

SEPTEMBER 2026

Executive Summary

EQUITY ESTATES FUND VIII, LLC

EQUITY  ESTATES

Invest in Together

Getting together sounds simple. But in real life, it's anything but.

Life is busy.
Calendars are full.
And the penciled-in vacation gets lost in the sea of group texts.

Equity Estates exists to change that.

We believe time together matters—and it's worth securing.
Not as a once-in-a-while indulgence, but as a repeatable part of life.

Equity Estates offers a real estate investment
designed around shared vacations and long-term value.

Through private funds with defined exits,
investors share ownership and use of a curated global portfolio of homes.
Chosen for destinations people want to return to, and value that endures over time.

And every moment—
from the first inkling of where you want to go
to the last glass of wine while you're there—
is made possible by a team
that understands what's at stake.

That it's not just another trip,
but a new chapter.

Invest in Together



Most people think you have
to choose between

Protecting your capital

and

making memories that last.

Equity Estates exists to make *both* possible.

Since 2006, we've been building and managing private luxury real estate funds designed specifically for shared ownership and long-term stewardship. Across multiple funds, we've raised more than **\$300 million** and facilitated over **30,000 vacations**, applying a consistent, disciplined approach to how homes are acquired, managed, and exited over time.



About the Structure



CHOOSE YOUR LEVEL

Select from five investment levels, each offering a defined amount of annual travel across the Equity Estates portfolio.

Depending on the level, investors receive 15–45 nights of annual use.



ACCESS THE PORTFOLIO

Your nights can be used across a curated collection of luxury homes in destinations designed for repeat visits.

Compared to renting similar homes, this structure often saves 50–75% annually.



ONGOING COSTS

In addition to the initial capital contribution, investors pay quarterly dues to cover shared operating costs, along with a 1% annual asset management fee.



SPACE AVAILABLE ACCESS

Based on availability, unlimited additional nights are accessible within 21 days of travel.

Ask us to hear more details.



TRANSPARENT STRUCTURE & OVERSIGHT

Each fund is structured with clear governance, independent oversight, and comprehensive reporting. Investors receive regular updates, third-party audits, and independent yearly appraisals on the value of the residences—providing clarity throughout the life of the fund.



A DEFINED EXIT

At the conclusion of the fund term, homes are sold and net profits are distributed according to the fund's terms.

Pending appreciation, distributions are applied first toward the return of invested capital, followed by 80% of remaining proceeds thereafter.



About the Experience



THE HOMES

Equity Estates residences are thoughtfully selected luxury vacation homes, targeted at purchase prices **between \$3 and \$7 million** — chosen for lifestyle appeal and long-term value.

Located in sought-after beach, mountain, and city destinations, each home is chosen for livability, setting, and long-term appeal—places designed for gathering and worth returning to over time.



THE SERVICE

Every stay is handled end-to-end.

From the basics — groceries stocked before you arrive, daily housekeeping throughout, local hosts on the ground. To the details that make it exactly yours — tastings with a private sommelier, snorkel trips secured, a private guide to take you off the beaten path.

So you can stop managing the trip and start being present for it.



AVAILABILITY

Because our homes aren't rented to the public, reserving them is straightforward.

With a target vacancy rate of approximately 40%, you can plan travel on your own schedule with confidence.



A Thoughtfully Diversified Global Portfolio

Equity Estates invests in a diversified portfolio of luxury homes across sought-after destinations around the world. Rather than concentrating in a single type of location, each fund is intentionally balanced across destination categories—reflecting how people actually travel over time.



BEACH



CITY



MOUNTAIN



LEISURE

65+

Luxury homes
across the Equity
Estates portfolio

25+

Countries
represented across
beach, mountain,
city, and leisure
destinations

\$450M+

Assets under
management

\$3–\$7M

Targeted
purchase price
of home at
acquisition

BEACH

Dropsey Bay, Anguilla
Ambergris Caye, Belize (2)
Virgin Gorda, British Virgin Islands (2)
San Diego, California (2)
Tamarindo, Costa Rica
Punta Cana, Dominican Republic
Miami, Florida
Lido Key, Sarasota, Florida
St. Martin, French West Indies
Seven Mile Beach, Grand Cayman
Big Island, Hawaii (3)
Maui, Hawaii
Playa Palmilla, Mexico (3)
Los Cabos, Mexico (2)
Coastal Charleston, South Carolina (2)
Providenciales, Turks and Caicos (2)
St. Croix, US Virgin Islands (2)
St. John, US Virgin Islands (2)

