



# InvestorResidences.com

*We aim to 2x your investment by putting your capital to work in a diversified portfolio of 10 Airbnb properties and, as a bonus, your family and clients will be able to enjoy a lifetime vacation benefit.*



Honolulu,  
Hawai'i



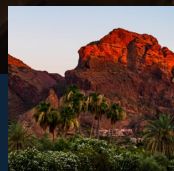
Austin,  
Texas



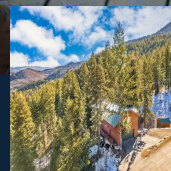
Lake Tahoe,  
Nevada



Naples, Destin,  
& Ft. Lauderdale,  
Florida



Sedona &  
Scottsdale,  
Arizona



Acquired 09/20/21  
Park City,  
Utah



Cabo San Lucas,  
Mexico



San Diego,  
California



Springdale,  
Utah



New York City,  
New York





# The Team

The 18 full-time team members in our sister company, Family Office Club, will support this fund, led by the 4 team members to the right.



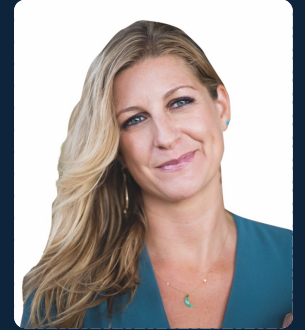
**Richard C. Wilson**  
CEO &  
Co-Founder



**Adriana Tassini**  
Vice President & Head  
of Acquisitions



**Laura Clay**  
Head of Investor  
Club Relations



**Jenn Meyers**  
Investment and  
Operations Manager



**Andres Ospina**  
Managing Director



**Charlie Wilson**  
Strategy & Deal  
Origination



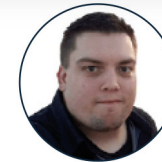
**Vanessa Casal**  
Event & Operations  
Director



**Daphny Obregon**  
Director of Investor  
Databases



**Ellie Hojabri**  
Strategic Partnership  
Director



**Kevin Coulston**  
Digital Media Director



**Rachael Merkel**  
Event Director



**Holly Caliendo**  
Director of Charter  
Membership



**Rafael Tassini**  
Research Associate



**Jennifer Velasquez**  
Membership Director



**Josie Janders**  
Marketing Director



**Carlos Torres**  
Digital Media  
Designer



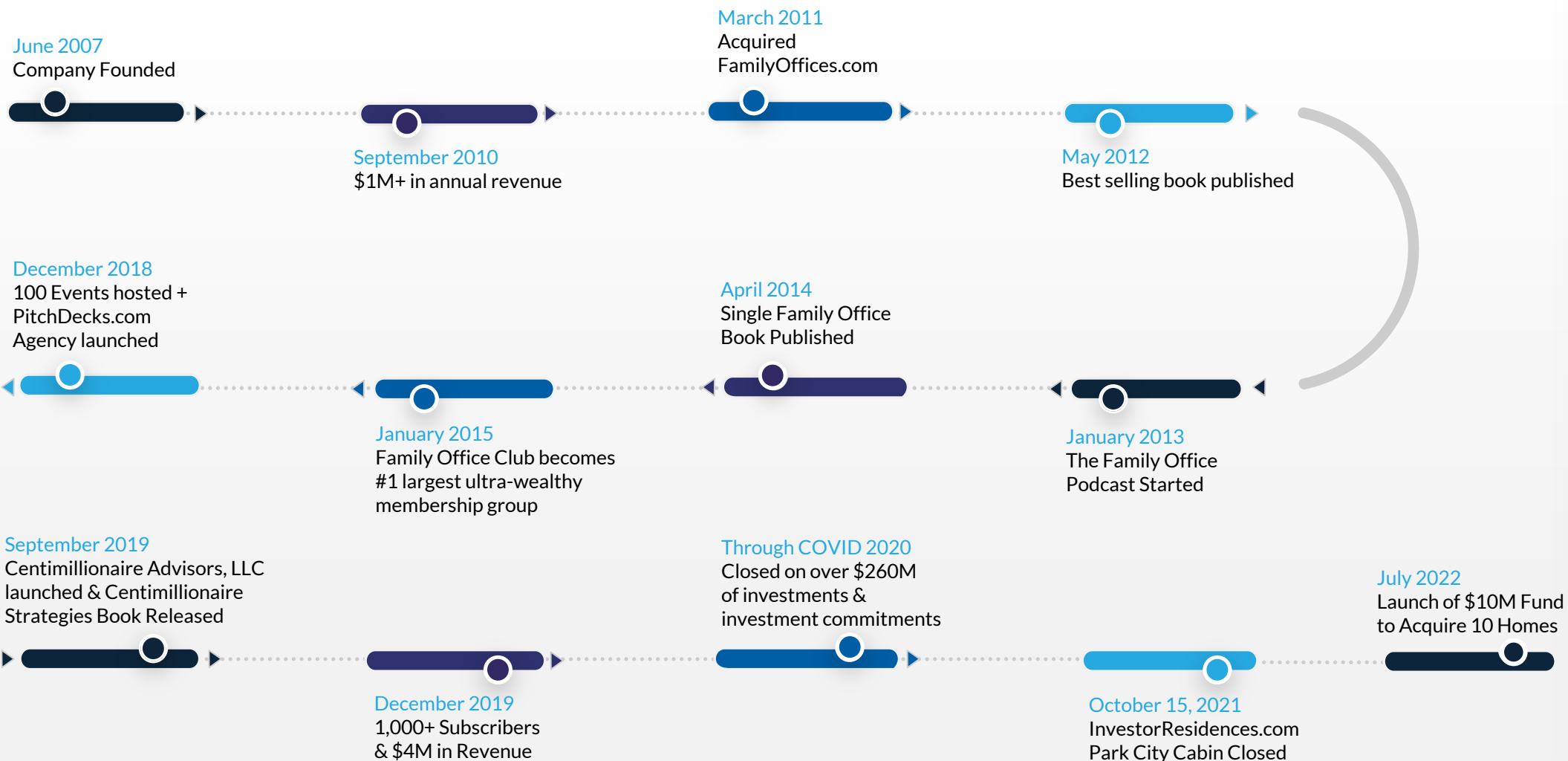
**Tabatha East**  
Investment Project  
Manager





## Family Office Club Timeline

# The Largest Association in the Family Office Wealth Management Industry







# How It Works

## Double the Value of Your Capital & Create New Memories

InvestorResidences.com is a real estate division of the Family Office Club. Our goal is to double our investors' capital over 6-9 years in this division. For every \$25k invested, investors will receive 1 night of stay at our short-term rental residences. Each residence produces quarterly cash flow distributions and appreciation while guarding against inflation.

