019,306	\$ 1,034,333	\$ 1,052,179	\$ 1,070,060	\$ 1,090,958	\$ 1,105,931
Cash from Operations	\$ 832,281	\$ 1,794,084	\$ 3,306,200	\$ 3,402,394	\$ 3,478,358	\$ 3,533,091	\$ 3,598,380	\$ 3,663,628	\$ 3,740,145	\$ 3,793,995

CAP Rates	7%	8%	9%	10%
IRR Unlevered	14.4%	13.5%	12.6%	11.9%
IRR Leveraged	22.1%	20.8%	19.6%	18.5%

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Cash on Cash Return	-2.6%	5.9%	19.1%	20.0%	20.7%	21.1%	21.7%	22.3%	23.0%	23.4%
Five Year Return	63.1%	Reversion				Reversion				281.4%
Five Year Return Plus Reversion	295.4%	232%								
Ten Year Return	174.6%									
Ten Year Return Plus Reversion	455.9%									

Construction Cost	\$ 28,456,250
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DEVELOPMENT BUDGET

Sources & Uses	Total	Per Key	Per GSF
Sources	\$ 147,824,308	\$ 461,951	\$ 585.63
Debt	\$ 96,610,688	\$ 301,908	\$ 382.74
Equity	\$ 51,213,620	\$ 160,043	\$ 200.63
Uses	\$ 147,824,308	\$ 461,951	\$ 585.63
Lease Aquisition Costs	\$ 100,000	\$ 313	\$ 0.40
Soft Costs	\$ 13,662,135	\$ 42,694	\$ 54.12
Hard Costs	\$ 102,332,703	\$ 319,790	\$ 405.41
FF&E and OS&E	\$ 16,674,900	\$ 52,109	\$ 66.06
Interest Reserve + Loan Fees	\$ 11,254,656	\$ 35,171	\$ 44.59
Marketing	\$ 700,000	\$ 2,188	\$ 2.77
Contingency	\$ 3,099,914	\$ 9,687	\$ 12.28

8.

DEVELOPMENT

TEAM

KEY TEAM MEMBERS



Cass Brewer - Project Sponsor

Cass Brewer is proud to carry on the legacy of quality building and craftsmanship passed on to him by his father, Charlie Brewer. A born entrepreneur, Cass has been launching and managing businesses since the age of 13. He has worked for a Fortune 100 corporation in its development divisions, been Vice President of the Texas Division of Centex Destination Properties, and managed projects for C.F. Jordan, Inc., a leading developer of multifamily housing.

Cass' passion for sustainable building practices and innovative design concepts has been recognized throughout the state. His diverse experience in home building, renovations, and multifamily condo construction gives him the advantage of knowing the most efficient means of completing a project.

Cass holds a Bachelor of Science in Urban and Regional Planning from Texas State University. He is a Certified Energy Star Builder committed to the concept of high-quality green building.



Carrie Brewer - Project Sponsor

Since 2018, Legacy DCS has been recognized as a top woman-owned business and continues thanks to Carrie's exceptional leadership. Her passion is taking award-winning designs from conception to reality. The strong foundation of her company's core values and heart of the team's mission is changing lives together. She ensures a dynamic culture at Legacy companies by employing innovative thinkers, team players and strong professional women who will always do the right thing.

Carrie began her professional career as a research and administrative assistant with Austin Ventures, a leading investment firm instrumental in a variety of entrepreneurial ventures. Her experience in researching and analyzing potential of business types gives her a broad understanding of the requirements for success.

Her commitment to excellent design and quality construction characterize her firm's work. She lends her innovative creativity and management skills to facilitate design selections for all projects, using green building and other sustainable practices and materials.



Jack Johannesmeyer - CFO

A Florida native, Jack Johannesmeyer earned a Bachelor's and Master's Degrees in Accounting from the University of Florida, and holds both a MBA and CPA. He has worked in Big 4 Public Accounting, for 3 Fortune 500 companies, and 2 of the largest public homebuilders in the Country.

Prior to joining Legacy, he was the CFO for 7 years for an \$850 million publicly traded HVAC distributor. Jack brings extensive experience in financial modeling and deal analysis, as well as a strong attention to internal controls, cash flow management, and safeguarding of assets.

