



ISLAND SKY
INVESTMENTS

INVEST
in
PARADISE

Exquisite Coastal
& Island-Inspired
Real Estate

LUXURY FUND I



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As with all real estate investments, past performance is not necessarily indicative of future returns of Island Sky or the Fund, and there can be no assurance that the Fund will achieve comparable results. In considering the target performance information contained herein, prospective investors should bear in mind that past or targeted performance is not a guarantee, projection or prediction and is not necessarily indicative of future results. References herein to the Fund's performance objectives is not intended to predict the Fund's performance. Instead, these performance objectives are intended to help explain how Island Sky intends to construct the Fund's portfolio. The ultimate returns realized by the Fund will depend on numerous factors and are subject to a variety of risks. Accordingly, there can be no assurance that the Fund will realize or achieve any performance or return objective or that the Fund will be able to implement its investment strategy. Island Sky may, in its sole discretion, adjust the Fund's investment objective, strategy and guidelines at any time in light of changing market conditions. The Fund's target returns are expected to be realized from the disposition of investments, operating cash flows and proceeds from borrowings, using leverage where Island Sky believes it is appropriate. The target returns stated herein are based on Island Sky's belief about what returns may be achievable on the types of investments that Island Sky intends to pursue for the Fund in light of Island Sky's experience with similar transactions. Further, the target returns stated herein are based on an assumption that economic, market and other conditions will not deteriorate and, in some cases, will improve. The target returns are also based on models, estimates and assumptions about performance believed to be reasonable under the circumstances, but actual realized returns on the Fund's investments will depend on, among other factors, the ability to consummate attractive investments, future operating results, the value of the assets and market conditions at the time of disposition, any related transaction costs and the timing and manner of sale, all of which may differ from the assumptions and circumstances on which the targeted returns are based.

ISLAND SKY LUXURY FUND I

People will always be drawn to the sun-soaked island life and its endless summer appeal. The coconut palms, white sand beaches, clear blue skies, warm iridescent turquoise water, and the chance to explore it all by land and boat appeal to us all. It's a chance to step away from the stresses of daily life and immerse yourself in complete freedom and relaxation.

We understand, and that's why we invest here.

Investments in luxury resort-style properties in coastal markets provide lucrative opportunities for those looking to capitalize on the high-end property market. These types of assets, located in exclusive locations such as exotic beachfronts and other upscale travel destinations offer a variety of benefits to investors. Given their high demand, investing in these types of projects can enhance the prestige of one's portfolio.

Naturally, these investments are reserved for a select clientele and provide an attractive option for discerning investors, respected institutions, and other prominent individuals looking to capitalize on the luxury market.

FOCUS

We invest in luxury resort-style real estate located in exclusive travel and vacation destinations both domestically and abroad.

COMPETENCY

We have the knowledge, experience, and resources necessary to make these complex investments successful and achieve profitable exits.

MISSION

Our mission is to provide our investors with exceptional opportunities, superior returns, and unmatched service, with a steadfast commitment to excellence.

WHY WE INVEST IN THE LUXURY MARKET

The luxury travel industry is thriving, and the demand for high-end living spaces is on the rise. Investing in luxury resort-style properties is an excellent opportunity for businesses looking to capitalize on this trend, and it offers a host of advantages.

Firstly, these properties can generate significant rental income as affluent travelers seek unique and luxurious experiences. Moreover, the prestige and exclusivity of these properties can attract repeat renters, ensuring a steady stream of revenue over the long term.

Secondly, investing in luxury resort-style properties is an excellent way to diversify a business's portfolio. These investments attract a high-quality buyer base and capitalize on the growing demand for high-end living spaces, providing a stable source of income over the long term.

Thirdly, businesses can differentiate themselves in the market by offering a range of amenities and services that cater to the evolving needs of discerning travelers. This can help businesses position themselves for success in the luxury travel industry and achieve long-term profitability.

Moreover, another benefit of investing in luxury resort-style developments is the potential for substantial appreciation in property value. These properties are typically built with high-end materials and finishes and located in desirable areas that are expected to appreciate over time. Additionally, the luxury market is often less affected by market fluctuations, which can provide a more stable investment. These properties often come with a range of on-site amenities such as spas, fitness centers, and restaurants, as well as a variety of concierge services. These amenities and services can add significant value to the property, making it more attractive to renters and buyers.

The COVID-19 pandemic and the shift towards remote work have also contributed to the increasing demand for luxury properties. As more people seek spacious, comfortable, and health-focused living spaces with private outdoor areas and access to high-end amenities, this type of real estate has become a highly desirable investment option.

In summary, investing in luxury resort-style properties offers significant potential for rental income, attracts a high-quality buyer base, and provides long-term stability to businesses seeking to maximize their returns in the luxury travel industry. With the increasing demand for spacious, comfortable, and health-focused living spaces, luxury resort-style properties have become a highly desirable and profitable investment option.