**Family  
Office Club**

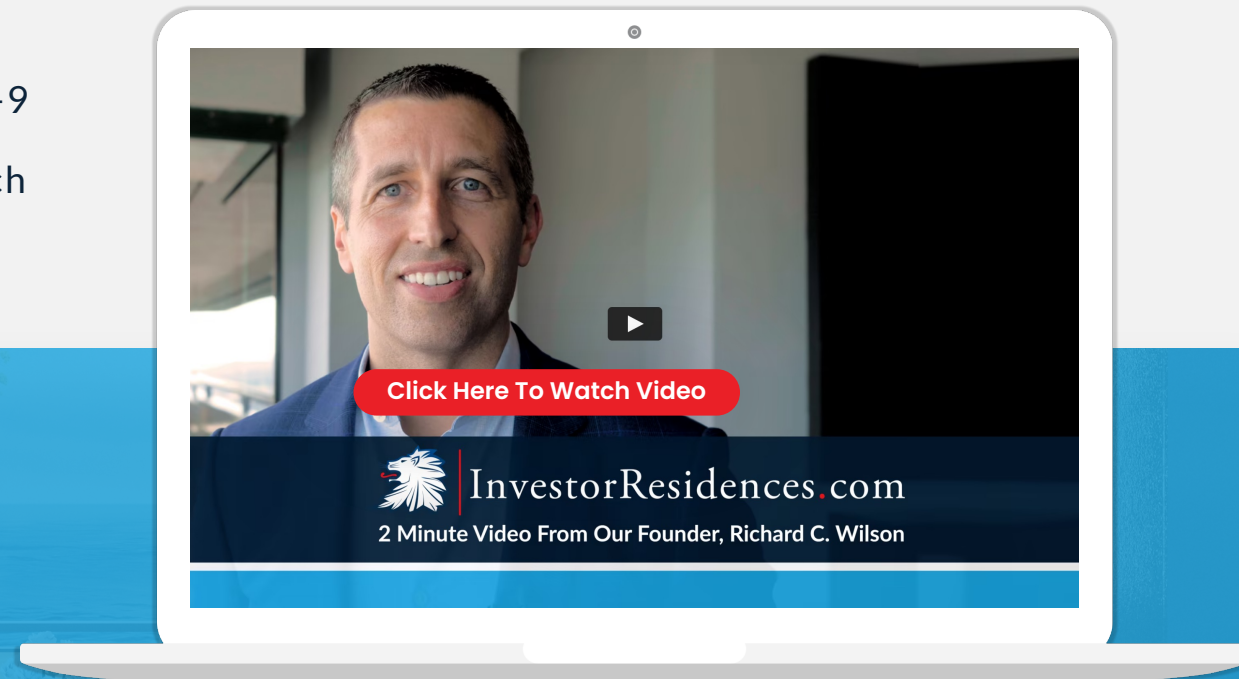
Founded in 2007

**Over  
\$250M+**

Transactions  
Closed

**Over  
150+**

Investment  
Events Hosted







## How It Works

# Investment Terms & Fees



### Investment Terms & Fees

- InvestorResidences.com, LLC does not produce a profit until investors 2x their investment and are redeemed out of the asset.
- This structure was created to maximize alignment to have a fun-to-use set of properties, which are a low hassle, relatively low risk, and secure.
- Investors double their money in our residences through property use credits, quarterly cash flow distributions, and appreciation.



### Usage Policy and Life Time Vacation Benefit

- Your investment rewards you 1 night/year for every \$25K invested to be redeemed at the properties in the current fund.
- As the property network scales, investors can redeem nights at new properties in future funds as well (for less nights per year).
- Lifetime Vacation Benefit begins once investors have doubled out of their fund.



## 12% IRR Goal for Investors

Our goal is to invest in an asset you and your extended family or employees can enjoy that will appreciate in value over time.



After closing, there are no carrying costs, maintenance annoyances, or overhead for investors.





## InvestorResidences.com, LLC

- ✓ Fund Size | \$10M
- ✓ Average Value of Residences | \$1.3M
- ✓ Seeded with Park City home currently controlled by general partner
- ✓ Annual Asset Management Fees | 0%
- ✓ Expected Use Period | Lifetime Vacation Benefit
- ✓ Recap | Refinancing | Partial Sale in 6-9 Years Possible
- ✓ Cryptocurrency investments accepted in the form of ETH, BTC and a few other select coins

InvestorResidences.com

### Deal Example

# Investment Model & Case Study

## Deal Example 1

**01** John Smith & Family Invests \$500,000 into InvestorResidences.com 10 Property Fund, LLC.

**02** John Smith Uses 5 Properties in the network an average of 20 nights a year for 8.5 years with his family and as a bonus gift to employees of his company.

**03** John is redeemed out of the deal and his equity is removed once his total appreciation, discounted use credits, and quarterly profit distributions from all 10 properties equal to 2x his initial investment.

## Deal Example 2

**01** Heimer Trust Co. Invests \$1M and never uses the properties once.

**02** Roughly \$100,000 per property is invested in the portfolio only doubling its money via quarterly profit distributions & appreciation alone.





## InvestorResidences.com, LLC

- ✓ Enjoy the rewards of your investment by booking your vacation nights, at a discounted rate, to any of our homes in the InvestorResidences.com portfolio
- ✓ Investors 2x their money in our residences through property use credits, quarterly cash flow distributions, and appreciation
- ✓ Once an investor has been 2xed out of the investment fund (6-9 years), they will receive a “lifetime vacation benefit” that will remain in place for as long as InvestorResidences.com owns the properties
- ✓ Investors will continue to receive access to the properties in their original Fund, at a discounted rate, even after they have been redeemed and 2xed out of the asset
- ✓ This benefit allows you to further maximize your participation in the Funds as we grow our network

InvestorResidences.com

## Lifetime Vacation Benefit

Limited Partners will receive a “Lifetime Vacation Benefit” that will remain in place for as long as InvestorResidences.com owns the properties. The benefit kicks in after an investor has been 2xed out of the investment fund.

