



Smokies Luxury Ventures

Prosper Realty & Vestio Equity offers scalable short term rental investment in Smith Creek Reserve, a newly built luxury rental community in Smoky Mountains.





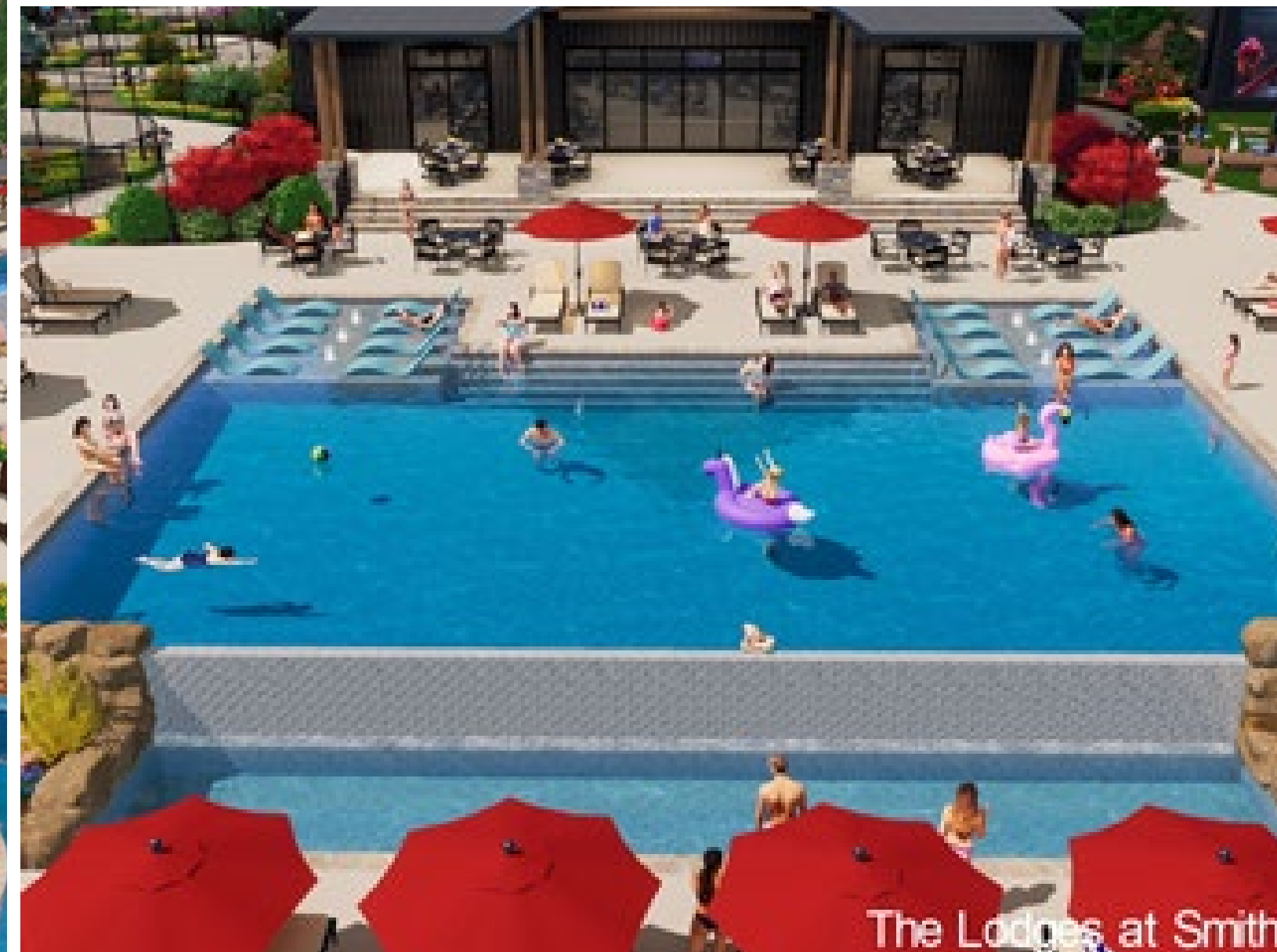
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Smoky Mountain Community

Spacious and Luxurious Cabins



RAMBLING RIVER WATER PARK and many more

First-of-its-kind Water Park in a Smoky Mtn
Cabin Community including Pickle Ball Court,
Open Air Theatre and mini golf

SMITH CREEK Reserve
All-Inclusive Amenity

SMOKY MOUNTAIN COMMUNITIES

Smith Creek Reserve



Executive Summary



Investment

- 19 Luxury Houses (Sevierville, TN)
- 11 x Five Bedrooms
- 7 x Six Bedrooms
- 1 x Eight Bedroom

Smoky Mountain

Smoky Mountain rentals offer high returns with booming tourism, limited luxury cabins, and prime access to major cities—an investor's dream.

Business Model

Purchasing and managing luxury vacation rental properties in Smoky Mountain (Pigeon Forge/Gatlinburg, TN)

Expected Returns

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

Unique Selling Proposition



PRIME LOCATION WITH THRIVING TOURISM DEMAND

- Tourism surged 18% since 2016
- Within a 5-hour drive for 1/3 of US population

UNMATCHED COMMUNITY AND PROPERTY AMENITIES

- Infinity pool, lazy river, spa, outdoor movie theater, mini golf, life size billiard game
- High-end interiors and family-friendly features



SCARCITY OF LUXURY CABINS

- Limited luxury cabins in high demand
- Strong demand-supply gap persists

HIGH RETURNS AND COST EFFICIENCIES

- 15% property management fees (lowered from 20%)
- 10-20% revenue boost with multi-units



Business Description

Company Overview: Since 2014, Vestio Capital has been actively engaged in real estate investments.

- Managed over 150+ luxury vacation rental units in the NY/NJ area
- Expanded to managing 500+ multifamily units across SC, GA, and FL
- Focus on property evaluation through extensive analysis and underwriting, apply operational efficiency, and secure cost-effective funding to maximize investor returns.

Mission Statement: To provide travelers with high-quality, comfortable, and well-managed luxury vacation rental properties

Business Goals:

- Acquire 19 STR properties by Q2 2025 in Smith Creek Reserve close to Pigeon Forge / Gatlinburg, TN area
- Achieve an average occupancy rate of 70%
- Generate an equity multiple of 1.9x+ for the investors





Market Analysis

Target Market: Smoky Mountain (Pigeon Forge/
Gatlinburg, TN)

- Gatlinburg has become a prime location for vacation rental investments, largely due to its popularity as a tourist destination and its attractive investment returns.
- Ranked #2 market for vacation rentals

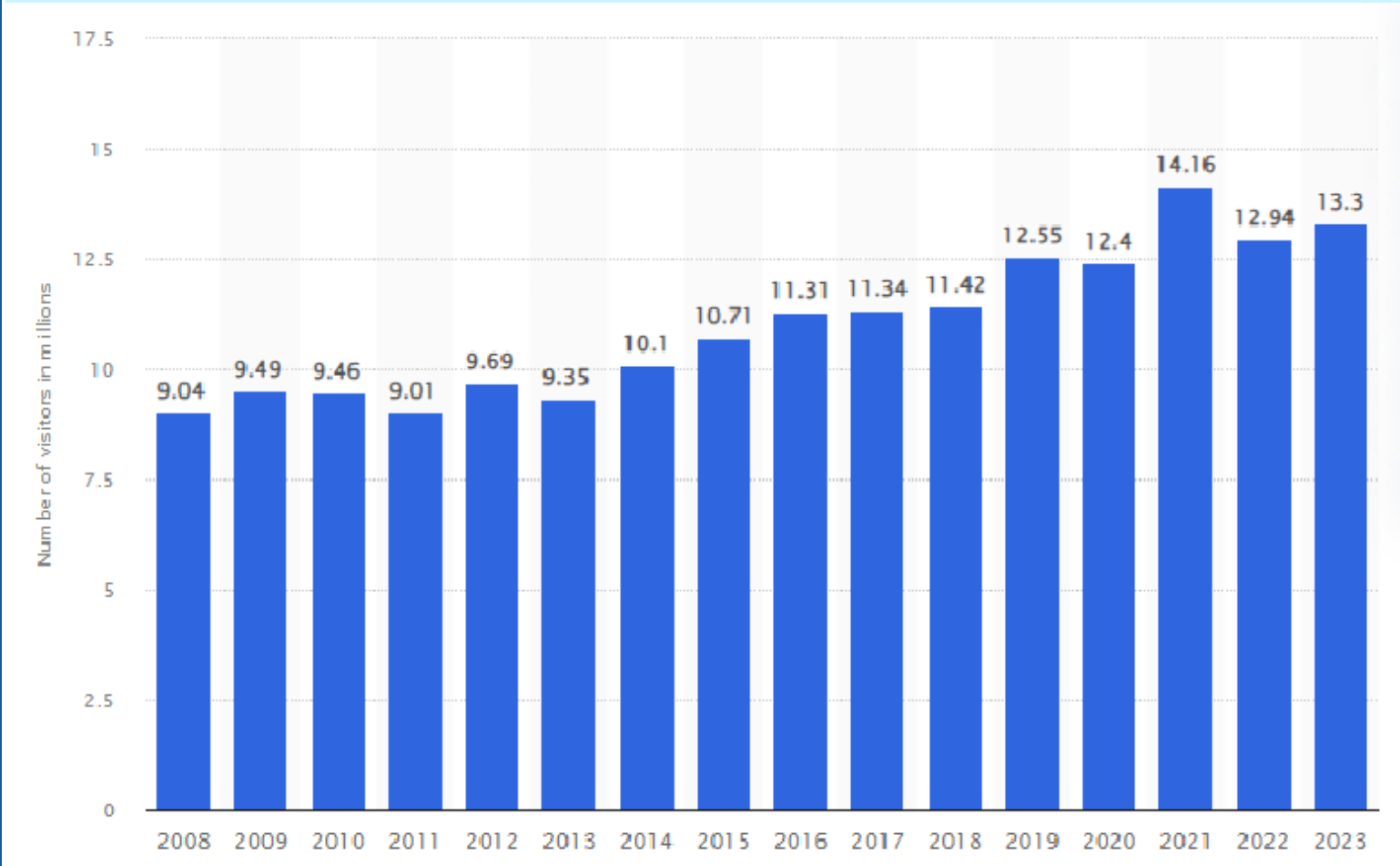
Market Needs:

High demand for well-maintained and conveniently located luxury vacation rental (STR) properties close to Pigeon Forge, Dollywood, and Gatlinburg areas.

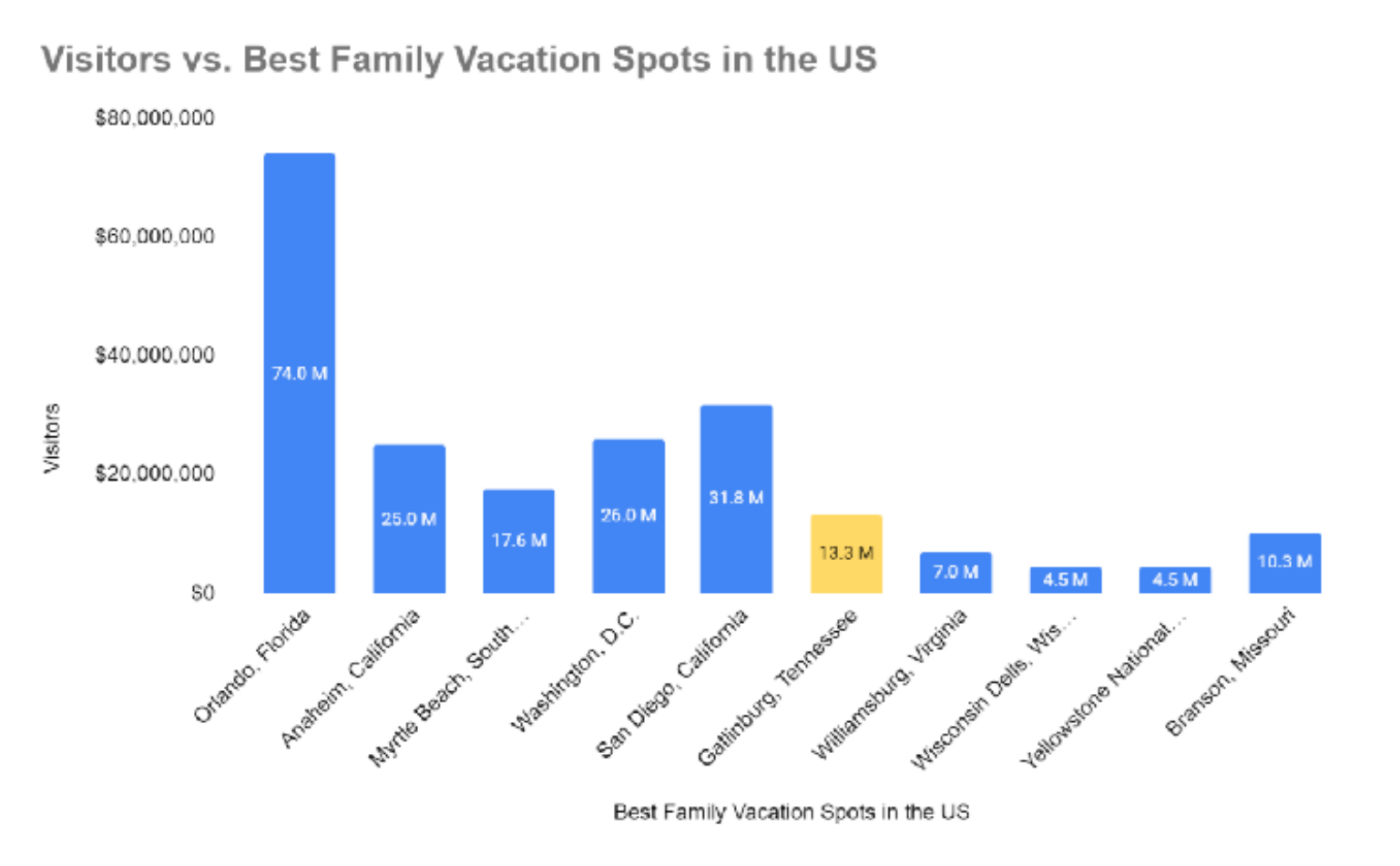
Tourism Statistics*: 13.3M in 2023 vs. 12.9 in 2022

PIGEON FORGE/ GATLINBURG VISITORS STATISTICS

Visitors* to the Great Smoky Mountains



AAA ranks** Gatlinburg as the top 10 family vacation spot in the USA

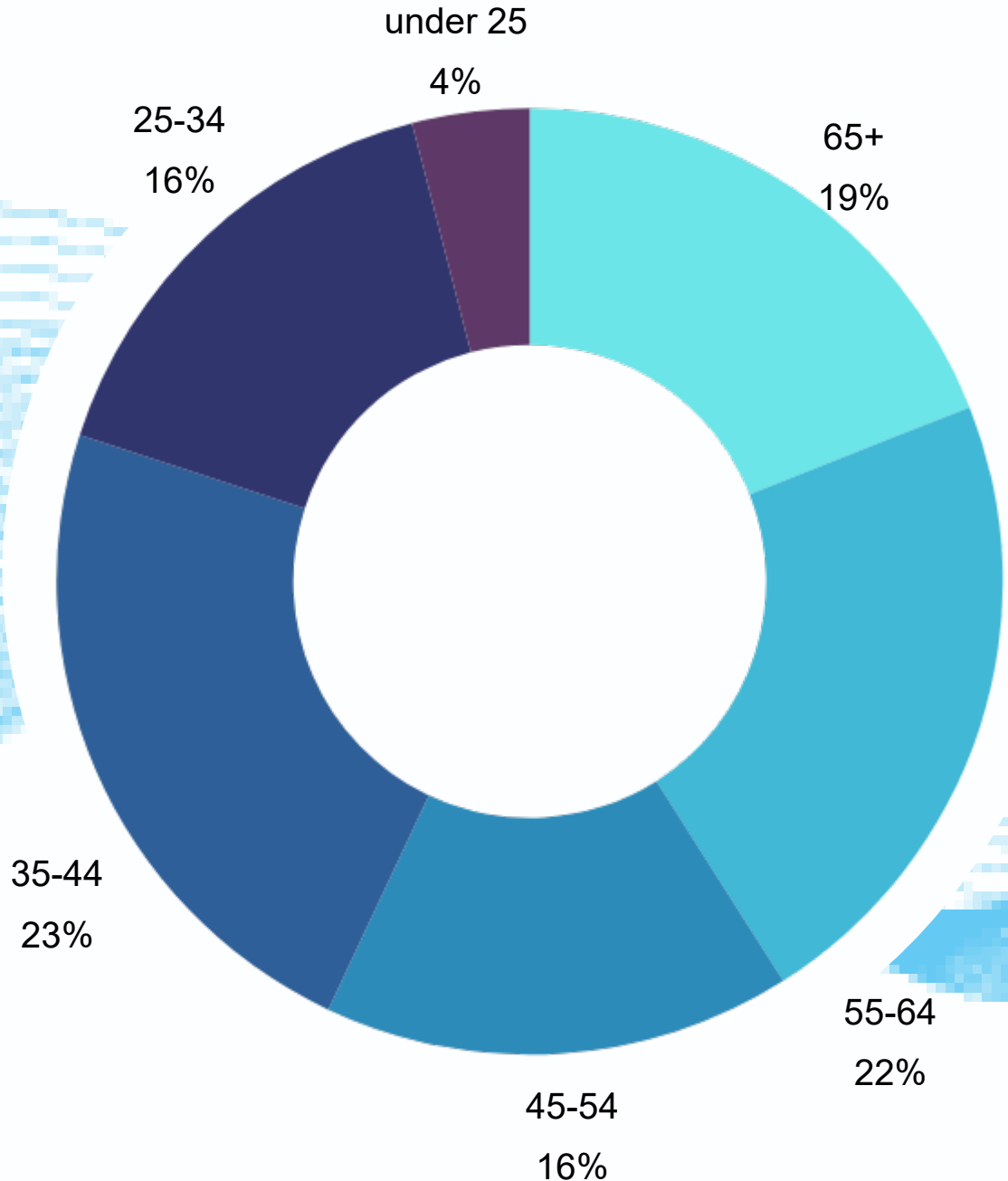


Sources:

* <https://www.statista.com/statistics/254012/number-of-visitors-to-the-great-smoky-mountains-national-park/>

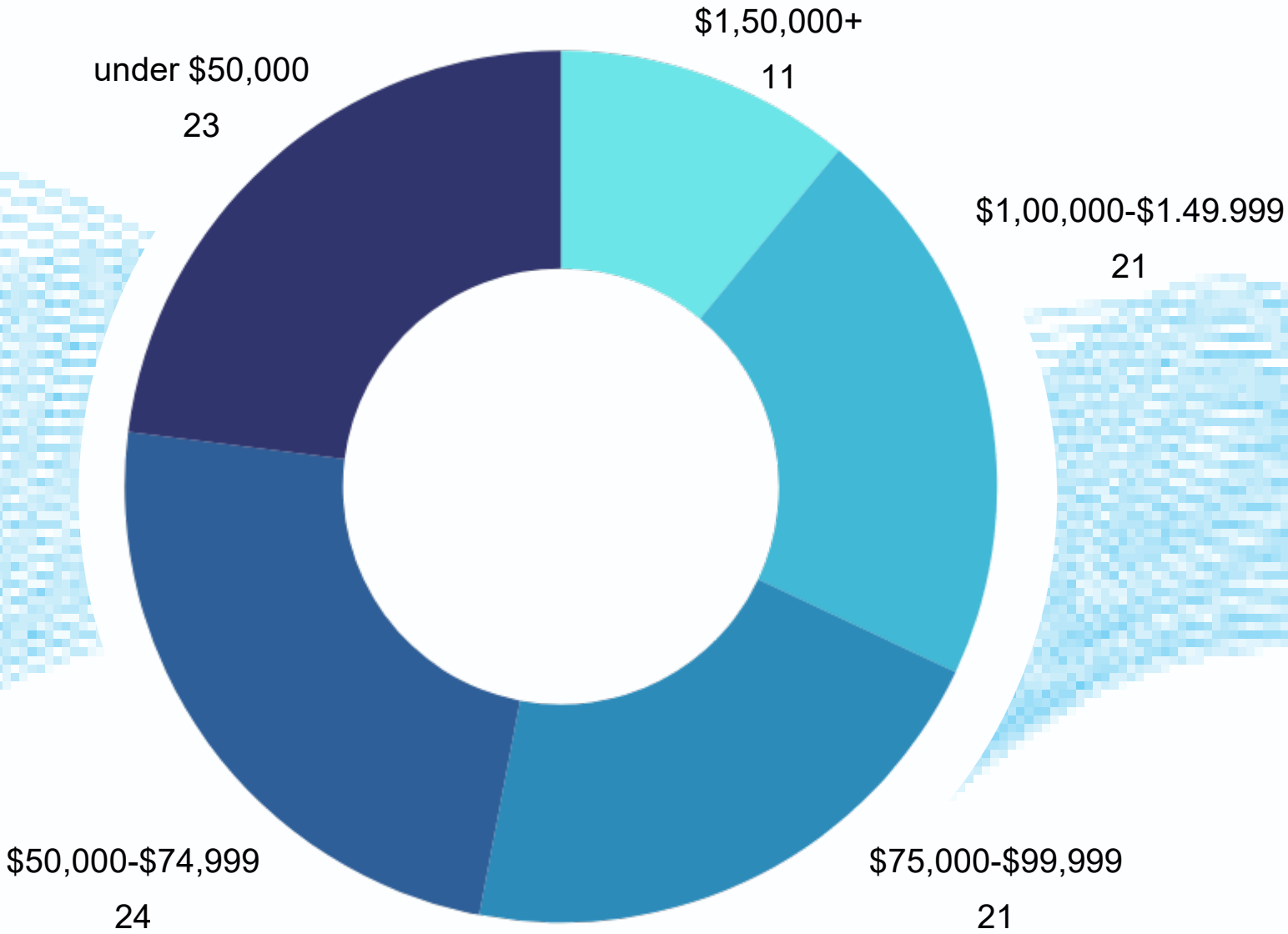
** <https://www.aaa.com/tripcanvas/article/top-vacations-spots-in-the-us-CM817>

