



Smokies Luxury Ventures

Investment Opportunity in New Luxury Vacation Rentals in the Smoky Mountains



Company Overview

- Business Name:** Prosper Realty & Vestio Capital
- Experience:** 150+ luxury vacation rental units in NY/NJ, 500+ multifamily apartments in SC, GA, FL and 200+ Mobile Home Pads in NY, PA and FL.
- Mission:** Provide high-quality, comfortable, and well-managed luxury vacation rentals.

Market Analysis

- Target Market:** High demand for luxury vacation rentals in Pigeon Forge and Gatlinburg.
- Tourism Stats:** 13.3M visitors in 2023 (+18% since 2016)



Project Summary

- Location:** Smith Creek Reserve, Smoky Mountain
- Address:** 302 Rambling Creek Way, Sevierville, TN
- Unit Details:**
 - 11 x 5BR: 3560 sq. ft (Sleeps 15)
 - 7 x 6BR: 4472 sq. ft (Sleeps 18)
 - 1 x 8BR: 5754 sq. ft (Sleeps 30)
- Cabin Amenities:** Private Indoor Pool, Hot Tub, Game Room, Movie Theater, Fully-Furnished Cabins.
- Exclusive to the Smokies:** Unrivalled Community Amenities Infinity Pool, Lazy River, Outdoor Movie Theater, Mini Golf, and Life-Size Billiard Game. 

Investment Details

- Project Cost: \$45.0M
- Equity Raise: \$13M
- Funding Deadline: Dec 15 2024

Investment Options:

- Class A: 10% Preferred CoC
- Class B: 7% CoC; 15%+ IRR
- Class C: 7% CoC; 18%+ IRR

Return Projection (2025-2029)*

IRR	Equity Multiple	Hold Time Period
16%-18%	1.9x - 2.1x	5 Yrs.

*Class B