### How It Works

01

John Smith initially invests \$200,000

02

1 night earned/\$25,000 invested  
= 8 nights earned

03

Average price per night for the fund  
equates to \$ amount worth of stays

04

8 nights x \$600/night (avg price)  
= \$4,800 to use at properties in the fund

**This benefit allows you to further maximize your participation in the fund.  
As our network of residences grows, your ROI on the fun using the properties will grow.**



## People Can Travel Anytime, Anywhere and are Staying Longer

In Q1 2021, the U.S. hit a record for new bookings each month leading up to April 2021. Levels of demand (nights) surpassed 2019 data for the first time since February 2020.

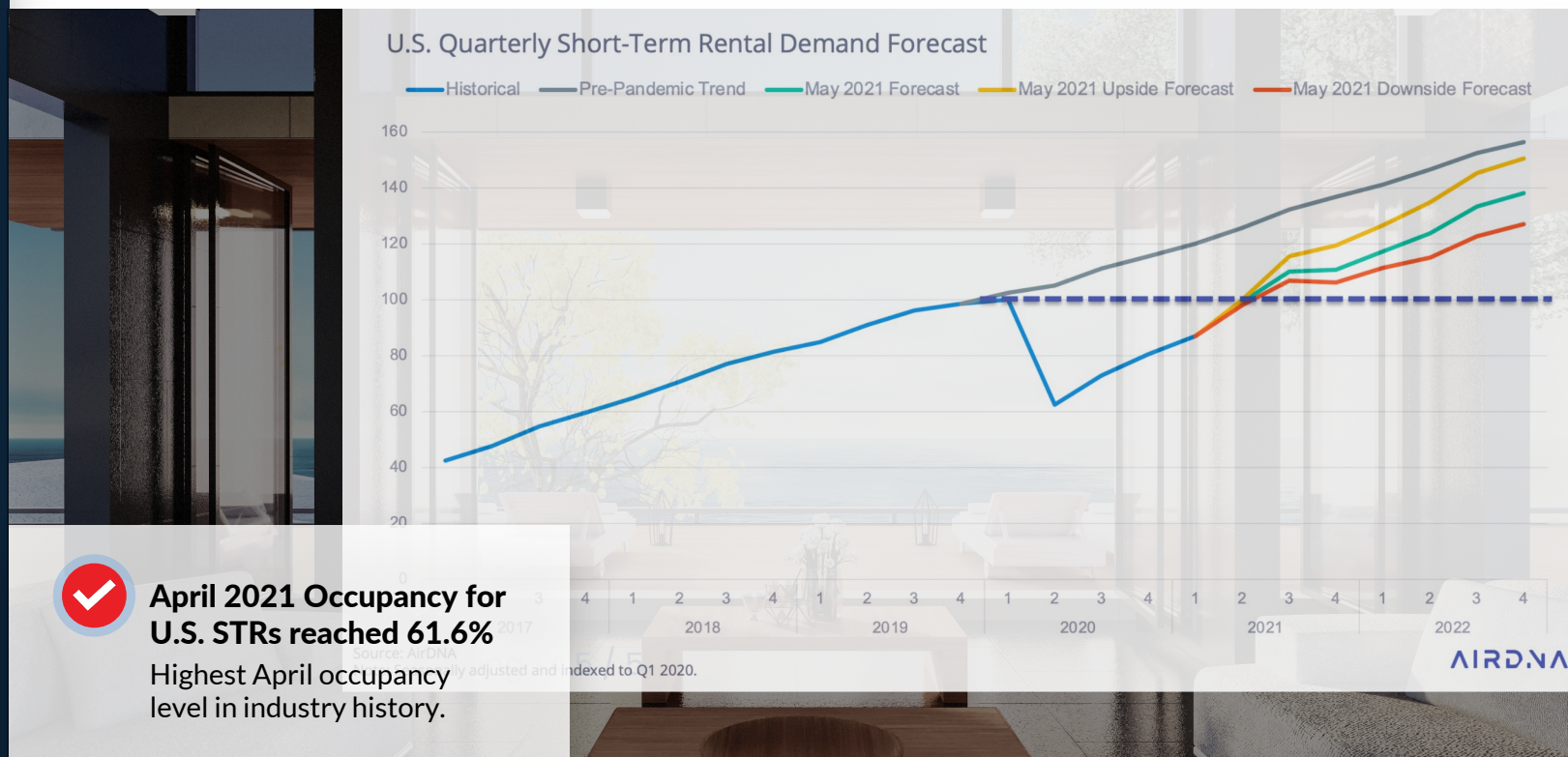
This milestone marked the end of the recovery and the beginning of the next phase of expansion for the U.S. short-term rental industry.

- ✓ **67% more listing nights sold** in 2021 than 2019 in small cities/rural markets.
- ✓ **Flexible travel is here to stay.** A significant portion of the population continues to work remotely, giving them flexibility to work from anywhere and live in STRs.
- ✓ **8% demand growth** in mid-size cities.
- ✓ **25% more demand** in both destination/resort locations (mountains/lake and coastal).
- ✓ **STRs retain most of the gains made** vs. hotels for leisure travel and maintain gains in destination markets.

Source: <https://www.airdna.co/blog/2021-us-short-term-rental-outlook-report>

## The Short-Term Rental Market

The “New Normal” of travel is here. Will increased flexibility to live and work from anywhere change the short-term rental sector forever? Probably not, but there are plenty of tailwinds for the industry that should help it get back to its pre-pandemic trend growth rate. We will see the short-term rental industry continue to professionalize and expand its share of total lodging spend in the long term.







## Institutional Ownership Of Single-Family Residential Assets

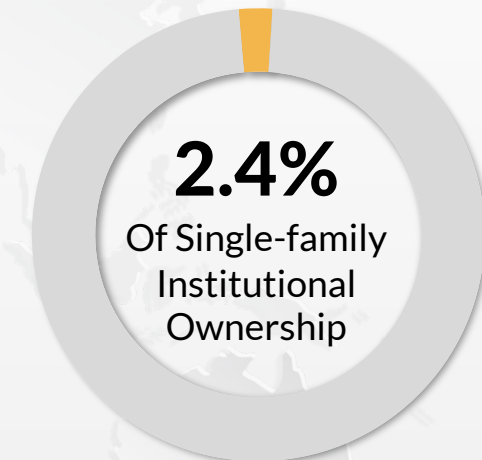
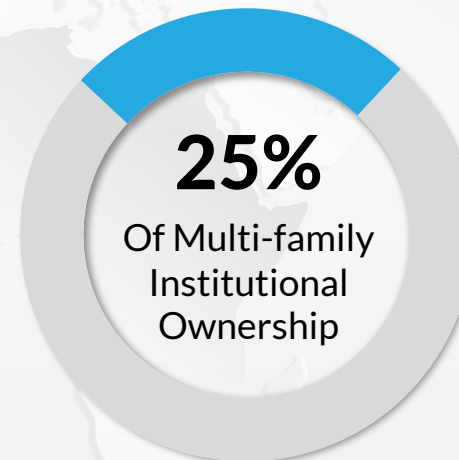
Institutional capital is pouring into single-family residential assets. It will take 5-10 years of constant purchasing of more assets until institutional ownership matches that of where self-storage and multifamily are today.