PIGEON FORGE/ GATLINBURG VISITORS BREAKDOWN



Visitors Avg. Age Breakdown

80% of visitors are 35 yrs.+ with families

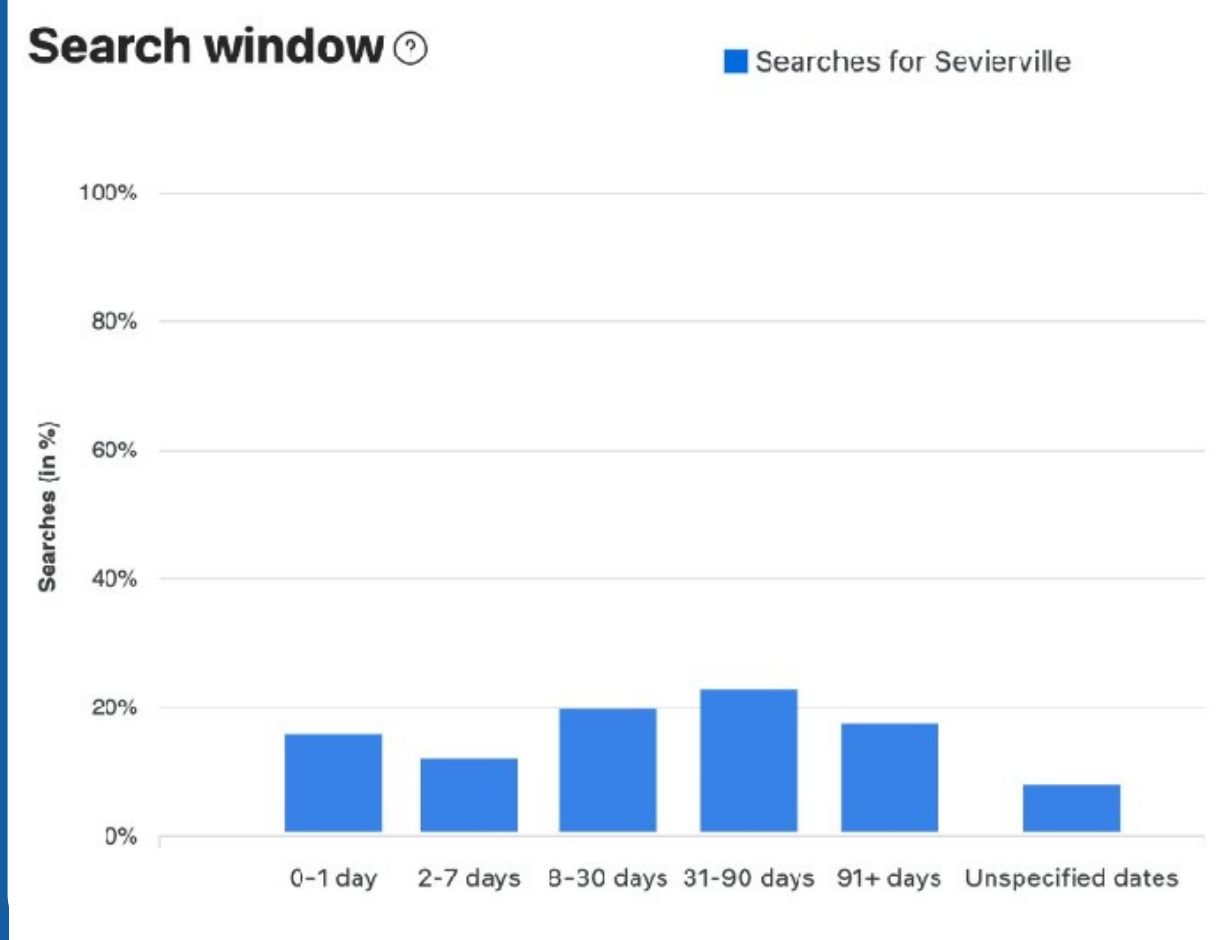


Visitors Income Breakdown

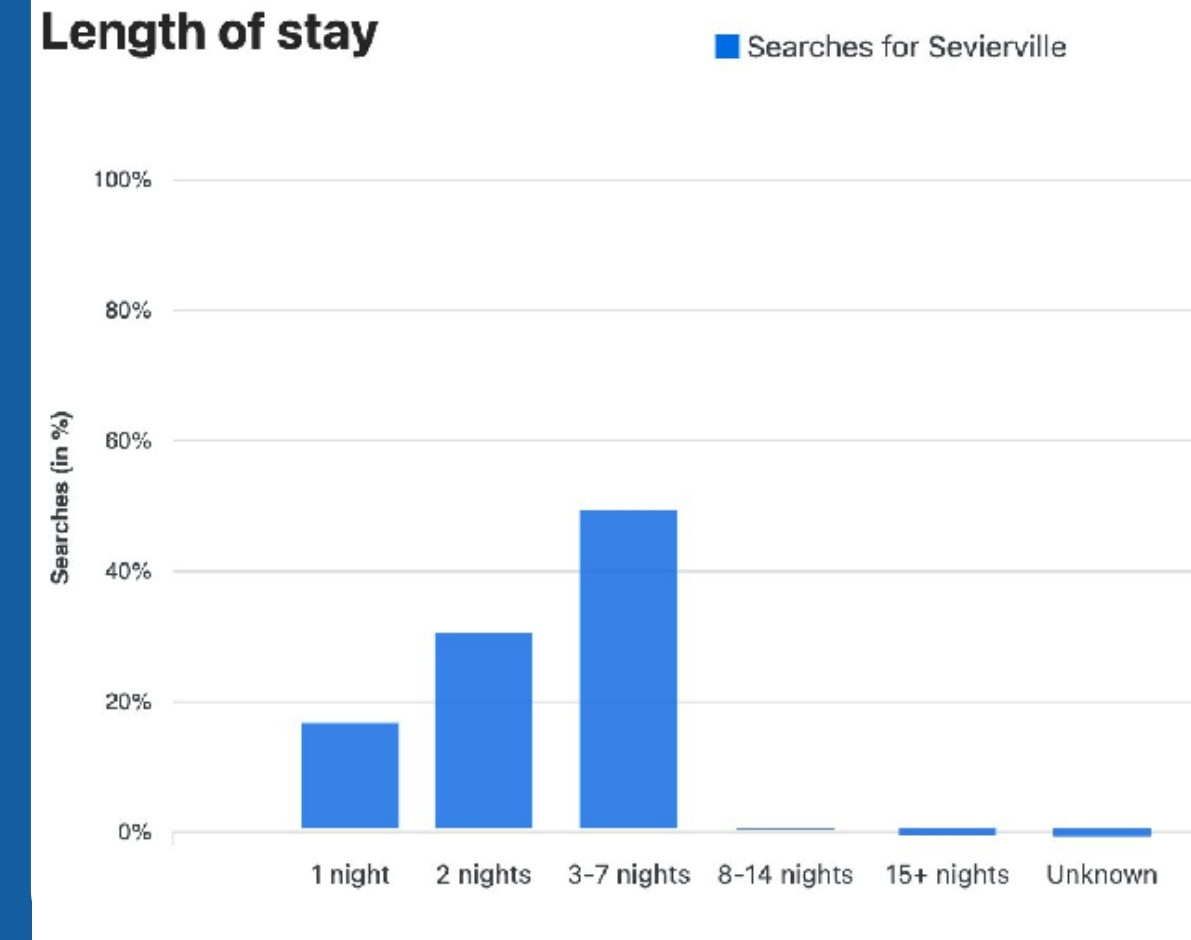
53% of visitors earn more than \$75K

PIGEON FORGE/ GATLINBURG VISITORS STATISTICS

~50% of searches are for stays within 30 days



~50% of the visitors stay for 3-7 nights

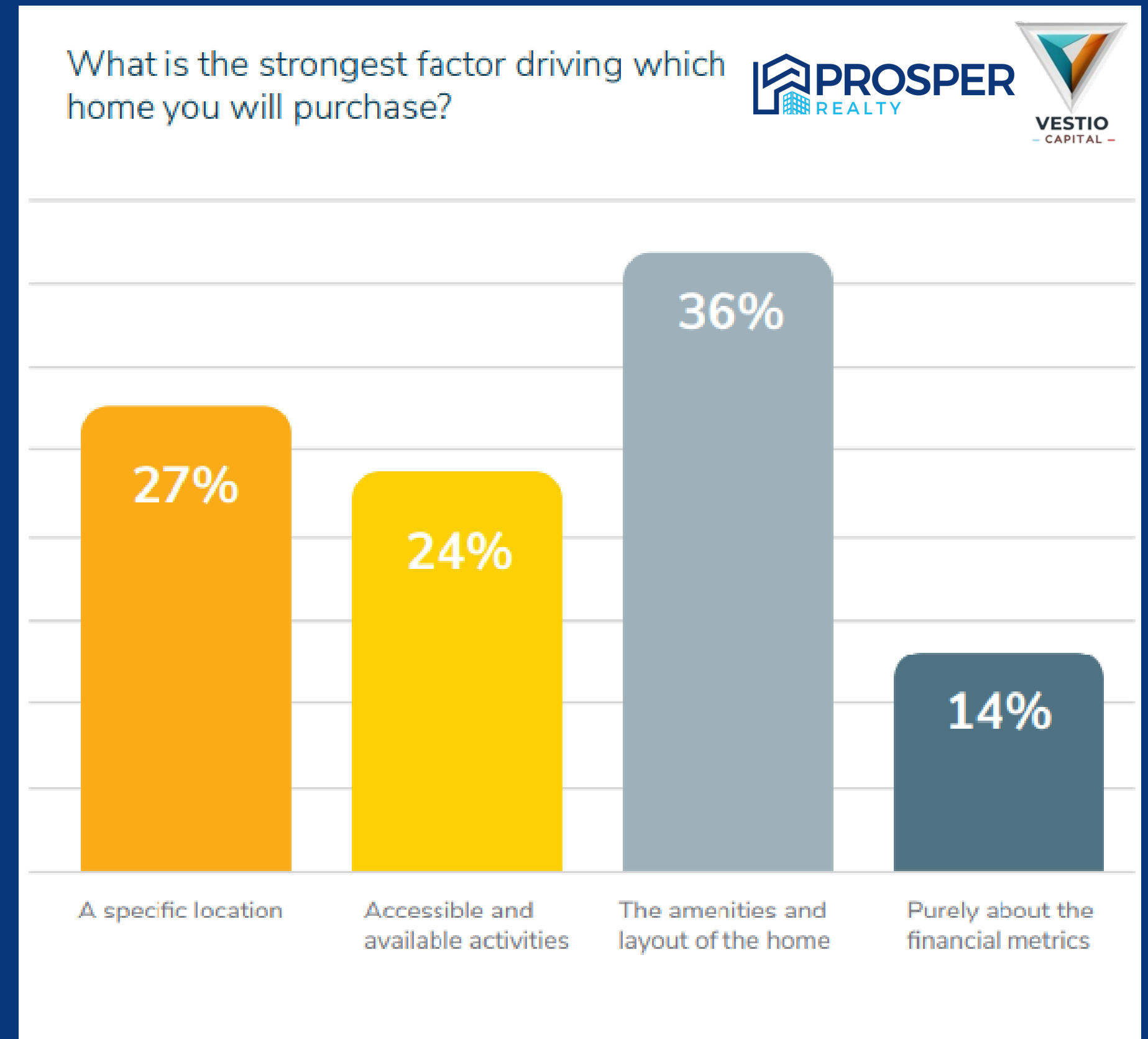


Vacation Rentals

Top amenities travelers seek in luxury vacation rentals

Top Vacation Rental Amenities

- Scenic Views
- Private Pool
- Outdoor Hot Tub
- Fire place
- Game Room
- Private Deck or Patio
- Convenient Location
- High Speed Internet
- Home Theater System and Cable
- Comfortable Furniture
- Private Indoor Movie Theater



