

# WESTERN EXPANSION

## INVESTMENT OPPORTUNITY

THE LEADER IN  
LIFESTYLE LODGING

### Option 1

**\$250,000 Secured Promissory**

**Note | JET Portfolio**

- **Return:** 5% flat fee (20%AAR)
- **Term:** 90 days
- **Security:** Collateralized against Lazy Lake Outpost, 75% LTV, asset listing for sale 4/1/26
- **Use of Proceeds:**
  - Acquisition (Buffalo, note payoff)
  - Rehab capital (Buffalo/Powell)
  - Operational runway (Mgmt co)
- **Investor Perk:** 30 Night Vacation Fund
- **Why it works:** Short-duration, asset-backed, with a near-term liquidity event providing a clear repayment path. Strong equity unlocked early for JET; Strong returns locked in for Investor.



### Option 2

**\$100,000 Convertible**

**Note | Buffalo Property**

- **Return:** 10% (20% AAR)
- **Term:** 180 days
- **Conversion:** Equity Conversion: 20% at investor call (5mo strike).
- **Use of Proceeds:**
  - Room renovations (\$3k/rm)
  - New signage (\$15k)
  - Local business networking & partnership development (\$5k)
- **Investor Perk:** 20 Night Vacation Fund
- **Why it works:** Strong upside optionality — earn yield or convert into an equity stake in a property being actively positioned for growth

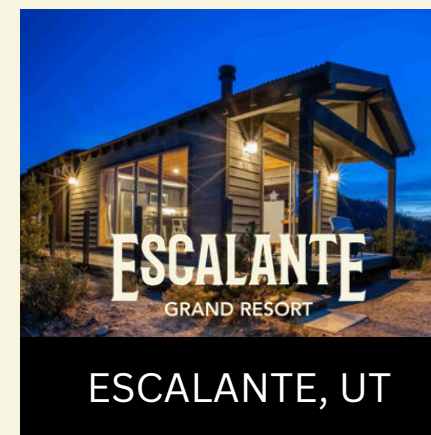


### Option 3

**\$250,000 Convertible**

**Note | Escalante Grand Resort**

- **Return:** 12%
- **Term:** 1 year
- **Conversion:** Equity Conversion: 10% at investor call (11mo strike).
- **Use of Proceeds:**
  - Adding 6+ cabins
  - Adding 3+ tentes
  - Adding a pickle ball court
  - Amenity upgrades
- **Investor Perk:** 30 Night Vacation Fund
- **Why it works:** Highest yield of the three options, backed by a 25-acre asset and Master Planned Dev asset with 39-homesite infill upside.



**The Vacation Fund is simple: invest with JET, stay at JET properties for free. Nights are allocated proportionally — so every dollar you invest earns you a piece of the portfolio experience.**  
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 Investments involve risk, including possible loss of principal. Please consult your financial and legal advisors before investing.

# JET

## HOSPITALITY

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