CBRE reports it took

**25 Years**

For institutional ownership of multi-family assets to grow from

**10% to 25%**





2x Your Capital

# In a Diversified Portfolio of Fun Properties

InvestorResidences.com, LLC will be offering 10 unique residences in a diversified set of vacation locations, each with distinctive economic drivers, varied peak seasons, and excellent short-term rental communities. This mix of locations, all with their unique investment return expectations, will be offered for use during business, family, employee gifting, or travel with friends. Each location diversifying investors' portfolios.



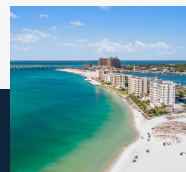
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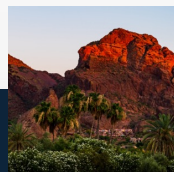
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Acquired 09/20/21  
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Cabo San Lucas,  
Mexico



San Diego,  
California



Springdale,  
Utah



New York City,  
New York





## Why Honolulu, Hawai'i

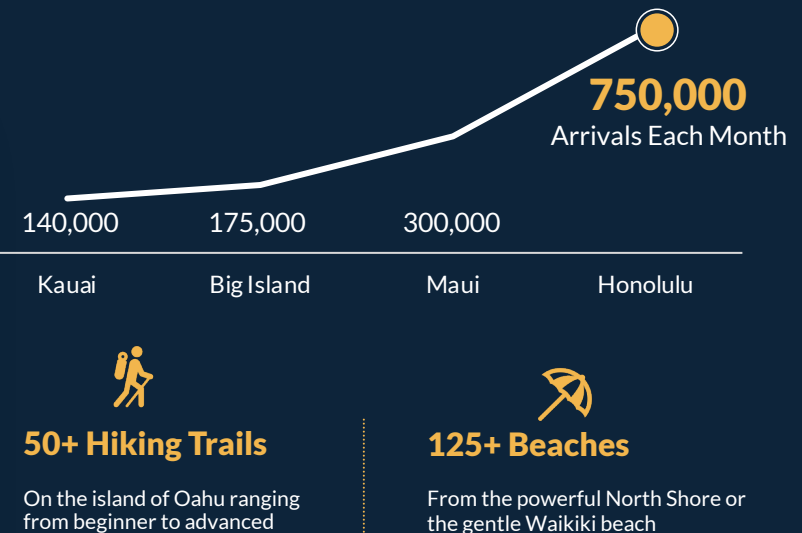
Honolulu, on the island of Oahu's South Shore, is the capital of Hawai'i and gateway to the U.S. island chain. The Waikiki neighborhood is its center for dining, nightlife and shopping, famed for its iconic crescent beach backed by palms and high-rise hotels.



Population of 974,563



Honolulu has everything to make gatherings of all sizes special, including the crown jewel of our meetings' infrastructure – the 1.1-million square-foot Hawai'i Convention Center. Just a stroll from Waikiki Beach, this spectacular facility has won awards and praise worldwide for its inviting open-air design and first-class service.



### Short-Term Rentals vs. Hotels

Vacation Rentals are Cheaper than Hotels

Easier for Groups to Stay Together





Why

# Austin, Texas

The Austin area continues to be one of the fastest-growing in the nation, ranking fourth in total population growth due to the wealth of talent and business-friendly environment. We believe tourism and business travel will help assets appreciate and short-term rentals to perform well in this city.



Hike or bike the 125+ scenic trails in Austin



Enjoy a diversity of cuisines and experiences



One of America's top tech hubs



LEED Gold Certified Austin Convention Center



Fastest-growing metro City in the U.S.



Austin attracts  
30+M domestic  
visitors annually

Source: [www.austintexas.org](http://www.austintexas.org)



Meeting Source ranks Austin as a top  
medium size convention city in the U.S.

Expedia ranks Austin as one  
of the  
**Most tourist-friendly  
cities in the U.S.**

Business Insider ranks Austin  
as  
**#5 of America's 10 hottest  
cities for startups**

World Economic Forum ranks  
Austin as  
**#1 city for tech in the world**



What you hear is true. With vibrant  
entertainment, art and culture, inspiring  
cuisine and incredible stunning outdoor  
experiences, Austin lets you create a  
soundtrack all your own.

*Unique trips are an Austin specialty.*

**InvestorResidences.com**

Source: [www.visitaustin.org](http://www.visitaustin.org)



Why

# New York City

New York City is comprised of 5 boroughs sitting where the Hudson River meets the Atlantic Ocean. At its core is Manhattan, a densely populated borough, that's among the world's major commercial, financial, and cultural centers. Its iconic sites include skyscrapers, such as the Empire State Building, and sprawling Central Park.



Hike or bike the 33+ scenic trails in NYC



Enjoy a diversity of cuisines and experiences



One of America's top tech hubs



Over 20.1 Million People



Most Densely Populated City in the U.S.



Source: [www.wikipedia.org](https://www.wikipedia.org)

New York City Attracted  
66.6M Visitors in 2019



Meeting Source ranks NYC as one of the top busiest convention cities in the U.S.

MeetingSource.com named

**NYC Best City for Conventions in 2019**

New York City

**Is Among Top 24 Busiest Convention Places in the U.S.**

World Economic Forum ranks NYC as

**The World's Top Tech City**



Source: [www.meetingsource.com](https://www.meetingsource.com) & [www.weforum.com](https://www.weforum.com)



**InvestorResidences.com**



Why

# San Diego, CA

San Diego is a city on the Pacific coast of California known for its beaches, parks, and warm climate. Immense Balboa Park is the site of the renowned San Diego Zoo, as well as numerous art galleries, artist studios, museums, and gardens. A deep harbor is home to a large active naval fleet, with the USS Midway, an aircraft carrier turned museum.



