



515 State Road, Aquinnah, Massachusetts Executive Summary

Since 2013, Lifestyle Asset Group has been the pioneer of a smart and sensible ownership model where a small group of like-minded investors own, debt free, a luxury second home with each investor only paying their share of the purchase and ownership costs.

It is truly an investment model that is changing vacation home ownership for the better.

The features of the second home partnership model are:

- A Single Purpose Entity (SPE) Limited Liability Company (LLC) is created to purchase the property
- The total capital raise is \$5,222,826, which includes the \$4.6m purchase price, LLC reserves, closing costs, and LAG's syndication fee for putting the partnership together.
- A limited number of investors are admitted to the LLC
- Investors' capital contributions are 100% secured by the property which is acquired in an all-cash transaction. No debt is permitted within the LLC.
- Ownership costs and personal usage are shared based on the number of weeks acquired.
- Investors have voting rights within the LLC.
- Zero-hassle ownership and five-star personal travel and concierge services.
- Defined exit strategy in 8 years with no resale obstacles. At the end of the LLC term, the property is sold at the highest possible value, all initial capital contributions for the acquisition are returned in full and net appreciation is shared by the investors based upon their ownership level.

Aquinnah Weekly Equity Options

Total capital raise = \$5,222,826

<u>Month</u>	<u>Price/week</u>	<u>% of Equity in Property</u>	<u>Annual Fees</u>
January	\$0	0%	\$0
February	\$0	0%	\$0
March	\$0	0%	\$0
April	\$0	0%	\$0
May	\$0	0%	\$0
June	\$225,000	4.00%	\$5,520
July	\$350,000	6.22%	\$8,587
August	\$350,000	6.22%	\$8,587
September	\$225,000	4.00%	\$5,520
October	\$0	0%	\$0
November	\$0	0%	\$0
December	\$0	0%	\$0
Holidays			
Memorial Day	\$250,000	4.44%	\$6,133
July 4 th	\$375,000	6.67%	\$9,200
MV Agricultural Fair	\$375,000	6.67%	\$9,200
Labor Day	\$375,000	6.67%	\$9,200

Investment Examples:

- **4 weeks per year:** Memorial Day week, 1 week in June, 1 week in July, and 1 week in September = \$1,050,000 contribution, 18.66% equity ownership, \$25,760 annual fees
- **3 weeks per year:** July 4th week, 1 week in June, 1 week in September = \$825,000 contribution, 14.67% equity ownership, \$20,240 annual fees
- **2 weeks per year:** Labor Day week, 1 week in June = \$600,000 contribution, 10.67% equity ownership, \$14,720 annual fees

Some things to clarify:

- There are 19 out of 52 weeks per year of desirable weather in Martha's Vineyard: June - September.
- To raise the capital and acquire the home with no debt, the LLC is assigning investment values only to these weeks.
- October - May are not assigned an investment value. These weeks will remain open and available for all partners to enjoy as free space available use.
- Partners can pick the exact week(s) they want to enjoy Martha's Vineyard each year and the exact percentage of equity they want in the property.
- When the home is sold in 8 years, investors will first get their original capital contribution returned, plus their share of any appreciation based on the equity they own.