Home amenities and layout are the top factors driving vacation rental purchases

Smith Creek Reserve

Property Information

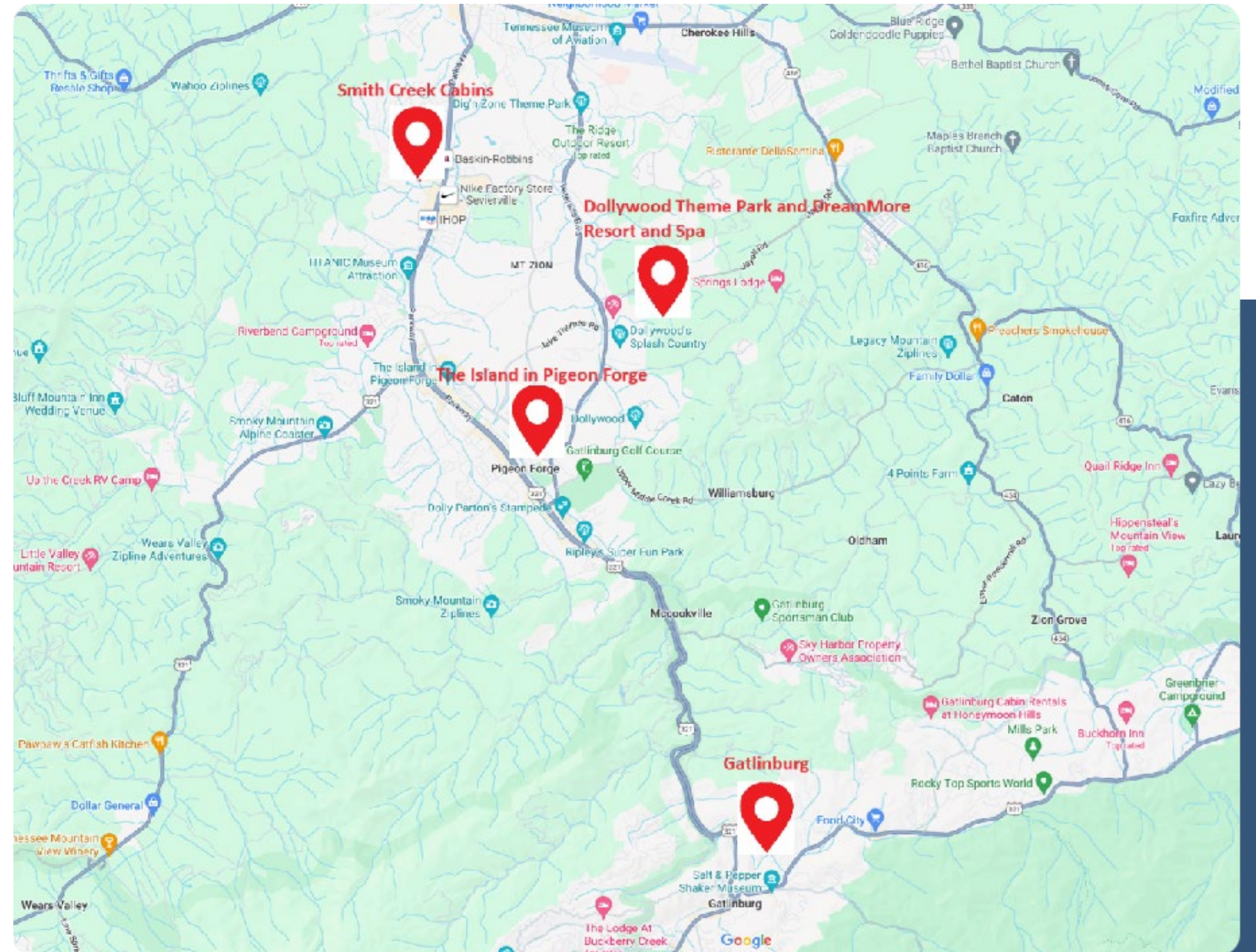
Property Name: Smith Creek Reserve

Unit Types: 4, 5, 6 and 8 Bedrooms. Looking to invest in the 5-, 6- and 8-Bedrooms Cabins.

Built: 2024-2025

Address: 302 Rambling Creek Way, Sevierville, TN 37862

- 3.8 miles from The Island in Pigeon Forge
- 5.8 Miles from Dollywood
- 11.9 Miles from Gatlinburg





SMITH CREEK RESERVE

Cabin Information

Square Footage (see appendix for floor plans)

- 5 Bedrooms: 3,560 sq. feet (sleeps 15)
- 6 Bedrooms: 4,472 sq. feet (sleeps 18)
- 8 Bedrooms: 5,385 sq. feet (sleeps 30)

Amenities

- Private Indoor Pool
- Private Hot Tub /Arcade / Game Room
- Private Indoor
- Movie Theater

Turn Key Delivery

- Fully-Furnished Cabin
- Stainless Steel Appliances
- Dinner, Cook, & Kitchenware
- Arcade Games, Wall Art & Decor

AIRBNB REVIEWS

SMITH CREEK RESERVE



5 STAR RATING: 94% (99)

4 Star Rating: 6% (6)

MAY 24
5 STARS

"Phenomenal stay. Rabia was so accommodating and responsive. The cabin itself was super clean, conveniently located and overall the epitome of luxury. Rabia is very sweet, so sweet we woke up to a fresh box of donuts! 10 out of 10 would definitely recommend. If I could give more stars I would."

MAY 24
5 STARS

"The place was beautiful. Plenty of room for a big group. Close to everything which is a super big plus. Enjoyed our stay very much. Very responsive nice hosts! Would love to return!"

JULY 24
5 STARS

We really enjoyed our stay! The cabin is amazing with plenty of room and the floor plan fit our stay perfectly. The location is outstanding. Just about a mile off the parkway near the outlets. There were no dangerous roads on the way and you still had a phenomenal view.

JULY 24
5 STARS

My family and I had a wonderful time during our stay. The location is away from the chaos of downtown, but close enough to make a quick trip if needed.! We cooked several meals in the kitchen, which was stocked with the tools we needed.And the private pool/hot tub were perfect for our downtimes, and had a very pretty view

JULY 24
5 STARS

However, if you have a group of loved ones that want to stay at a place near all the stuff in the Smokys like Theme parks, Zorbing, roller coasters, National Park, Hiking, Swimming, Fishing, etc, etc. Then it is a great value.15 minutes away from Dollywood, Zorbing, Wonderworks, Roller Coasters, Hiking, Mtn-Biking, Go-Karts, and a million other family things to do in this area.
DEFINITELY RECOMMENDED!!!

Smith Creek Reserve Cabin Information



Mountain View Serenity

Wake up to this stunning Smoky Mountain vista



Cozy Bunk Retreat

Perfect spot for kids to sleep and play. Relax with stunning views

Smith Creek Reserve Cabin Information



Gourmet Family Kitchen

Spacious and modern kitchen, perfect for hosting multiple families



Luxurious King Suite

Relax in a king-size bed and enjoy a modern, beautifully designed bathroom



Smith Creek Reserve Cabin Information



Private Indoor Swimming Pool

Enjoy year-round swimming in this private, 4ft pool.



Private Movie Theater

Experience full comfort viewing with reclined seating, an 85" SMART TV, and quality theater-style audio

Smith Creek Reserve Cabin Information



Game Room

Make it a family fun night with classic arcade games.



Private Hot Tub

Relax and recharge with some post-activity hot tub therapy on the private ground level deck



PROPERTY AMENITIES

RAMBLING RIVER WATERPARK

Opening in March 2025, A One-of-a-Kind Waterpark & Entertainment Experience, Unmatched in the Smoky Mountains



Watch 2-Min Rendered Video
Preview of New Water Park

PROPERTY AMENITIES

RAMBLING RIVER WATERPARK

OPENING IN MARCH 2025, THE COMPLEX HAS A FULLY-EQUIPPED ENTERTAINMENT FACILITY AND WATERPARK!



Infinity Swimming Pool

Crystal-clear infinity pool blending seamlessly into scenic forested mountains.



Splash Pad

Children will love this splash pad with a waterfall and great visibility.

PROPERTY AMENITIES

RAMBLING RIVER WATERPARK

OPENING IN MARCH 2025, THE COMPLEX HAS A FULLY-EQUIPPED ENTERTAINMENT FACILITY AND WATERPARK!



Soaking Spa

Soothing hydrotherapy at the Soaking Spa, perfect after Smokies adventures



Lazy River

Relax on the Lazy River, gliding through scenic Smith Creek Reserve

PROPERTY AMENITIES

OUTDOOR FAMILY FUN

OPENING IN Q4 2024, THE COMPLEX HAS A FULLY-EQUIPPED ENTERTAINMENT FACILITY AND WATERPARK!



Life Size Billiard Game

Enjoy oversized billiard fun with friends and family



Lounger

Relax by the firepit and cabanas, enjoying evenings with loved ones.



Outdoor Movie Theater

Outdoor movie theater: Enjoy big-screen movies with friends and family



Mini Golf

Fun, friendly competition for friends and family outings



NOTES:
1) EXISTING CONTOURS BASED ON

COMMUNITY MAP

PURCHASED HOUSES

COMMUNITY AMENITIES

RISK MITIGATION PLAN

RISKS

MITIGATION

❖ Maintenance and Operational Costs	STRs require frequent upkeep, cleaning, and higher management expenses.	<ul style="list-style-type: none"> ● New construction keeps maintenance low for 3-4 years. ● \$5K per cabin/year allocated, \$100K total for maintenance. ● Reliable property management controls costs, handles operations. ● All new appliances under warranty in the first few years.
❖ Seasonality	Seasonal demand in STR markets often causes inconsistent cash flow	<ul style="list-style-type: none"> ● Smoky Mountain properties enjoy 7-8 months of peak season. ● Located within 5 hours of 6 states and one-third of the U.S. ● Dynamic pricing maximizes revenue during peak/off-peak. ● Hosting events and unique experiences boosts off-season occupancy.
❖ Economic Downturns	Recessions reduce travel, lowering occupancy and revenue for STRs.	<ul style="list-style-type: none"> ● Build \$1M reserves to cover low-occupancy expenses. ● Target medium-term stays for business and remote workers. ● Flexible cancellation policies attract cautious travelers. ● Partner with local businesses to enhance guest experience.
❖ Market Saturation	More STRs in an area boost competition, lowering occupancy and prices.	<ul style="list-style-type: none"> ● Investing in luxury cabins with premium features for high demand. ● Smith Creek offers a water park, luxury amenities, prime locations. ● Use strategic pricing and flexible terms to stay competitive.
❖ Regulatory and Legal Risks	Local governments may impose strict regulations, permits, or bans on STRs.	<ul style="list-style-type: none"> ● Tennessee STR laws protect property rights with a clear legal framework (Justia Law). ● Zoning laws and permits maintain safety and property values. (Prime Mountain Properties). ● Recent court rulings protect STR use in residential areas (Tennessee Courts)(Justia Law).