81 Coastal  
Beaches to Explore



Enjoy a diversity of  
cuisines and experiences



30% of San Diego homes  
are rental-occupied



1.41 Million  
People



Second Largest  
City in California



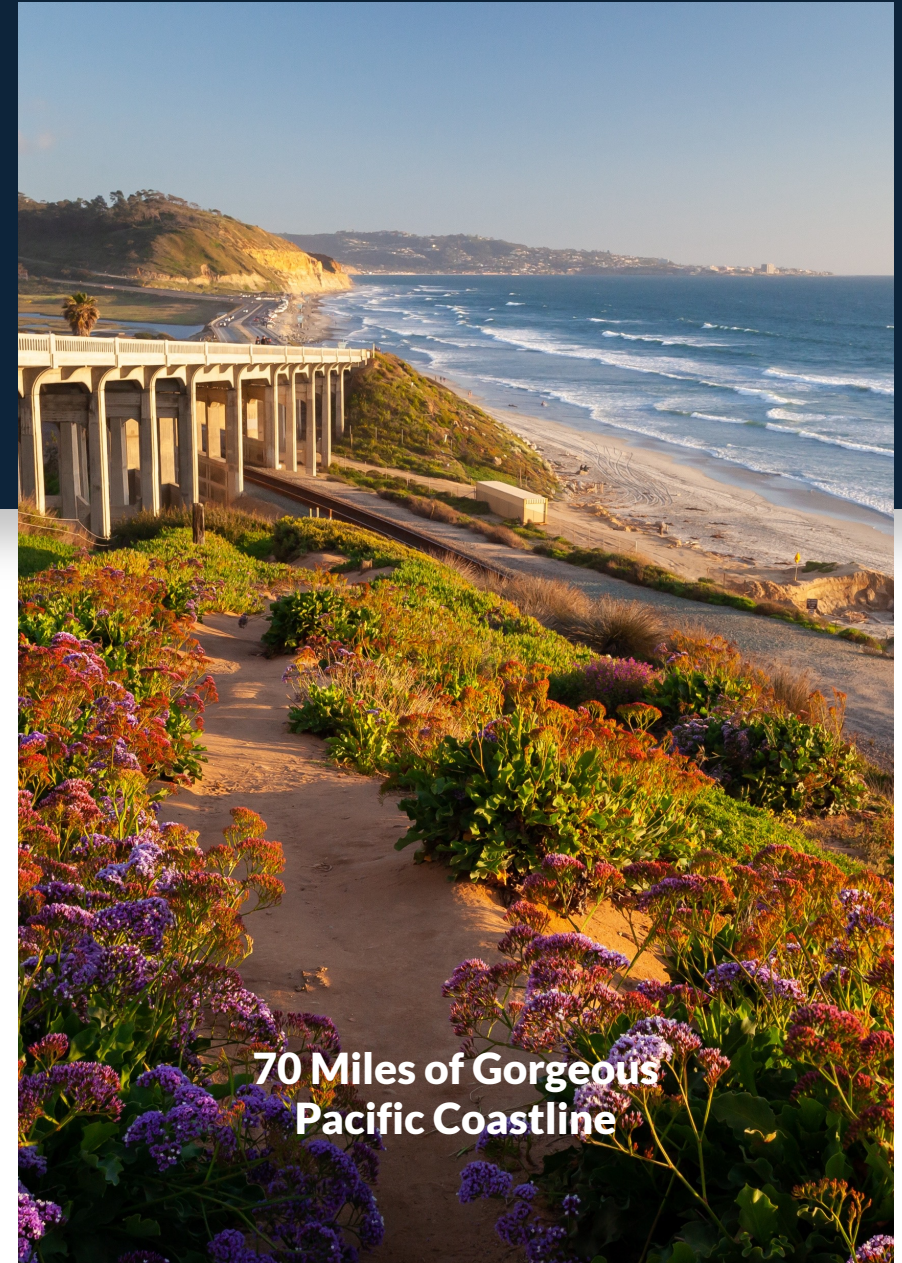
#3 Best Places To Live in CA

Source: [www.welaseusa.com](http://www.welaseusa.com)



2020 Average Rent for San Diego was \$2,327  
a 3.51% increase from 2019.

Swimming, Scuba Diving, Paddle Boarding, Kayaking,  
Sailing, Jet Skiing, Sport Fishing, Whale Watching, & Hiking



70 Miles of Gorgeous  
Pacific Coastline

Source: [www.thewinguide.org/beaches](http://www.thewinguide.org/beaches) & [www.worldpopulationreview.com](http://www.worldpopulationreview.com)





Why

# Lake Tahoe, Nevada

As the largest alpine lake in North America, Lake Tahoe is not only spectacularly scenic because of the sheer size of this lake but also known for its Caribbean-Esque hues. Whether you're after a solid beach day, a backcountry camping experience, or learning the cultural importance of landmarks and some of Tahoe's first inhabitants, the sky's the limit to outdoor recreation at Lake Tahoe Nevada State Parks.

**2,602 STRs**

In the fiscal year 2012-2013



Grew to  
almost

**3,500 STRs**

In the fiscal year 2017-2018

**Things to do in Lake Tahoe:** Skiing, Swimming, Snowmobiling, Kayaking, Mountain Biking, Hiking, Sailing, Boating, Wakeboarding, Waterskiing, Rock Climbing, Beach Volleyball, Stand-Up Paddleboarding, Casino Games, sampling some great food and drink, or just relaxing. Something for every season.

Source: [www.tahoereport.com](http://www.tahoereport.com)



Source: [www.tahoereport.com](http://www.tahoereport.com)

## Lake Tahoe

Comprised of 72 Miles of shoreline - 2/3 in California and 1/3 in Nevada

### 40+ Beaches

Surround the iconic shores of Lake Tahoe

### 95+ Scenic Trails

In the South Lake Tahoe area

## 15 Ski Resorts

The Ski resorts are served by 146 ski lifts



**InvestorResidences.com**



## Short Term Rentals in 2020

36% of inventory in the Lake Tahoe Area are 3-Bedroom properties.

High demand amenities across north and south lake areas

- Proximity to Ski Lifts & Lake
- Location on public transportation lines
- Resort amenities, like spas & pools

Source: [www.evolve.com](http://www.evolve.com)





Why

# Springdale, Utah

The Town of Springdale is an exceptional and breathtaking place, offering unique community events, superb dining, outstanding art galleries, and year-round recreational activities. The fact that it shares a boundary with Zion National Park is just another added benefit.

