

JET GROWTH FUND

ALTERNATIVE INVESTMENT REAL ESTATE SYNDICATION

Confidential Investment Opportunity For Accredited Investors Only

Available Q3/Q4 2025

JET
HOSPITALITY

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THE RAISE

JET GROWTH FUND

506 Reg D RULE C

\$5,000,000

Uses:

\$1mm - Infill Dev (4 Deals)

\$4mm - 10 Aquisitions

- 5,000 Member Units Available
- \$1,000/Unit
- 10% Preferred Return (Class A)
- Returns >10% = (80/20 Split)
 - 80% to Class A
 - 20% to Class B

THE BUSINESS MODEL

- 1 - Raise Capital (\$5MM) via 506 REG D (rule c) RE Fund
- 2 - Invest in JET HOSPITALITY 2024 Portfolio Growth Plan
(+5 Locations) and Emerging Brand JET MOTOR INN, Upscale Roadside Hotel Concept
 - a. Drive Interest Income from financing JET Hospitality Acquisitions & Construction Spend (Wyoming, Colorado, Montana, Utah, New Mexico, Idaho)
 - b. Drive Equity Gains as a Passive (Up to 10%) Co-Investor on JET Hospitality Deals under contract and on Capital Exit Events i.e. Refi or Sale of Asset
 - c. Quarterly Returns to Investors at 10% PREF Rate | >10% (80/20 split)



SPONSOR - MANAGEMENT & LEADERSHIP

Manager: JET Asset Mgmt LLC | Sponsor: JET Fuel 1 LLC



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WHO WE ARE

THE JET STORY

Alternative Excellence. Pioneered by Cornell graduate, Jesse Baker and co-directed with fellow grad Aaron, Mumford, JET Hospitality is one of the quickest-growing hospitality start-ups in the Western United States. The brand prides itself in the embodiment of alternative excellence through lifestyle lodging. Each property is location-specific; catering to the road trip, van-life, and outdoor adventure or sports crowd enthusiast. Each property (currently six across the West), also features a suite of unique alternative accommodation options; hotel bungalows, cabins, glamping, tiny homes, and RV/OG Camping.

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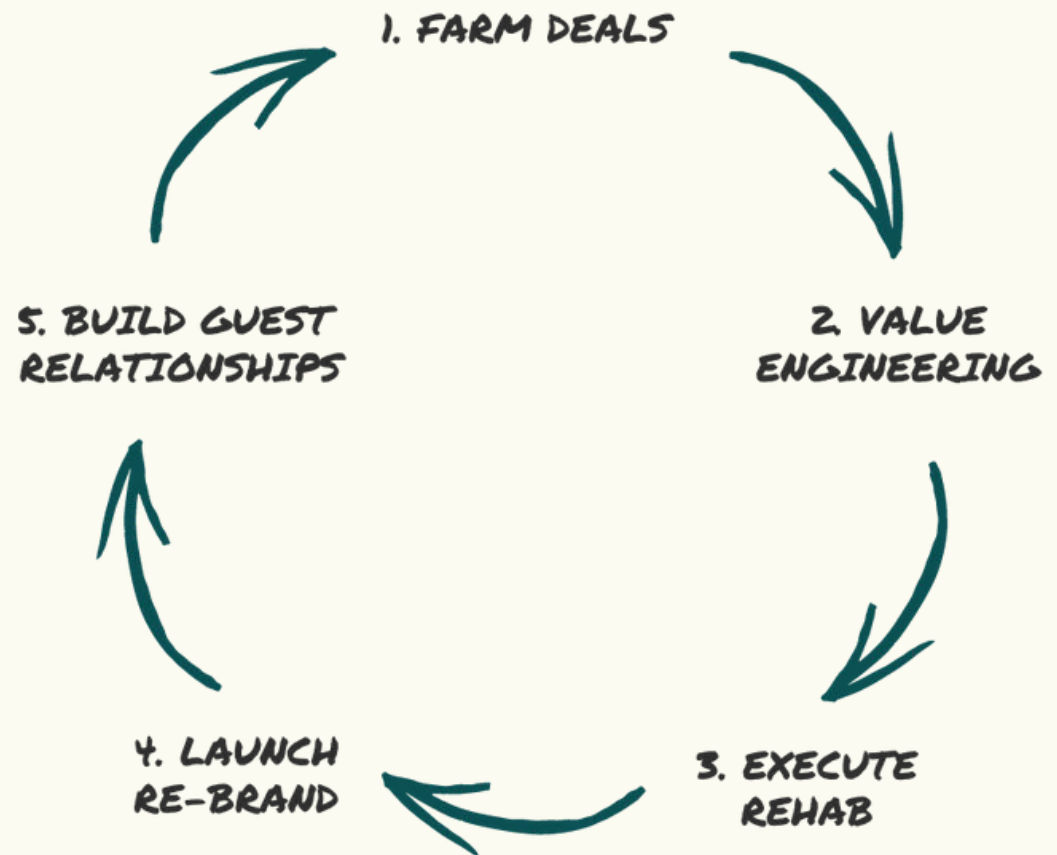
JET METHOD

HOW WE FARM, FINANCE, & STABILIZE DEALS

JET Hospitality's model focuses on an organic approach to finding locations they develop into high experience, high value properties to spread alt travel and hospitality throughout the West.

