



INVEST IN LUXURY. ENJOY THE REWARDS.



Co-own Luxury Homes with Nestake and decide annually to either indulge your Nest, or Stake it and **generate a passive income** by renting it out, with all management handled by us.



NESTAKE AT A GLANCE

MISSION

Democratize access to luxury vacation home ownership.

VALUE PROPOSITION

Affordable fractional ownership in luxury real estate.

DUAL BENEFIT

Enjoy luxury vacation homes and earn passive income.

PROFESSIONAL MANAGEMENT

Hassle-free investment with property and rental management.

INVESTMENT SECURITY

SEC-regulated for investor confidence and compliance

GROWTH POTENTIAL

A scalable model in a burgeoning luxury market



Affordable Ownership

We make beautiful luxury properties accessible by reducing the share cost to all buyers to **2%** of the property cost



Enjoy your NEST

1 Stake (2% ownership) = **1 week/year** for you to enjoy the Nest while we manage everything from bookings to maintenance on every home



Earn from Renting

Put your Stake at work and earn **passive income** while renting it out, with all management handled by us.



Resale your Stake

Our **secondary market** trading platform provides Flexibility and Liquidity for your real estate portfolio

THE INVESTMENT OPPORTUNITY

RISING DEMAND

Increasing interest in luxury vacation homes post-pandemic.

INVESTMENT GAP

The high cost of entry has traditionally barred many from investing in luxury real estate.

FRACTIONAL OWNERSHIP

A solution that democratizes access to this lucrative market



NESTAKE'S VISION
COMBINING LUXURY REAL ESTATE
WITH A SMART INVESTMENT MODEL

HOW NESTAKE WORKS



1. Explore and Select

Investors browse a curated selection of luxury vacation homes



2. Invest in Shares

Choose your stake in the property at a fraction of the total cost



3. Enjoy or Earn

Decide annually to enjoy your property or earn passive income through rentals



4. Professional Management

Nestake handles all management, from maintenance to guest services.



5. Flexible Resale

Sell your stake on our secondary market platform whenever you choose



THE PROCESS SIMPLIFIED

Our model is elegantly simple, designed to maximize benefits for our investors, whether they seek personal enjoyment, financial return, or both.

FINANCIAL BENEFITS & REVENUE STREAMS

PASSIVE INCOME THROUGH RENTALS

Stakeholders can earn rental income when their property is not in personal use, managed entirely by Nestake for a hassle-free experience

CAPITAL APPRECIATION

Properties in prime locations appreciate over time, increasing the value of your investment

LIQUIDITY THROUGH RESALE

Our secondary market platform provides an avenue to sell stakes, offering flexibility and liquidity not typically associated with real estate

REFERRAL PROGRAM

We recognize the importance of our investor community and its growth. Our referral program is crafted to reward you for introducing new investors to our network.



TAX ADVANTAGES

Potential tax benefits associated with property investment and rental income (consult a tax advisor for personal circumstances)

MANAGING YOUR STAY



QUARTERLY ROTATING FAIRNESS

Stakeholders are assigned a booking quarter, rotating annually for equitable property access

BOOKING FLEXIBILITY

Owning multiple stakes grants access to additional quarters, enhancing stay flexibility

FRIENDS AND FAMILY BENEFIT

Stakeholders can book stays for friends and family, sharing the luxury experience

MAINTAINANCE & CLEANING FEES

*No accommodation charge
Cleaning fees deducted from wallet balance*

VIRTUAL WALLET



VIRTUAL WALLET INTEGRATION

*Detailed transaction history
Add funds: wire, credit card, crypto (soon)*

EFFORTLESS WITHDRAWALS

Bi-weekly withdrawal request processing directly to your bank, with a \$100 minimum threshold

RENTAL, REFERRAL & RESALE INCOME

*Monthly earnings from rentals
Referrals, and secondary market sales*

REINVESTMENT OPPORTUNITIES

Stakeholders can reinvest earnings into new stakes directly through the wallet



MARKET POTENTIAL

- Size of the luxury vacation home market and its growth trends
- Increasing interest in fractional ownership as a way to access luxury properties
- The role of global travel trends and remote work in boosting demand for vacation homes



GROWTH STRATEGY

GEOGRAPHIC EXPANSION

Targeting new luxury destinations

TECHNOLOGY INVESTMENT

Enhancing the platform for better user experience and efficiency

PORTFOLIO DIVERSIFICATION

Adding unique properties to cater to various investor tastes.

COMMUNITY ENGAGEMENT

Strengthening the investor community through exclusive events and opportunities.

LEGAL FRAMEWORK

SPV STRUCTURES FOR INVESTMENT SECURITY

- Utilizes Special Purpose Vehicles (SPVs) to hold each property, ensuring legal and financial independence for each investment.
- Secures investments by limiting exposure to the performance of individual assets

REGULATORY COMPLIANCE

- Adheres to U.S. SEC (Security and Exchange Commission) regulations, ensuring transparency and legal integrity.
- Conducts audits and reports to maintain financial and operational compliance

KYC PROCEDURES AND DATA PROTECTION

- Enforces strict KYC procedures for investor identity verification.
- Utilizes encryption and secure protocols to protect personal and financial data.