**33% Renters**

Market in Springdale, Utah



**15.9%**

Of Homes Rented

**Things to do in Springdale, Utah:** Skiing, Swimming, Snowmobiling, Kayaking, Mountain Biking, Hiking, Rock Climbing, sampling some great food and drink, or just relaxing. Something for every season.



Source: [www.britannica.com](http://www.britannica.com)

## Zion National Park

Comprised of 229 miles of national park, part of which borders Springdale, UT.

### 2 Ski Resorts

Near Springdale, UT -  
Brian Head Resort &  
Eagle Point Resort

### 113 Hiking Trails

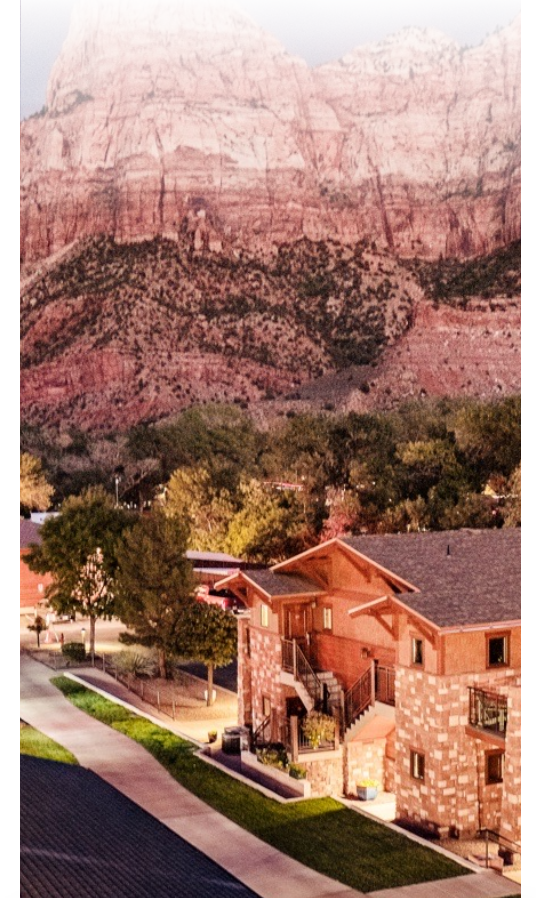
That range from easy  
to difficult, 24 trails  
labeled easy

**400K Visitors**

A Month visit Zion  
National Park



**InvestorResidences.com**



## Nearby Destinations

- Mount Zion | 5 Miles
- St. George | 32 miles
- Cedar City | 34 Miles
- Brian Head | 36 Miles

Source: [www.airbnb.com/springdale-ut](http://www.airbnb.com/springdale-ut)





Why

# Cabo San Lucas, Mexico

Cabo San Lucas is a city located at the southern tip of the Baja California Peninsula which has not only beautiful desert landscapes & beaches, it is also known worldwide for being one of the most popular vacation destinations, the Marlin Capital and home of The Arch, also called "Land's End", where the Sea of Cortez & the Pacific Ocean meet.

**20% Growth**

In tourism arrivals in  
3<sup>rd</sup> Quarter of 2021



**40% Increase**

Over 2019 Figures

**Things to do in Cabo:** fishing, golf, scuba diving, snorkeling, kayaking, horseback riding, relaxing in luxury spas and resorts, and dancing 'til dawn.



**3M Visitors**

Arrive Each Year



## The Arch of Cabo San Lucas

The distinctive landmark of Cabo San Lucas is the rugged taffy-colored El Arco (The Arch) rock formation that erupts from the sea at the tip of the Baja Peninsula, where the Pacific Ocean meets the Sea of Cortez

## 5 Beaches

In Cabo with the Pacific Ocean to the West & Sea of Cortez to the East.

## 33+ Scenic Hiking Trails

In the Los Cabos Municipality area



## Nearby Destinations

- Miraflores | 5 Miles
- San Bartolo | 10 Miles
- San Jose Del Cabo | 20 miles
- Santiago | 35 Miles

Source: [www.loscabosguide.com](http://www.loscabosguide.com)

Source: [www.travelpulse.com](http://www.travelpulse.com)





Why

## Destin, Florida

Destin sits on the Florida Panhandle on the Gulf of Mexico and is home to stunning white sandy beaches, Emerald green water, and often referred to as the “World’s Luckiest Fishing Village.”

In Okaloosa County, the last part of September 2020 saw a 20% increase in occupancy rates over the same time in 2019.

Source: [WashingtonCounty.News](#)



**12 Beach Access  
Points in the City**

**8+ Beach Trails**

**47 Miles of Beachfront along  
scenic 30A into Panama City Beach**

**5+ Beach Parks**



**Over 80% of the Emerald's Coast**

4.5M people visit Destin, FL. each year





Why

## Naples, Florida

Naples is a natural and cultural gem tucked away in Southwest Florida. The Paradise Coast is where the Gulf of Mexico's sparkling water meets white sand, wild islands and is regarded for its high-end shopping, golf courses, and dolphin-spotting locations.

Naples, Fla. has 97.5% occupancy and leads the country's top 90 largest metro areas. Source: [www.multifamilyexecutive.com](http://www.multifamilyexecutive.com)

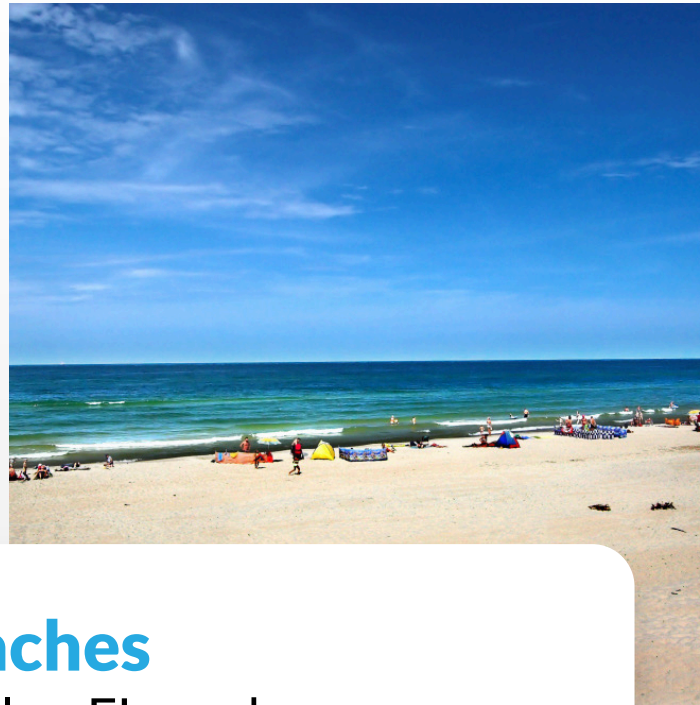


**Nearly 80 Golf Courses**

**7+ Beach Parks**

**30 Miles of Beachfront among 11 beach access points**

**Golf Capital of the World**



**30 Miles of Beaches**

1M people visit Naples, FL. each year



Why

## Fort Lauderdale, Florida

Visitors enjoy 23 miles of Blue Wave certified beaches, discover 300+ miles of inland waterways that run from the Intracoastal Waterway to the Everglades, dine at thousands of restaurants and eateries, get immersed in a thriving arts and culture scene, and indulge in top shopping.