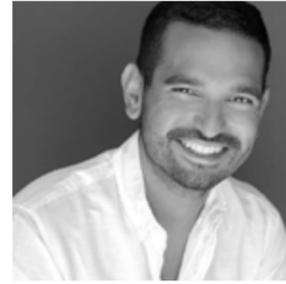
Jack's addition strengthens Legacy's fiduciary experience, acumen, and discipline needed to grow the company to the next level for all our stakeholders.



Paul Shepherd - Project Manager

Paul joined Ledgestone in 2018 and brings over 30 years of residential, hospitality and resort development experience to the team. After graduating from the University of Texas at Austin, Paul started his development career in Austin, Texas and has developed over 5000 lots for private and national homebuilders such as Westview Development's Davenport Ranch and numerous subdivisions for Continental Homes and Kaufman and Broad.

His resort development involvement included the new Base Village in Snowmass Village and Copper Village in Copper Mountain, Colorado with Intrawest Resorts plus a Ritz-Carlton, Paradise Valley resort hotel and Ritz Carlton branded residential in Scottsdale Arizona. International resort projects included Baker's Bay Golf and Ocean Club in the Bahamas for Discovery Land Company and a Four Season's resort in Antigua for Replay Resorts. Currently Paul is managing several major Ledgestone's residential and resort projects in and around the Austin and Lake Travis region.



Chris Henry - Hospitality Consultant

Co-founding Majestic Hospitality Group in August 2008, Christopher is the company's CEO and oversees its development and consulting projects. Christopher's passion for resorts and their outdoors was fostered by his family's frequent trips to Hawaii. It was there that Laurance Rockefeller's philosophy of conservation through recreation captured him from a young age.

Christopher seeks to endow this philosophy on all of the projects he works on. As a hotelier by training, a developer by business, and outdoor adrenaline junkie by habit, he has the thorough ability to blend all of these disciplines into one.



Chris Moore - Design Principal

Chris Moore, CEO, has been with DTJ since 1998, and is instrumental in the growth of DTJ's national and international design practice. He specializes in concept visioning, master planning, site specific planning and landscape architecture with a unique ability to blend architecture and landscape architecture into a complete, livable environment. Chris is committed to designing quality residential, resort, and mixed-use places that are strategically positioned within the market.

Chris has contributed to residential and resort projects across the globe, including China, Russia, Turkey, Eastern Europe, North and South America.

DEVELOPER & GENERAL CONTRACTOR LEDGESTONE



Ledgestone Development Group is a vertically integrated real estate development firm with more than 100 years combined experience. We have over \$1.1 billion in current investments. Ledgestone manages every stage of property development from acquisition to completion. Today's consumer demands and preferences are continually shifting, Ledgestone stays informed about fluctuating market trends in Texas real estate, economics, and cultural climates through constant research allowing flexibility to capitalize on those changes.

Offering all services in house, Ledgestone operates as the development arm that ushers our projects through all functional areas including due diligence, land acquisition, entitlement, underwriting, design, construction, and finally the delivery as a seamless transition. Operating as an ever-evolving service and investment business, we are fortunate to have valuable, long-term relationships with lenders and investors in the industry and we look forward to expanding on these. Our extensive industry research targets appropriate product type, unit mix, and architectural design to leverage our in-house full-service team to deliver high-quality communities that meet consumer demand.

We capitalize on our in-house services by drilling down on the critical underwriting variables and continually refining the investment model.

The innovative thinking of our people, their experience, our commitment to quality and sustainability, and a culture built on trust will continue to be the foundation of the communities that we develop and construct. As faithful stewards of the land, Ledgestone approaches every new development with respect to its natural genetics. We believe that every new project is an extraordinary opportunity to change the lives of its future residents and all life that is affected by our changes to the land. At Ledgestone, we are committed to leaving a minimal impact on the environment and create innovative, high quality, energy efficient sustainable developments. This is the heartbeat of our team while creating places that people want to come home.