INVESTMENT OBJECTIVES

Luxury Fund I will concentrate on luxury resort-style vacation properties. These properties will be developed or purchased and sold as fractional and whole-ownership condominiums. Fractional ownership of high-end properties is a lucrative business model when executed effectively. The critical success factors for this business include strong marketing, sales, and operations management, a deep understanding of the changing market conditions, a clear understanding of the target market, and a well-rounded understanding of the industry and competition. As stated, the presence of an expert in these areas can increase the chances of success for the business.

PROPERTY TYPE

The fund will target 10–30-unit, boutique resort-style properties, including hotels, apartment and condominium complexes, as well as single residences located nearby. Properties may range from new construction, to existing operations, to those requiring updates to align with market trends. The ideal properties will have beach and/or island views, waterfront or access, frequent flight schedules, and convenient transportation options. Common onsite amenities will include a clubhouse, concierge, pool, fitness center, restaurant and bar, spa facility, yoga studio, and beach club.

MARKETS

The target area will include coastal markets in the southeastern United States and the Caribbean Territories. These are popular vacation destinations, attracting millions of visitors every year. These regions offer a variety of attractions, including beaches, cultural and historical sites, theme parks, and outdoor activities, drawing travelers from many different places. By investing in these markets, we expect to capitalize on the strong demand from tourists and locals interested in owning real estate in these areas.



CURRENT PROJECTS

Island Sky currently has two projects under construction similar in terms of their size and type that future projects will likely follow.

Island Sky St. John

St. John, US Virgin Islands
Private equity residence club condominium
10 unit/100 fractional owners
Projected Sales: \$20M
IslandSkyStJohn.com

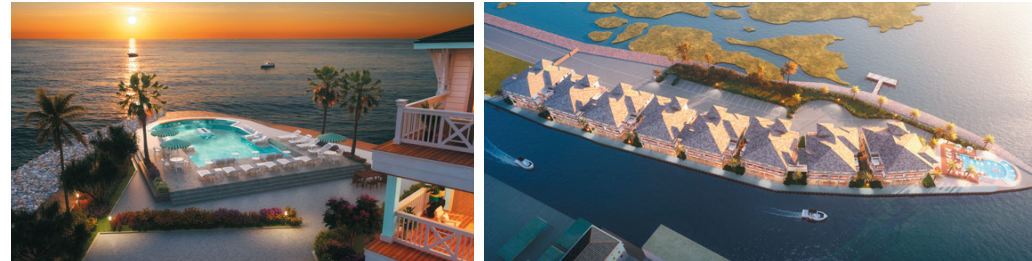


The Pearl of East Marsh

Gated condominium community on a private peninsula overlooking Galveston Bay.
32 units of whole ownership
Projected Sales: \$20M
PearlOfEastMarsh.com

TEAM

As leaders in their respective fields, our industry partners are a highly distinguished group of experts who bring unparalleled knowledge and experience to Island Sky. With expertise in capital investment, legal, sales and marketing, operations management, and real estate development, they are instrumental in driving our success and delivering outstanding results. Our team is comprised of dedicated and passionate professionals who have an unwavering commitment to excellence and ensuring the success of each new fund.



ISLAND SKY INVESTMENTS

Island Sky Investments is a private equity firm specializing in luxury vacation and resort-style real estate. We invest in ground-up development and the acquisition of existing properties in both the United States and foreign tropical destinations, offering a comprehensive range of opportunities to our clients.

These investments involve specialized skills, knowledge, and a strong team. We are a team of experienced professionals who have a strong understanding of real estate and finance. We utilize our expertise to rigorously evaluate and pursue only the most promising investment opportunities.



Jason Caraway
Founder and CEO

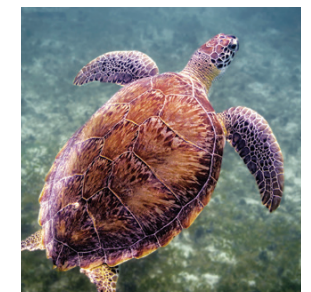
“At Island Sky Investments, our core values of honesty, integrity, and transparency serve as the foundation of our decision-making process and guide the choices we make as a company. We are committed to operating with the highest ethical standards, and building long-lasting relationships based on trust with our clients and partners.”