JET 360 MODEL

- Harvest (Find it)
- Finance (Capitalize it)
- Farm (Close it)
- Rehab (Fix it)
- Rebrand (Market it)
- Operate (Run it)
- Stabilize (Prove it)
- Exit (Sell or Refi it)
- Repeat (Hedgehog it)



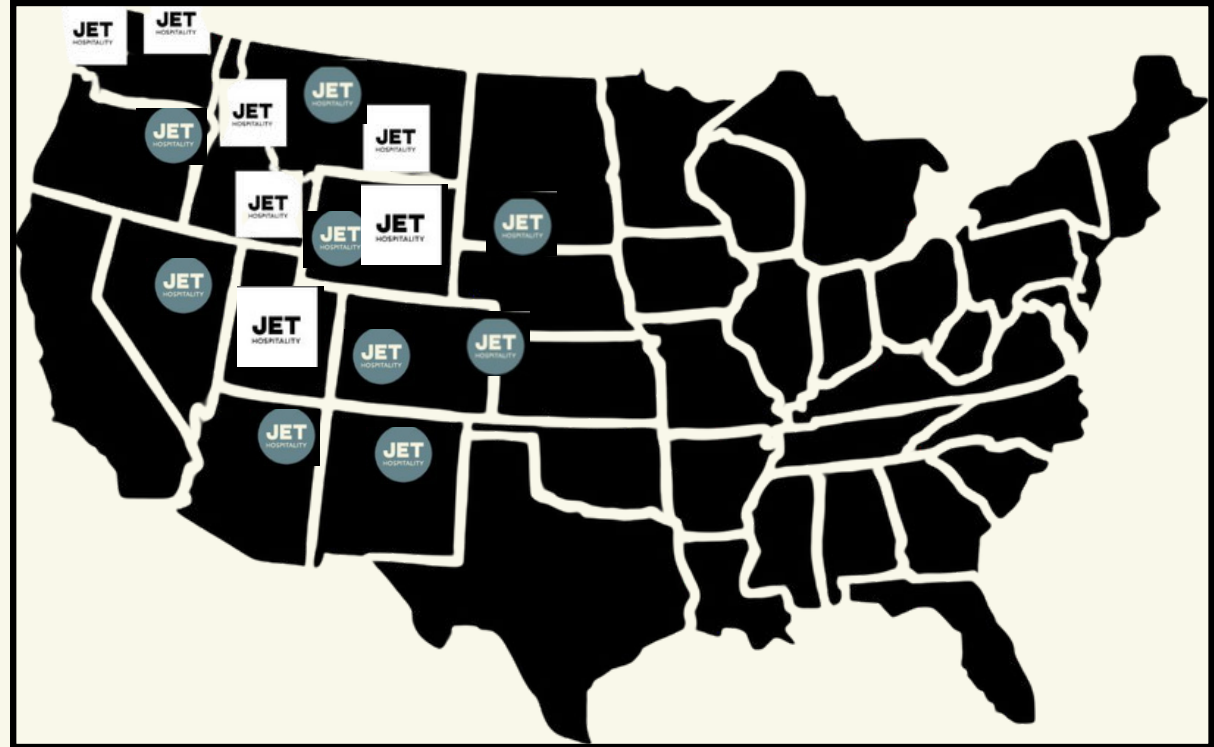
WHY JET? PROVEN PARTNER + POWERFUL GROWTH FORECAST



EXISTING MARKET



JET TARGET MARKET



WHY JET GROWTH FUND? WHY NOW?