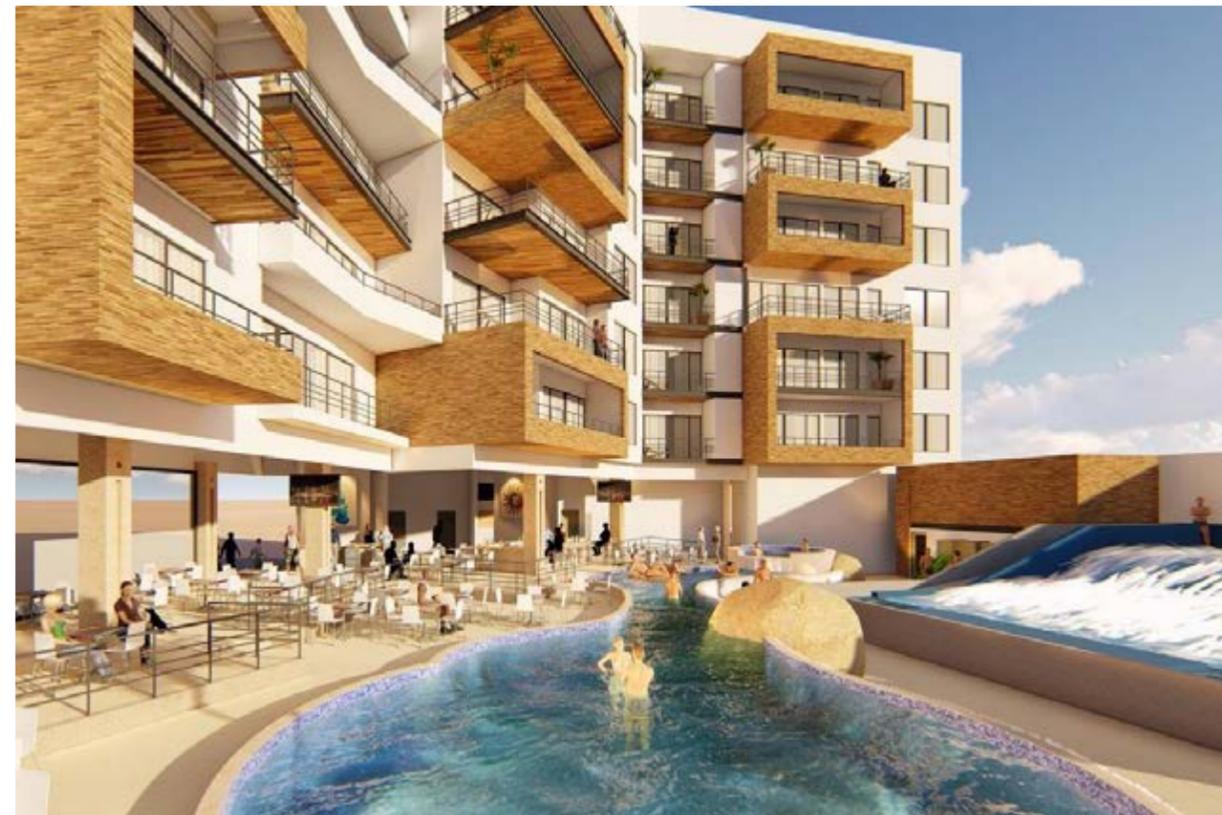
ledgestonetx.com



HOSPITALITY & TECHNICAL SERVICES MAJESTIC HOSPITALITY GROUP



Founded in 2008, Majestic Hospitality Group Inc. specializes in the development and operation of exceptional hospitality facilities. Our story began when the company's founders, Christopher Henry and Zachary Lapidus, were co-workers at a prestigious Los Angeles hotel. During this time, they discovered a common bond, the aspiration of creating the world's most unique hospitality properties. With this in mind, they established Majestic Hospitality Group with the belief, "Our field is the world." With the original intent of launching a luxury lifestyle boutique hotel brand, the global economic recession had other plans for the company. The team members turned their attention to sharing their hospitality expertise with independent hospitality owners and operators so they too can maximize their concepts. Our consulting services target business maturity, property/facility development, customer service training, and capital procurement. Majestic has focused much of its attention on the quickly growing sectors of ecological, cultural, and adventure tourism.



majestic-hospitality.com

ARCHITECT & LAND PLANNING DTJ DESIGN



DTJ DESIGN, Inc. (DTJ) is an award-winning international design firm based in Boulder, Atlanta, and Austin. We are known for an integrated approach that considers Planning, Architecture and Landscape Architecture to create distinguished and successful projects that respond to market conditions. And, for contextual and culturally relevant design, creativity, attention to detail, and trusted service.