INVESTMENT OPPORTUNITY

INVESTMENT SNAPSHOT

TERM	4 Years
COMMITMENT AMOUNT	\$30,000,000
ANTICIPATED INVESTOR PROFIT	\$19,999,872
ANTICIPATED IRR	26.24%
ANTICIPATED MULTIPLE	1.67



EXECUTIVE SUMMARY

Fund Investor Equity Contributions

Cash Investment \$30,000,000

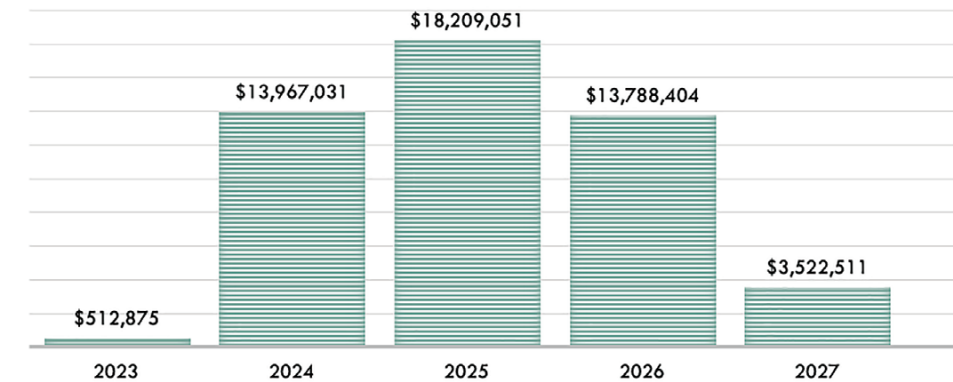
Fund Investor Returns

Island Sky Investments, LLC Investor Returns \$49,999,872

IRR 26.24%

Cash Multiple 1.67

	Total	2023	2024	2025	2026	2027
# Acquisitions	1	0	1	0	0	0
Total Acquisition \$	\$27,650,000	\$0	\$27,650,000	\$0	\$0	\$0
Total Cost of Held Assets		\$0	\$29,300,000	\$29,300,000	\$29,300,000	\$0
Invested Capital		\$0	\$29,210,625	\$29,210,625	\$29,210,625	\$0
Assets per \$ Invested Capital		\$0.00	\$1.00	\$1.00	\$1.00	\$0.00
Property Revenue	\$2,369,662	\$0	\$1,161,875	\$838,735	\$358,201	\$10,851
Property NOI	\$1,777,247	\$0	\$871,406	\$629,051	\$268,651	\$8,139
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
# Dispositions	1	0	0	0	0	1
Total Dispositions \$	\$52,740,000	\$0	\$13,185,000	\$17,580,000	\$17,580,000	\$4,395,000
Fund Investor Equity Contributions	(\$30,000,000)	(\$30,000,000)	\$0	\$0	\$0	\$0
Capital Under Management Fee	(\$945,173)	(\$297,235)	(\$500,351)	(\$147,587)	\$0	\$0
Distributions to Fund Investors	\$49,999,872	\$512,875	\$13,967,031	\$18,209,051	\$13,788,404	\$3,522,511
Net Cash	\$19,054,699	(\$29,784,360)	\$13,466,680	\$18,061,464	\$13,788,404	\$3,522,511



PORTFOLIO SUMMARY

Property Name / Description	Land Cost / Acquisition Cost	Total Development / Renovation Cost	Total Project Cost	Latest Exit Date	NOI at Exit	Exit Valuation
Deployed Capital	\$27,650,000	\$1,650,000	\$29,300,000	1-Mar-27	\$1,072,500	\$52,740,000

INVESTOR CASH FLOW

Investor Cash In & Cash Out	Total	Annual				
		2023	2024	2025	2026	2027
Cash Out						
Fund Investor Equity Cash In	(\$30,000,000)	(\$30,000,000)	\$0	\$0	\$0	\$0
Capital Under Management Fee	(\$945,173)	(\$297,235)	(\$500,351)	(\$147,587)	\$0	\$0
Total Cash Out	(\$30,945,173)	(\$30,297,235)	(\$500,351)	(\$147,587)	\$0	\$0
Cash In						
Return of Unused Capital	\$512,875	\$512,875	\$0	\$0	\$0	\$0
Property Distributions (Net of any SG&A Cost Share)	\$49,486,997	\$0	\$13,967,031	\$18,209,051	\$13,788,404	\$3,522,511
Property LP Fees Share	\$0	\$0	\$0	\$0	\$0	\$0
Total Cash In	\$49,999,872	\$512,875	\$13,967,031	\$18,209,051	\$13,788,404	\$3,522,511
Net Cash	\$19,054,700	(\$29,784,360)	\$13,466,680	\$18,061,464	\$13,788,404	\$3,522,511
Ending Cash	\$19,054,700	(\$29,784,360)	(\$16,317,680)	\$1,743,785	\$15,532,189	\$19,054,700