“Tourism has never been better, and we are seeing growth across our multi-sector hospitality industry and in every part of the county, fueling jobs and a positive economic impact.”

*Stacy Ritter, President and CEO of the Greater Fort Lauderdale Convention & Visitors Bureau*



**4 Golf Courses**

**8 Beach Parks**

**24 Miles of Beachfront and 300+ Miles of Inland Waterways**

**Home to the Scenic State Road A1A**



**24 Miles of Beaches**

35M people visit Fort Lauderdale, FL. each year





102+ scenic trails  
in Scottsdale, Arizona



Scottsdale, AZ is home to over 200  
golf courses, year-round sunny  
skies, and lush Sonoran desert  
landscape, perfect for outdoor  
enthusiasts and families.

Why

# Scottsdale, Arizona

Get ready to experience pure vacation inspiration in Scottsdale. From the stirring beauty of the lush Sonoran Desert to the luxury resorts, chef-driven restaurants and exciting activities and attractions, Scottsdale is bursting at the seams with the makings of a memorable getaway.

Phoenix Metro is the fastest  
growing city in the U.S. for  
the 5<sup>th</sup> year in a row

760,000 -12%  
Growth

New Residents over  
the last 10 years

2010

2020



300+% Growth in  
Tech Companies

~ Shannon Selby | Economic  
Development Program Manager



Top 10 Best  
Cities To Live

[www.scottsdale-homesforsale.com](http://www.scottsdale-homesforsale.com)

Scottsdale is perfect for the short-term rental market due to high tourist influxes during events such as **Cactus League Spring Training** and the **Waste Management Phoenix Open**.





Why

# Sedona, Arizona

Sedona is an Arizona desert town near Flagstaff that's surrounded by red-rock buttes, steep canyon walls and pine forests. It's noted for its mild climate and vibrant arts community. Uptown Sedona is dense with New Age shops, spas and art galleries. On the town's outskirts, numerous trailheads access Red Rock State Park, which offers bird-watching, hiking and picnicking spots.



Hike or bike the 400+ miles of trails in Sedona



Enjoy brunch at one of many fine restaurants



Indulge in a glass of wine made in the Verde Valley



Take a pottery class at the Sedona Art Center



Go fishing at Oak Creek Canyon



Sedona attracts  
3M visitors annually

Source:  
[www.azcentral.com](http://www.azcentral.com)



In high season tourists can  
**outnumber** the city of 10,500  
residents **by 3:1 ratio**

**Est. 200-300**  
vacation rentals  
in Sedona



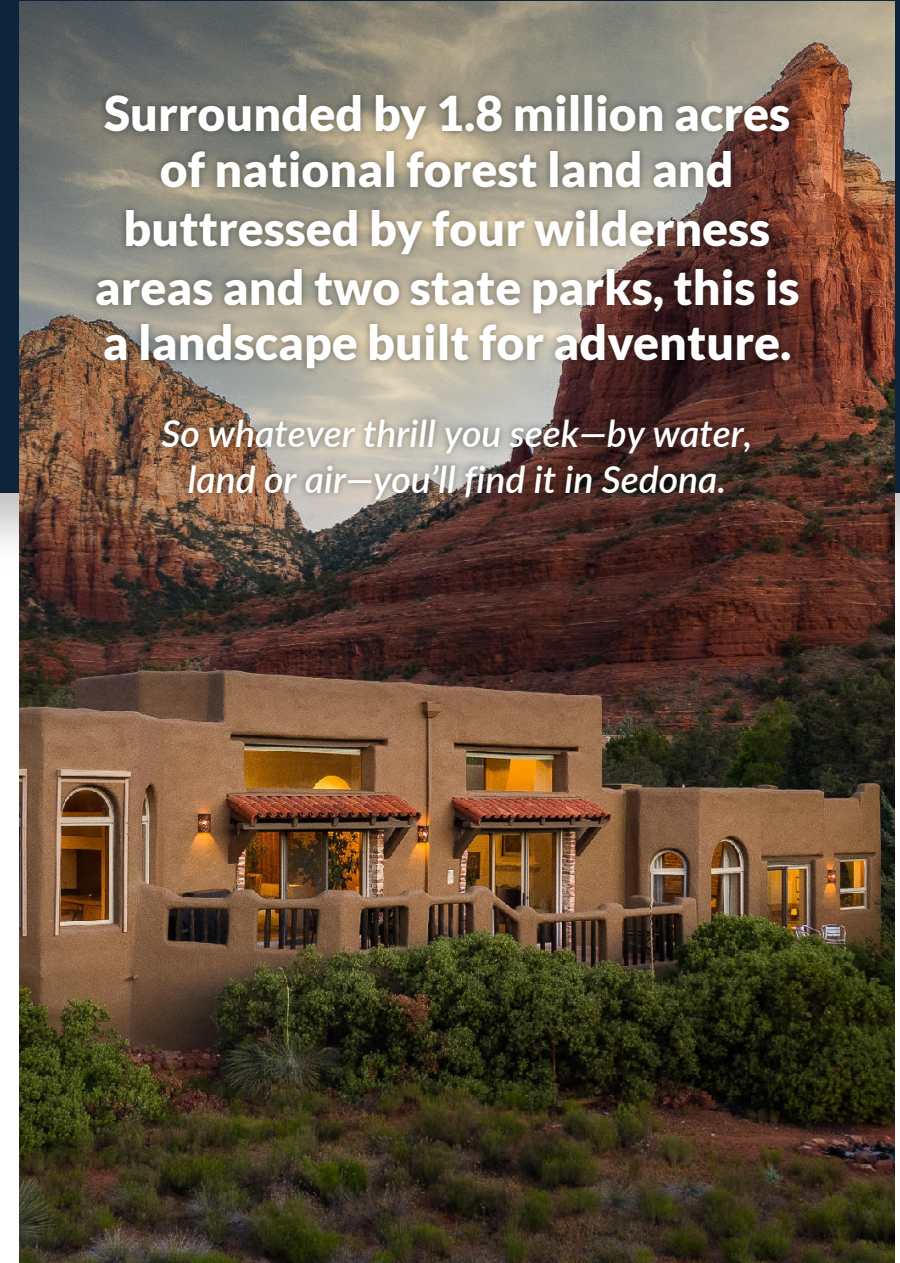
Grew  
to more  
than



**1,000 homes**  
Or 20% of Sedona's total  
housing inventory

Surrounded by 1.8 million acres  
of national forest land and  
buttressed by four wilderness  
areas and two state parks, this is  
a landscape built for adventure.

