

JET Hospitality Equity Raise



Teton Peaks Resort



Pacific Dunes Resort



Teton Peaks Resort



JET Hospitality

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HREC Investment Advisors ("HREC IA") is pleased to present the opportunity to partner with JET Hospitality ("Sponsor") in their pursuit of solidifying their existing assets through renovations of existing properties and infilling their sites with mini-homes, RV campsites, and additional amenities. The proposed equity amount for the request is \$5mm and carries with it significant ROI potential as well as opens the door for future investments / growth with the sponsor as they continue to grow the JET brand and affiliation.

Jet Hospitality is a Top-5 outdoor lifestyle brand with a strong presence across ten properties in the Rocky Mountain Pacific Northwest region. With virtually no outside capital, they have been able to scale the company into over \$3mm in yearly revenue with over \$4mm projected in 2025 over five states: Washington, Idaho, Montana, Utah, and Washington. They have a flushed out proof of concept that consists of acquiring distressed or under performing assets to convert them to boutique resort destinations, operating to stabilization, and refinancing to deliver partner returns that they have executed on before.

Proof of Concept:

Pacific Dunes: Acquired in Jan 2020 for \$500k | Stabilized and Appraised in Fall 2021 for \$3.4MM. Loan of \$1.35MM w/ Equity Gain of \$2MM+.

Teton Peaks: Acquired in April 2021 for \$1.45MM | Stabilized and Appraised in Summer 2022 for \$4.1MM. Loan of \$2MM w/ Equity Gain of \$2MM+, with \$700k+ Cash out to partners.

Sacajawea Inn: Acquired in May 2021 for \$600k | Stabilized and Appraised in Fall 2023 for \$2.5MM. Loan of \$1.5MM w/ Equity Gain of \$1MM, with \$600k+ Cash out to partners

Investing in JET Hospitality presents a unique opportunity to tap into the growing demand for experiential, outdoor-focused travel that we have seen gain great traction post-Covid. As the company begins to infill its existing sites and expand its offerings, outside investors can benefit from a proven platform with operational momentum, with a growing brand identity and loyalty base; positioning themselves for both near-term cash flow and long-term value creation as the company enhances its assets and footprint.

They have recently launched the JET Motor Inn concept that will allow them to leverage their brand affiliation and exposure to and provide a platform for their franchising business lane as this will be the first hotel they have that is branded with the JET name. They have multiple new online sales levers that will help grow brand recognition that all center around their rewards programs / packages that can be used across their portfolio / greater Western US.