MOUNTAIN

Lake Tahoe, California (2)
Aspen, Colorado
Beaver Creek, Colorado
Snowmass, Colorado
Steamboat Springs, Colorado
Vail, Colorado (2)
Big Sky, Montana (2)
Park City, Utah (3)
Jackson Hole, Wyoming

CITY

Paris, France
Florence, Italy
New York, New York (3)
Lisbon, Portugal
London, United Kingdom (2)

LEISURE

Scottsdale, Arizona
Palm Springs, California
San Diego, California
Wine Country, California (3)
Tuscany, Italy



In addition to Equity Estates–owned residences, all funds include access to affiliated and reciprocal homes—expanding the geographic reach of the portfolio while maintaining consistent standards of quality and care.

ASPEN, COLORADO (FUND III)

Welcome Home

Mornings on the mountain. Evenings by the fire. A short walk to dinner in town before snow falls quietly outside your door. This is the Aspen you imagine—and the one you return to.



MOUNTAIN



Features & Amenities

- Wide-open floorplan
- Cozy, alpine comfort
- Great room flooded with natural light
- Chef's kitchen
- Stellar views
- Spa-like primary bath
- Highly walkable to downtown
- Hear the river from your balcony

WINE COUNTRY, CALIFORNIA (FUND IV)



LEISURE

Welcome To Your Other Home

A stunning chateau in the heart of wine country. Where classic European architecture is rivaled only by the views.



Features & Amenities

Picturesque backyard pool

Covered patio and fireplace

Chef's kitchen

Vineyard views

Lush gardens

Short walk from Main Street

AMBERGRIS CAYE, BELIZE (FUND III)

Welcome To Your Other *Other* Home

This classic Belize stunner is oceanfront, and on more than an acre of land.
Easy access to some of the best diving, snorkeling, and fishing in the world.



Features & Amenities

- 100-foot pier
- Access to barrier reefs
- Chef's kitchen
- Ocean views
- Amazing Pool
- Short walk to San Pedro



An investment in:

Family Reunions

Annual Friend Trips

Cousin-Paloozas

No-Kid Weekends

New Traditions

And that's just the beginning.

For the adventurous: there are Expeditions designed exclusively for investors — from private safaris to wine harvests in Tuscany to ancient ruins few tourists ever see. **For the generous:** your nights are fully shareable, so you can gift them to friends or family, reward colleagues, or donate a stay to your favorite charity. **For the detail-oriented:** every home arrives stocked with 85+ consumables ranging from condiments and coffee in the kitchen to extra batteries for your electronics, because nothing should be missing when you walk through the door. **And for the investor:** behind every property is a disciplined real estate acquisition strategy built for long-term value — not just beautiful homes.

Curious about any of it? Let's chat.



FUND VIII OVERVIEW

A \$70 million luxury residence fund designed for a decade of vacations with a defined exit.

CAPITAL RAISE

- ~\$70 million targeted raise
- Structured to acquire up to 12 luxury residences

PORTFOLIO STRATEGY

- Homes averaging approximately \$5 million
- Selected across beach, mountain, city, and leisure destinations

EXIT & DISTRIBUTIONS

Upon wind-down, residences are sold and proceeds distributed according to fund terms

- First returning invested capital
- Then 80% of remaining net proceeds thereafter

EXPECTED TIMELINE

Acquisition phase: 2027-2029

Travel phase: 2027-2037

Planned liquidation phase: Beginning in 2037

OWNERSHIP PERIOD

- Ten years of investor access and use
- Designed for consistent access and long-term stewardship

Fund VIII Investment Levels & Pricing

Clear capital requirements and annual costs across five defined tiers.