DTJ's extensive portfolio includes a balance of projects which demonstrate our depth and capabilities with community design, leisure destinations, urban regeneration, and mixed-use places across a wide range of geographies. With over a 55-year history of providing multi-discipline services to Clients around the globe, we add value to real estate for a variety of project types including: Resort + Hospitality, Residential Communities, Planned Environments, Themed Attractions, and Public + Urban Places.

dtjdesign.com



INTERIOR DESIGN BREWER DESIGN STUDIO

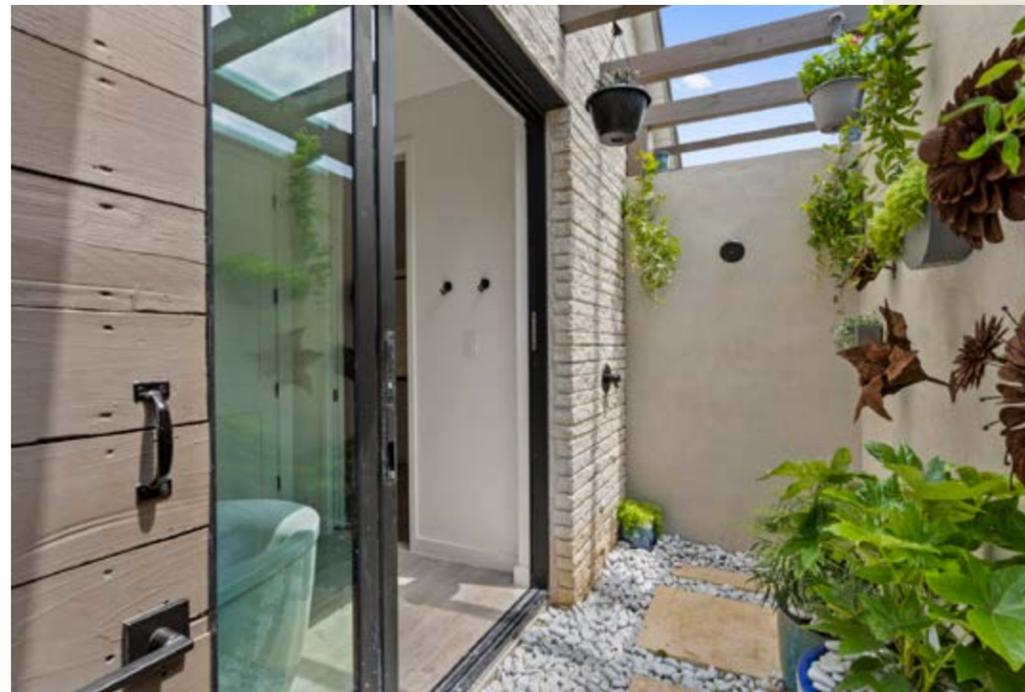


Strategic, passionate and creative with an eye for form and function, Brewer Design Studio is an award-winning boutique design firm based in Austin, Texas. Led by visionary owner and head designer, Carrie Brewer, the BDS team offers clients a vast array of innovative design solutions with decades of professional experience and expert knowledge about a wide range of design projects including residential communities, hospitality, and commercial. Recognized throughout the State of Texas for their award-winning work, Brewer Design Studio is proud to deliver exceptional products and services of which their client can be proud.

Founder Carrie Brewer and the BDS team are experts at creating living spaces that are both functional and beautiful, yet always unique considering what is needed in the community. Working with industry professionals in land development and architecture, they create undeniably remarkable living experiences that are fresh and revitalizing while respecting the genetics and history of the land.

Honoring the environment by opting for earth-friendly products, sustainable planting in landscape design and regional resources is always first choice for interior selections.

brewerdesignstudio.com



CIVIL ENGINEER LJA ENGINEERING



HIATUS RESORT

For more than 49 years, LJA has been a leader in land development engineering and consultation throughout Texas. We have long been recognized for providing innovative, yet functional, designs with aesthetic appeal that allows our developer/builder clients to successfully market their products to the public. We are also known for delivering engineering services on a timely basis, often well ahead of schedule, and for achieving cost-effective solutions that meet financial goals. Over four decades of experience enables us to successfully accomplish aggressive deadlines and assist our clients in maximizing return on investment.

Our reputation is built upon a legacy of trust – among our staff and our clients – and this mutual trust continues to drive our commitment to deliver the best solutions to complex building and business challenges.

At our core, LJA is comprised of employee-owners within a client-centered, teamwork-driven culture. We take care of our employees, so our employees can take care of our clients. The LJA difference is our people who make the commitment to treat every client like a part of the LJA family. LJA was recently named #90 by ENR National and as the 2019 Design Firm of the Year by ENR Texas & Louisiana.

LJA.com



FOR MORE INFORMATION
CLICK THIS LINK:

WWW.HIATUSATX.COM

THANK YOU!

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