Investment Details

Purchase Cap Rate

~8.7% (based on the first 12 months of operations)

Cabin Prices

5 BRs: \$1.9MM - \$2.3MM

6 BRs: \$2.1MM - \$2.7MM

8 BRs: \$3MM

Investment Details

Total Project Cost: \$45.0MM

Total Raise: \$13MM

Investment Options

Class A:

- 10% Yearly Preferred Coupon (Paid Quarterly)

Class B:

- 7% Yearly Preferred Coupon (Paid Quarterly)
 - 15%+ IRR (over the life of the project)

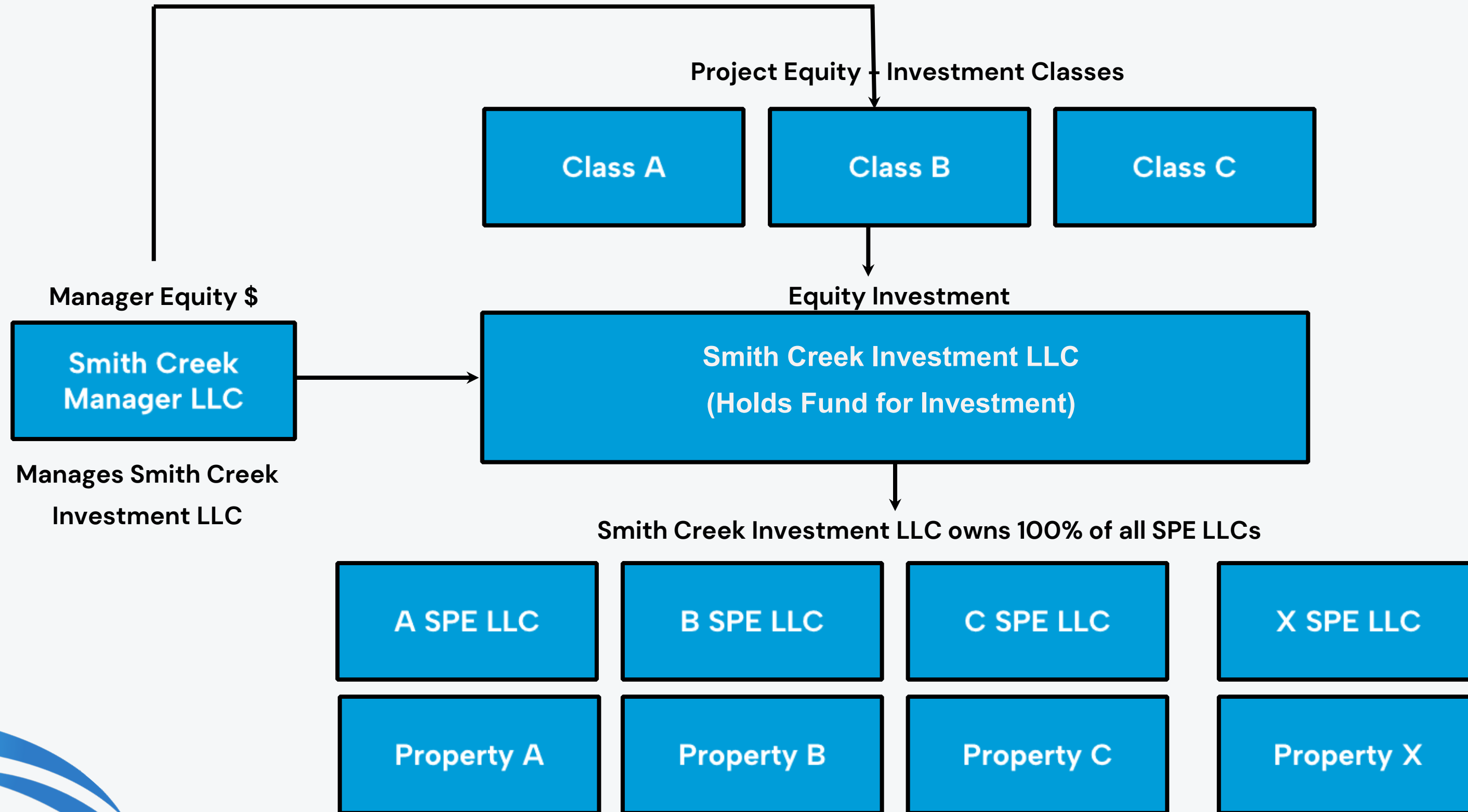
Class C:

- 7% Yearly Preferred Coupon (Paid Quarterly)
 - 18%+ IRR (over the life of the project)

10 YR. PROFORMA

Revenue	2025	2026	2027	2028	2029
Revenue-5BR	\$ 2,589,730	\$ 2,772,917	\$ 2,911,563	\$ 3,057,141	\$ 3,209,998
Revenue-6BR	\$ 1,806,103	\$ 1,953,061	\$ 2,050,714	\$ 2,153,250	\$ 2,260,912
Revenue-8BR	\$ 303,206	\$ 363,248	\$ 381,410	\$ 400,480	\$ 420,504
Total Revenue	\$ 4,699,039	\$ 5,089,226	\$ 5,343,687	\$ 5,610,871	\$ 5,891,415
Cleaning Fees	\$ 684,968	\$ 730,831	\$ 767,373	\$ 805,741	\$ 846,028
Total Revenue	\$ 5,384,007	\$ 5,820,057	\$ 6,111,060	\$ 6,416,613	\$ 6,737,443
Expenses	2025	2026	2027	2028	2029
Insurance	\$ 84,583	\$ 97,850	\$ 100,786	\$ 103,809	\$ 106,923
Water/Sewer	\$ 60,900	\$ 70,452	\$ 72,566	\$ 74,743	\$ 76,985
Internet	\$ 50,750	\$ 58,710	\$ 60,471	\$ 62,285	\$ 64,154
HOA	\$ 81,200	\$ 93,936	\$ 96,754	\$ 99,657	\$ 102,646
Electric	\$ 142,100	\$ 164,388	\$ 169,320	\$ 174,399	\$ 179,631
Maintenance	\$ 84,583	\$ 97,850	\$ 100,786	\$ 103,809	\$ 106,923
Property Taxes	\$ 169,167	\$ 169,167	\$ 174,242	\$ 179,469	\$ 184,853
PM Fees	\$ 704,856	\$ 763,384	\$ 786,285	\$ 809,874	\$ 834,170
Cleaning Fees	\$ 646,914	\$ 690,229	\$ 710,936	\$ 732,264	\$ 754,232
Payment Processing	\$ 161,520	\$ 174,602	\$ 179,840	\$ 185,235	\$ 190,792
Total Expenses	\$ 2,186,573	\$ 2,380,568	\$ 2,451,985	\$ 2,525,544	\$ 2,601,311
Net Operating Income	\$ 3,197,434	\$ 3,439,489	\$ 3,659,075	\$ 3,891,068	\$ 4,136,133