PHASE 1 PRICING	EXECUTIVE	EXECUTIVE PLUS	ELITE	ELITE PLUS	ADVANTAGE
Annually Allotted Nights	15	22	30	37	45
Capital Contribution	\$410,000	\$594,500	\$779,000	\$954,275	\$1,137,750
Quarterly Shared Costs	\$5,625	\$8,438	\$11,250	\$14,063	\$16,875



QUARTERLY DUES

Quarterly dues cover the full cost of operating the residences—including ongoing maintenance (current and future), concierge services, local hosts, housekeeping, utilities, insurance, property taxes, and fully stocked consumables.

Because homes are intentionally underutilized and never rented to the public, costs are shared exclusively among investors—ensuring consistent quality, availability, and care.



ASSET MANAGEMENT

Equity Estates charges a 1% annual asset management fee, covering fund administration, acquisition oversight, governance, reporting, and long-term portfolio stewardship.

Pricing reflects Phase I levels as of September 2026 and is subject to increase in future phases.

Not All Luxury Travel Models Are Built the Same.

A side-by-side look at what most models offer — and what they don't.

	EQUITY ESTATES	RENTAL HOMES	LUXURY HOTELS	SECOND HOMES	FRACTIONALS
Pre-travel planning					
Destination variety					
Concierge service					
Local hosts					
Daily housekeeping					
Well-stocked home					
Diversified investment					
Path to liquidity					

YOUR EFFECTIVE COST PER NIGHT

What your allotted nights work out to per night — not an additional fee charged per stay. Side by side with luxury hotels and comparable high-end rentals, Fund VIII delivers lower cost per night without sacrificing quality, flexibility, or service.

The result: 15 to 45 nights of luxury travel each year — often at 50–75% less than paying retail for similar properties — plus the benefits of ownership and potential appreciation.

Equity Estates	\$1,463
Comparable Luxury Hotel	\$1,500-\$3,500*
Comparable Luxury Rental Homes	\$1500-\$8k*

*Comparisons are based on aggregated, in-season rates for comparable luxury accommodations. Equity Estates pricing reflects 2–6 bedroom homes within the portfolio. Hotel rates reflect five-star properties with a single king room, and rental home rates reflect 3–4 bedroom luxury vacation rentals. External rates are sourced from publicly available listings and include typical taxes and fees.

Luxury That Performs.

Fund VIII combines lower effective nightly costs with the potential for capital appreciation—bringing together experiential value and disciplined fund structure.

COMPOUND ANNUAL GROWTH RATE	TOTAL RETURNS TO INVESTORS	INTERNAL RATE OF RETURN
12%	\$1,063,903	8.61%
10%	\$872,395	6.83%
8%	\$715,593	5.08%
6%	\$587,683	3.37%
4%	\$483,741	1.70%

HOW THESE PROJECTIONS ARE CALCULATED

The Total Returns to Investor calculations are based on one unit at \$410,000 with portfolio assumptions of appreciation at the stated annual growth rates over a 13 year period.

Projected results reflect the deduction of an estimated 6% real estate brokerage fee upon liquidation.

Upon exit, investors first receive a return of their initial capital contribution. Thereafter, 80% of remaining net proceeds are distributed to investors in accordance with the fund’s distribution waterfall.

Ask for full distribution waterfall details.





Ready to start your next chapter?

GET IN TOUCH

Speak with our team to explore Fund VIII and determine if it's the right fit for your portfolio and your lifestyle.



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Risk of inaccuracy of projections and other forward-looking statements:

This summary contains projections and forward looking information and statements. It can be anticipated that some or all of the assumptions underlying the projections and forward looking statements included herein will not materialize or will vary significantly from actual results.

Required disclosures: (i) The securities may be sold only to "accredited investors," which for natural persons are investors who meet certain minimum annual income or net worth thresholds; (ii) The securities are being offered in reliance on an exemption from the registration requirements of the Securities Act and are not required to comply with specific disclosure requirements that apply to registration under the Securities Act; (iii) The Commission has not passed upon the merits of or given its approval to the securities, the terms of the offering, or the accuracy or completeness of any offering materials; (iv) The securities are subject to legal restrictions on transfer and resale and investors should not assume they will be able to resell their securities; and (v) Investing in securities involves risk, and investors should be able to bear the loss of their investment. The securities offered are not subject to the protections of the Investment Company Act.