1. Fund Sponsor and Asset Management

—> Proven Track Record

2. Niche Demand Segment Identified

3. Target Market Identified

4. Deals Under Contract

5. Conservative Investments

6. Strong Projected Return Schedule

7. Combination Debt+Equity Gains

1. Attractive Projected Returns Beating

—> FED Fund Rate Investments Decreasing in 2024

2. Alternative Investments with Proven Business Model and strong collateral to back investment

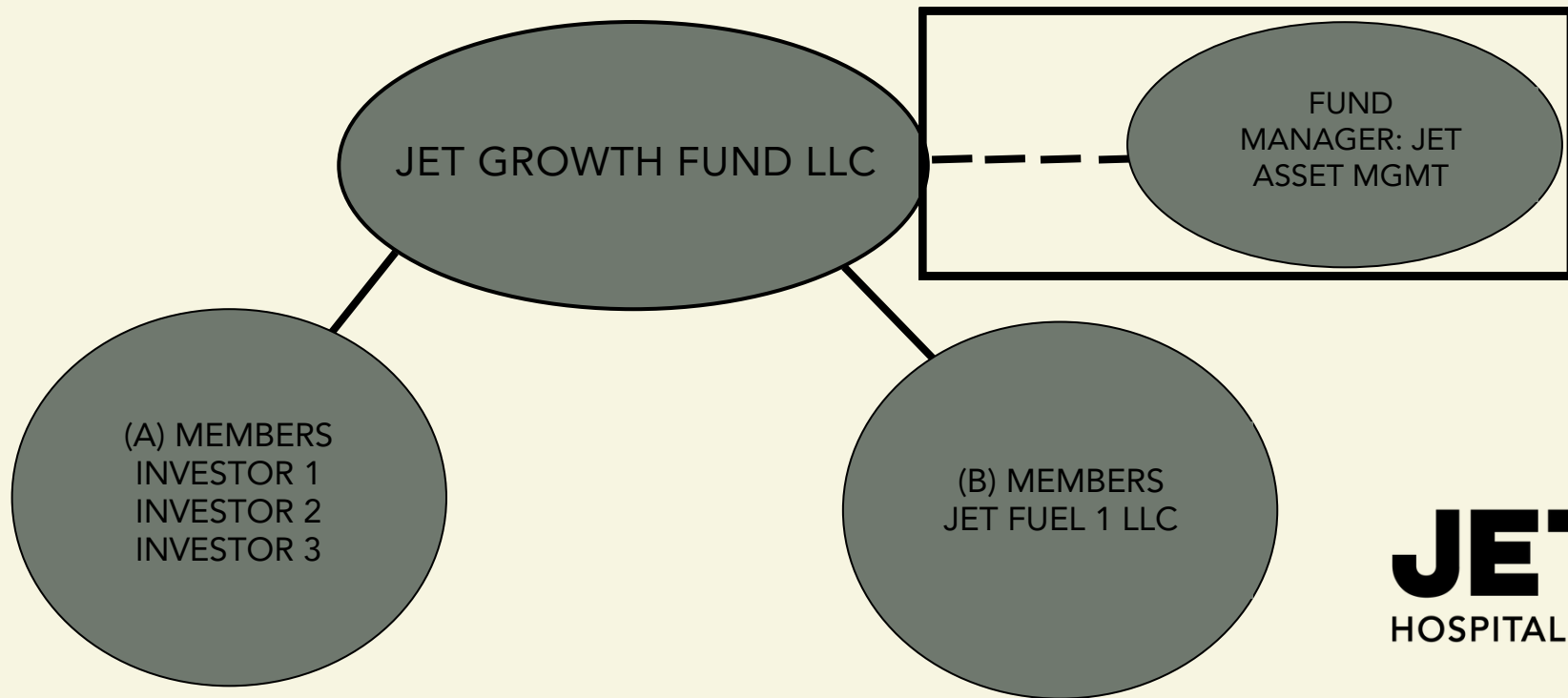
3. Hedge Against Stock Market at PEAK now

4. Successful Partner Identified (JET) professionally Manage Brand Growth

5. Low Barriers to Entry

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FUND STRUCTURE: A REAL ESTATE SYNDICATION



HOW DOES THIS GROWTH FUND THING WORK?

Fund Model

- 1 - Fund invests in deals that JET already is an owner of (such as escalante) and new deals.
- 2 - Fund charges each SPV 12% interest on construction and/or acquisition financing.
- 3 - Fund receives up to 10% passive (classA) ownership shares in each deal it finances.

Uses:

- A. 4 existing jet deals (\$1mm into Escalante, Cottonwood, Virginian, and JET Motor Inn)
- B. 10 new deals (\$4mm)

Returns

- 1 - Quarterly Interest Payments (9-10%) target roi after fund expense)
- 2 - Equity Multiple Gains in Year 3,4,5 as properties stabilize and reversion gains are realized.
- 3 - 80/20 preferred return >10% (JET only eats after 10%)

Fees

- 1 - Asset mgmt 2% on raise and annually, can raise up to 3% in later years as reversion returns
- 2 - Developer Deal Fee 1%

**QUARTERLY
INTEREST PMT**

**EQUITY GAINS
ON EXITS**

**PORTFOLIO
VACATION ACCESS**

JET SAUCE













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