PROJECT LLC STRUCTURE

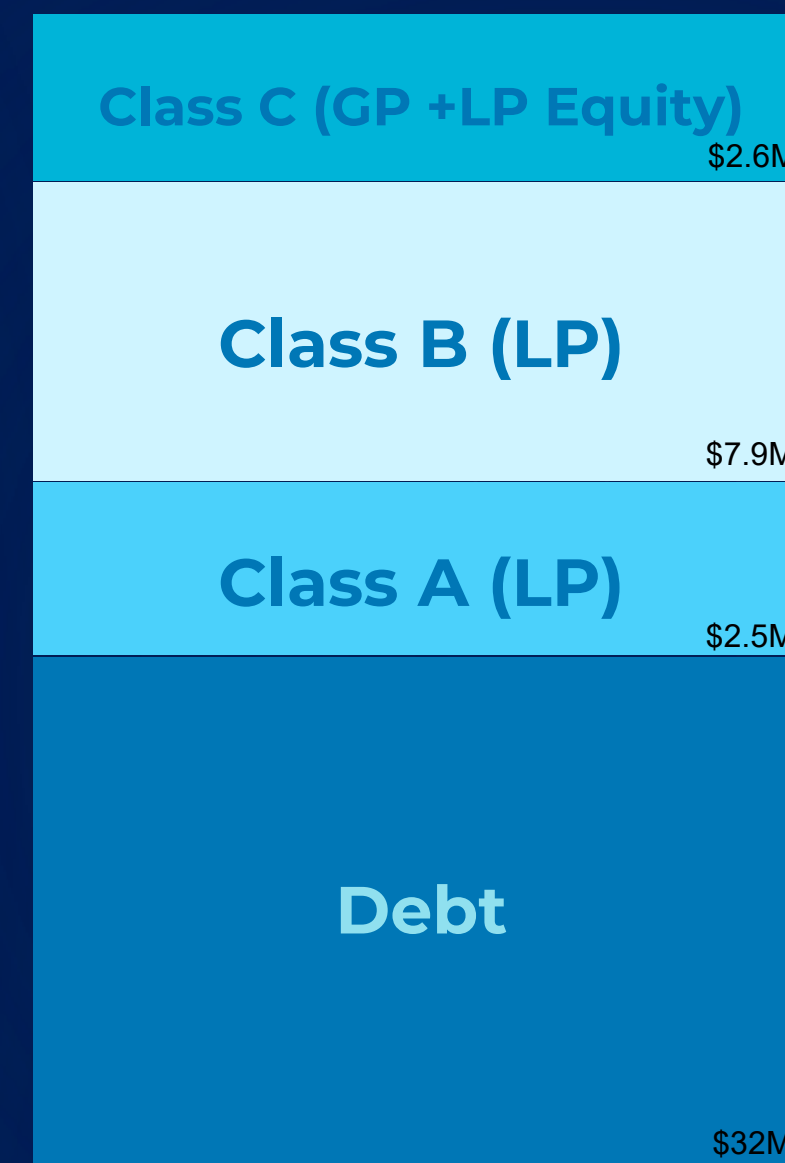


INVESTMENT STRUCTURE & CAPITAL STACK OVERVIEW

INVESTMENT CLASS

Investment Class	Details
Class A	<ul style="list-style-type: none"> • 10% Annual Preferred Coupon. • Paid before Class B and Class C. • Upside Limited to 10% annual return. • Minimum Investment Period : 3 year. • Fixed Return at Return of Investment : 10% • Minimum Investment : \$75k
Class B	<ul style="list-style-type: none"> • 7% Annual Preferred Coupon. • Paid after Class A and before Class C. • LP/GP Split : 70%-30% up to 15%, after that 50%/50% • Minimum Investment Period : 3 year • Estimated Return at Return of Investment : 15% • Minimum Investment : \$75k
Class C	<ul style="list-style-type: none"> • 7% Annual Preferred Coupon. • Paid after Class A and Class B. • LP/GP Split : 80%-20% up to 18%, after that 60%/40% • Minimum Investment Period : Life of Project. Maximum Annual Return at Return of Investment : Unlimited. • Estimated Return of Investment: 18% • Minimum Investment : \$250k

CAPITAL STACK



CLASS A SAMPLE RETURNS BASED ON EACH INVESTMENT OPTION

CLASS A PROVIDES STEADY CASH FLOW OVER THE LIFE OF THE INVESTMENT

PROJECTED RETURNS BASED ON \$100,000 INVESTMENT CLASS A						
	Investment	Year 1	Year 2	Year 3	Year 4	Year 5
Investor Annual Percent Return		10%	10%	10%	10%	10%
Investor Return on Investment	(\$100,000)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Return from Disposition - Limited Partner		\$0	\$0	\$0	\$0	\$0
Total Return (Yearly)	(\$100,000)	\$10,000	\$10,000	\$10,000	\$10,000	\$110,000*
Total Return						\$150,000

* Includes Return of Initial Investment (100K)

CLASS B SAMPLE RETURNS BASED ON EACH INVESTMENT OPTION

CLASS B PROVIDES STRONG CASH FLOW OVER THE LIFE OF THE INVESTMENT AND A HIGHER OVERALL RETURN

PROJECTED RETURNS BASED ON \$100,000 INVESTMENT CLASS B						
	Investment	Year 1	Year 2	Year 3	Year 4	Year 5
Investor Annual Percent Return		6%	7%	7%	7%	11%
Investor Return on Investment	(\$100,000)	\$6,600	\$7,300	\$7,000	\$7,500	\$11,000
Return from Disposition - Limited Partner		\$0	\$0	\$0	\$0	\$157,000
Total Return (Yearly)	(\$100,000)	\$6,600	\$7,300	\$7,000	\$7,500	\$168,000*
Total Return						\$196,400

* Includes Return of Initial Investment (100K)

CLASS C SAMPLE RETURNS BASED ON EACH INVESTMENT OPTION

CLASS C PROVIDES HIGHEST RETURN OVER THE LIFE OF THE INVESTMENT

PROJECTED RETURNS BASED ON \$100,000 INVESTMENT CLASS C						
	Investment	Year 1	Year 2	Year 3	Year 4	Year 5
Investor Annual Percent Return		0%	7%	14%	7%	11%
Investor Return on Investment	(\$100,000)	\$0	\$7,100	\$14,000	\$7,500	\$11,000
Return from Disposition - Limited Partner		\$0	\$0	\$0	\$0	\$178,000
Total Return (Yearly)	(\$100,000)	\$0	\$7,100	\$14,000	\$7,500	\$189,000*
Total Return						\$217,600

* Includes Return of Initial Investment (100K)

Financial Overview

Financials

Project Cost	\$45.0MM
Loan Amount	\$32.0MM
Class A Equity	\$2.5MM
Class A Return (IRR)	10%
Class B Equity	\$7.9MM
Class B Return (IRR)	16%
Class C Equity	\$2.6MM
Class C Return (IRR)	18%



Sources and Uses

SOURCES

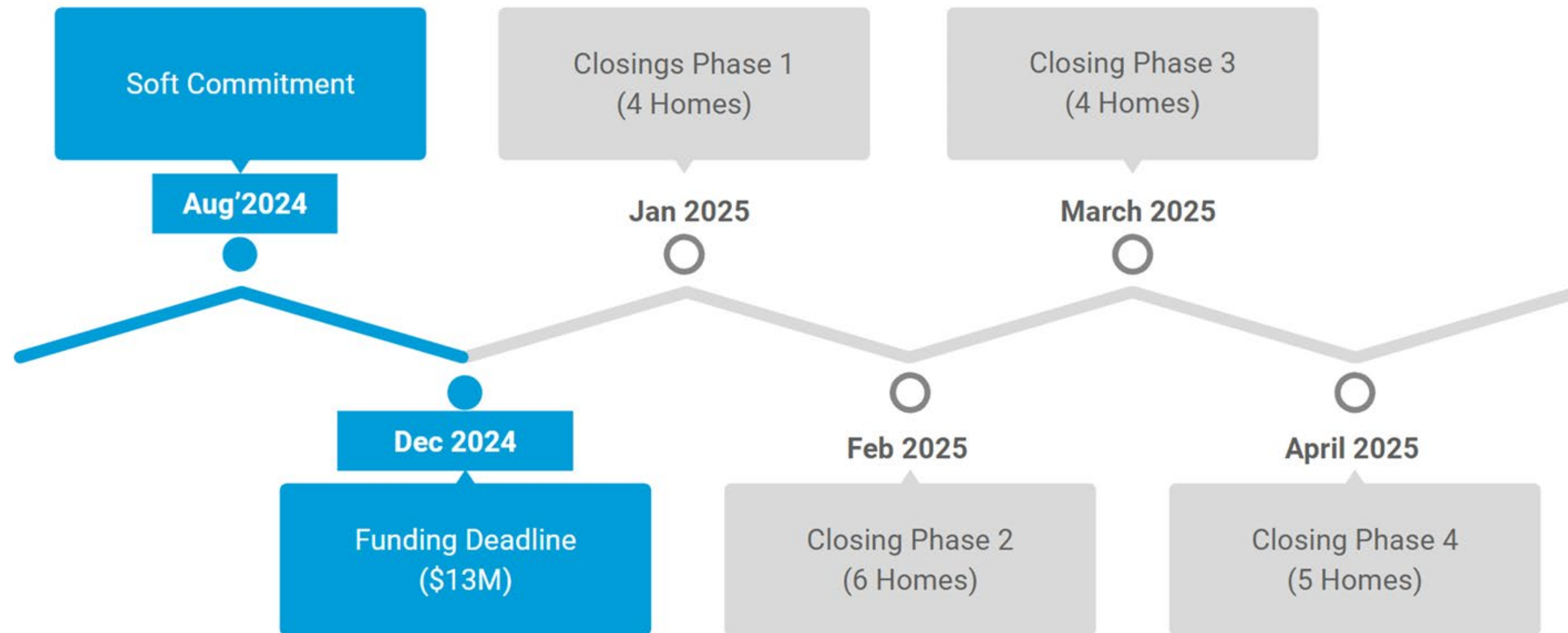
Senior Debt	\$32.0M
LP Equity	\$11.6M
GP Equity	\$1.4M
Total Sources	\$45.0M