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FUND INVESTOR RETURNS

Fund Cash In & Cash Out	Total	Annual				
		2023	2024	2025	2026	2027
Cash In						
Property Operating Revenues	\$2,369,662	\$0	\$1,161,875	\$838,735	\$358,201	\$10,851
Property Exit Sale	\$52,740,000	\$0	\$13,185,000	\$17,580,000	\$17,580,000	\$4,395,000
Total Property LP Equity Cash In	\$0	\$0	\$0	\$0	\$0	\$0
Mortgage Proceeds, Net Origination Fees	\$0	\$0	\$0	\$0	\$0	\$0
Construction Loan Proceeds, Net Origination Fees	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition/Development Fee, Asset Mgmt Fee, Disposition Fee from Properties	\$0	\$0	\$0	\$0	\$0	\$0
Total Cash In	\$55,109,662	\$0	\$14,346,875	\$18,418,735	\$17,938,201	\$4,405,851
Cash Out						
Total Acquisition Cost	(\$27,650,000)	\$0	(\$27,650,000)	\$0	\$0	\$0
Total Acquisition Closing Costs	\$0	\$0	\$0	\$0	\$0	\$0
Total Development Cost / Renovation Cost After Fee Offset	(\$1,650,000)	\$0	(\$1,650,000)	\$0	\$0	\$0
Asset Mgmt Fee & Disposition Fee	\$0	\$0	\$0	\$0	\$0	\$0
Total Property-Level Operating Expenses	(\$592,416)	\$0	(\$290,469)	(\$209,684)	(\$89,550)	(\$2,713)
SG&A Employee Expense	\$0	\$0	\$0	\$0	\$0	\$0
Fund SG&A Non-Employee Costs	\$0	\$0	\$0	\$0	\$0	\$0
Total Exit Closing Costs	\$0	\$0	\$0	\$0	\$0	\$0
Fund Non-Operating Expenses	\$0	\$0	\$0	\$0	\$0	\$0
Total Interest PMTs	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal PMTs	\$0	\$0	\$0	\$0	\$0	\$0
Total Balloon PMTs	\$0	\$0	\$0	\$0	\$0	\$0
Total Returns to Property LP	\$0	\$0	\$0	\$0	\$0	\$0
Total Cash Out	(\$29,892,416)	\$0	(\$29,590,469)	(\$209,684)	(\$89,550)	(\$2,713)
Net Cash Before Fund Equity Cash Flows	\$25,217,247	\$0	(\$15,243,594)	\$18,209,051	\$17,848,651	\$4,403,139
Fund Investor Contributions	\$30,000,000	\$30,000,000	\$0	\$0	\$0	\$0
Fund Sponsor Contributions	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash Before Equity Distributions	\$55,217,247	\$30,000,000	(\$15,243,594)	\$18,209,051	\$17,848,651	\$4,403,139
Distributions to Fund Investors	(\$49,999,872)	(\$512,875)	(\$13,967,031)	(\$18,209,051)	(\$13,788,404)	(\$3,522,511)
Distributions to Fund Sponsor	(\$5,217,374)	\$0	(\$276,500)	\$0	(\$4,060,247)	(\$880,628)
Net Cash	\$0	\$29,487,125	(\$29,487,125)	\$0	\$0	\$0
Ending Cash	\$0	\$29,487,125	\$0	\$0	\$0	\$0

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PROPERTY DISTRIBUTION

		2023	2024	2025	2026	2027
Distribution Method: Sponsor Catch-Up						
Property Returns Available	\$54,427,872	\$0	\$13,967,031	\$18,209,051	\$17,848,651	\$4,403,139
Preferred Return						
Begin Period Accrued Pref Outstanding		\$0	\$1,188,940	\$0	\$0	\$0
Begin Period Basis		\$0	\$29,723,500	\$19,084,800	\$1,774,530	\$0
Accrued Pref	\$4,240,839	\$1,188,940	\$2,139,391	\$898,781	\$13,727	\$0
Pref Return Paid	\$4,240,839	\$0	\$3,328,331	\$898,781	\$13,727	\$0
Return of Capital	\$29,723,500	\$0	\$10,638,700	\$17,310,270	\$1,774,530	\$0
New Equity In	\$29,723,500	\$29,723,500	\$0	\$0	\$0	\$0
End Period Basis		\$29,723,500	\$19,084,800	\$1,774,530	\$0	\$0
Catch-Up						
Then Sponsor Catch-Up: % of Investor Pref + CatchUp	\$1,060,210	\$0	\$0	\$0	\$1,060,210	\$0
Cash Remaining						
Fixed Split Remaining Distributions to Investors	\$15,522,658	\$0	\$0	\$0	\$12,000,147	\$3,522,511
Fixed Split Remaining Distributions to Sponsor	\$3,880,665	\$0	\$0	\$0	\$3,000,037	\$880,628
Sum of Distributions						
Total Returns to Investors	\$49,486,997	\$0	\$13,967,031	\$18,209,051	\$13,788,404	\$3,522,511
Total Returns to Sponsors	\$4,940,874	\$0	\$0	\$0	\$4,060,247	\$880,628

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