*So whatever thrill you seek—by water,  
land or air—you'll find it in Sedona.*



**InvestorResidences.com**







[InvestorResidences.com](https://InvestorResidences.com)

Example Residence | Park City, Utah

# Summit Park Mountain Cabin

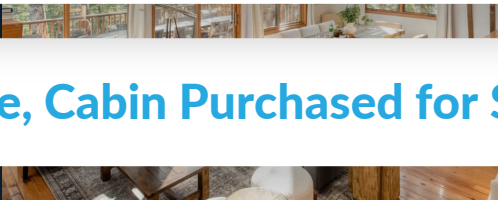
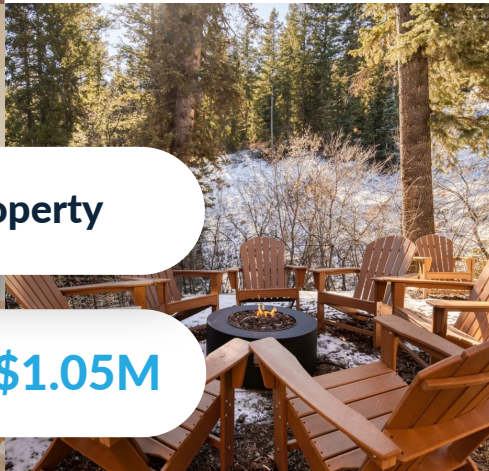
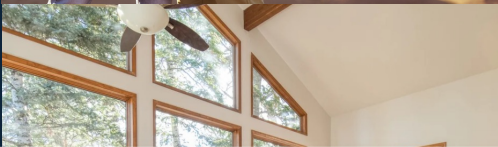
September 20, 2021

Date Acquired Property

\$1.25M List Price, Cabin Purchased for \$1.05M

Purchased for 31.1%

Below Average Price Per SF



20min Drive to  
SLC Airport



5min Walk to a  
Trail Head



20min to 43 Chair  
Lifts in Park City



Sledding Next  
to Cabin

# InvestorResidences.com vs TimeShare

## InvestorResidences.com

Stay at unique residences in a diversified set of vacation locations with no blackout dates

Apart from the initial investment, there are no additional out-of-pocket contributions by the investor

The manager of InvestorResidences.com, LLC is highly motivated to speed up your 2x return, you choose whether part of that return is through staying at the properties or simply a cash on cash doubling of your capital. This creates alignment of interests.

No maintenance fees or overhead

Potentially double your capital in 6-9 years

Quarterly Profit Share. Profit share continues until you reach your target return of 2x after which you have a lifetime vacation benefit.

Long-term, straightforward, low risk investment

We focus on 4+ bedroom detached properties great for family reunions and multiple family gatherings vs. a cramped condo or hotel room feel

Investors enjoy easy and flexible scheduling of vacation stay nights. Your family, friends, employees will benefit from our "Lifetime Vacation Benefit" plan.

## Timeshare

Stay at designated property with one of three models: fixed week, floating week (use of the property is limited to a season), point systems (similar to airline miles)

Upfront costs of "buying in" - not an investment fund

The manager of your timeshare is motivated to have you never use it, or rarely use it - as that costs them money

Maintenance fees, which tend to increase over time, on top of your purchase price

Lifelong commitment. Selling a timeshare will be difficult. One will never recoup the initial costs. Even knowing this, sellers commonly price their timeshares too high, and buyers are not interested in purchasing anything above market value

Throwing money at a timeshare is not an investment and will not generate money for you. An investment implies that you can eventually sell it and make money. With timeshares, you're just pre-paying your hotel bill for the next 20 years whether or not you use it

Ownership of timeshares can be confusing and bogged down by numerous restrictions. 85% of buyers regret their purchase\*

Timeshares are available typically in properties such as resorts, condominiums, and apartments. More than 60% of timeshare rooms are two-bedroom units averaging 1,140 square feet

Timeshares have strict usage limitations, typically around one week in a given calendar year to be reserved one year in advance





## Investment Terms & Specifics

# Invest capital into InvestorResidences.com to receive:

01

### Exclusive Experiences

- A fun asset your family, employees, and friends can leverage for the long-term
- No hassles or ongoing fee annoyances

02

### Appreciation & Inflation Hedge

- Located in popular tourist locations
- We purchase properties which can be short-term rentals
- We expect appreciation long-term within the portfolio

03

### Quarterly Profit Share

- Every quarter investors receive a wire transfer distribution after all property management, maintenance expenses and reserves are paid for
- Profit share continues until you reach your target return of 2x

**Goal:** The intent is to provide a unique asset in your portfolio the whole family can enjoy while doubling your capital over the long-term in a low-risk investment.

**Growing ROI:** As our network of residences grows, your ROI on the fun using the properties will grow, and our structure aligns us with our investors. The faster we can reach our investors' target returns, the better for our platform and you as an investor.



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**SAMPLE INVESTMENTS.** The sample investments included herein are not the actual investments that will be held by the Fund, and do not represent all the investments made by InvestorResidences or its affiliates for any given period. The sample investments depicted were selected because InvestorResidences believed that they represent the type of investments that will be made by the Fund. Other investments made or managed by InvestorResidences and its affiliates have generated higher and lower rates of return than the sample investments. There is no guarantee that the Fund will realize a rate of return on its investments that is equal to or greater than the expected IRR shown in the Materials.



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InvestorResidences.com

Reserve Your Spot

## In the Fund

Units of the fund will be sold on a first come, first serve basis of up to \$10M. Please text our founder Richard C. Wilson at (305) 333-1155 with any questions.



InvestorResidences.com



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