USES

Purchase Price	\$43.00M
Closing Cost Credit	-\$0.5M
Fees (Closing Costs, etc.)	\$1.5M
Projected Reserves	\$1.0M
Total Uses	\$45.0M



Project Timeline & Milestones



LUXURY VACATION RENTAL INVESTMENT

NEXT STEPS

- Subscription to this deal is open: Indications suggest it will oversubscribe quickly.
- First-come, first-served: Offering is available only for accredited investors.
- To invest: Click the [link](#) to submit your soft commitment.
- Questions?: Contact the General Partners at info@prosperrealtypartners.com / investors@vestiocapital.com

INVESTOR TIMELINE:

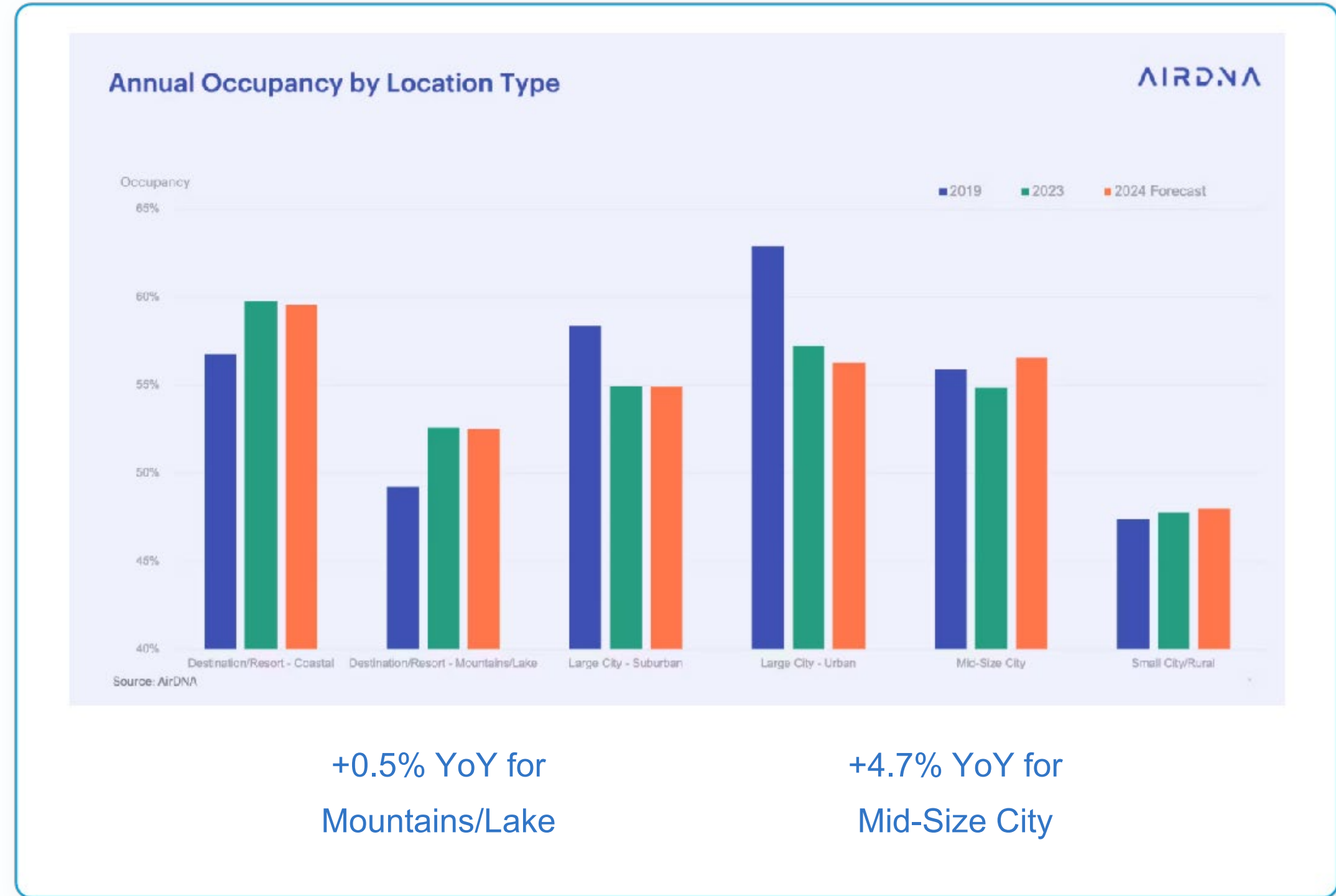
- 10/25: Investment Summary Available
- 10/28: PPM Available / Funding Begins
- 12/15: Deadline for All Funds Wired
- Jan '25 – April '25: Deal Closing



APPENDICES



PRO FORMA PROJECTION



5 Bedrooms Floor Plan



Basement

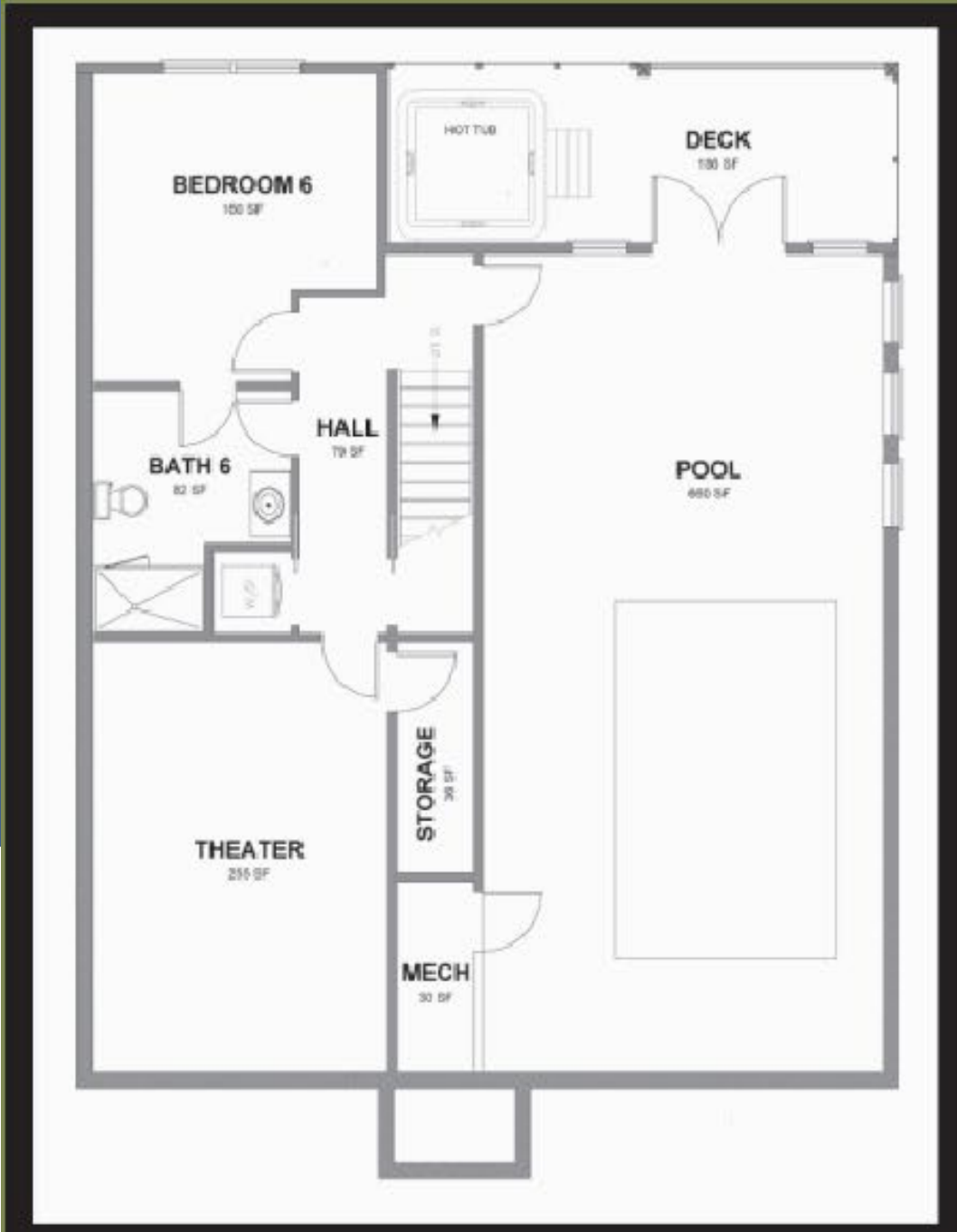


First Floor



Second Floor

6 Bedrooms Floor Plan



Basement



First Floor



Second Floor



Thank You!

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