TYPES OF INVESTMENT

IMMEDIATE OWNERSHIP INVESTMENTS

- Immediate Inclusion
- Full Platform Features

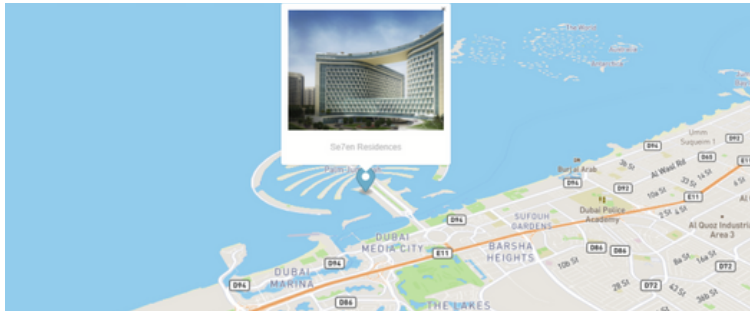
PRE-ACQUISITION INVESTMENTS

- Capitalization Period
- Contingency Plan
- Post-Capitalization



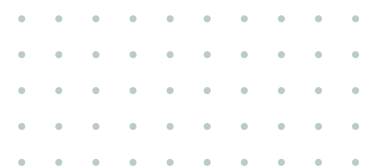
CURRENTLY STAKING

Seven Palm Studio - West Palm Beach, Dubai



Less than 1 km from Frond A Beach, those residential apartments offers accommodation with an outdoor infinity swimming pool, private parking, a fitness center and a terrace. Among the facilities of this property are private beach access with private sunbeds, restaurant, paddle court & kids' club.

- Rooftop Infinity Pool
- Private Beach
- Gym
- 1 x Bdr, Kitchen, Bath
- 1 Parking Spot
- 379 Sq Ft



STAKE PROJECTIONS

€ 8,256 / Stake • or \$ 8,973
 • 1 Stake = 1 Week



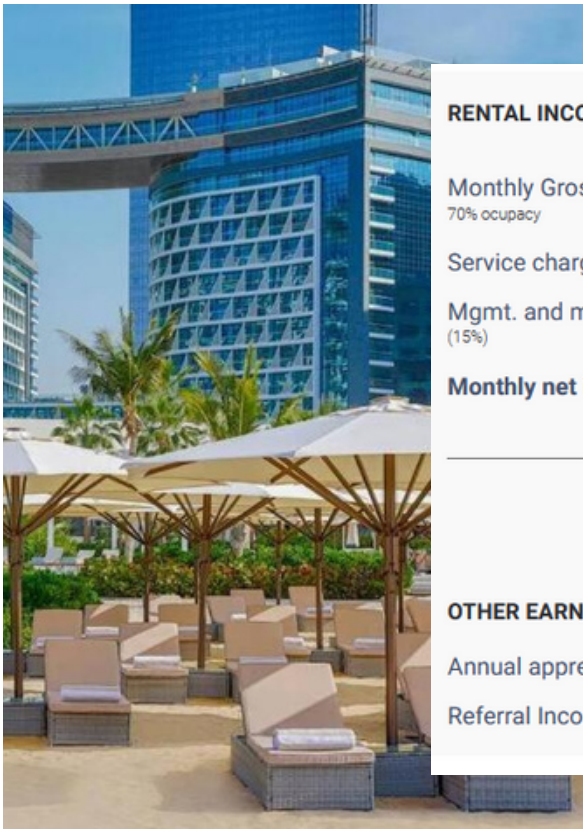
RENT INCOME: 9.86 %



ANNUAL APPRECIATION: +6 %



SECONDARY Mkt & Referral: Up to 10 %



RENTAL INCOME ESTIMATES	
Monthly Gross Income <small>70% occupancy</small>	\$ 4,400
Service charges	\$ -199
Mgmt. and maintainance <small>(15%)</small>	\$ -660
Monthly net income	\$ 3,541
----- /4 weeks -----	
Income: \$ 885/Stake	
OTHER EARNING	
Annual appreciation	+6%
Referral Income	+10% (up to)

Projections based on:

- Current rental prices based on booking.com
- Market growth trends of fractional ownership
- Projected appreciation rates authorities



NEXT STEPS TO INVEST

DISCOVER

Explore our curated selection of luxury vacation homes on the Nestake platform

CONNECT

Reach out to our investment team for a personalized consultation

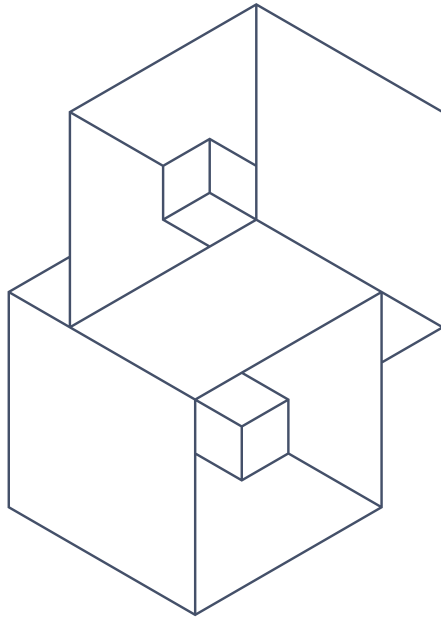
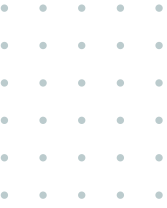
INVEST

Complete your investment through our secure, user-friendly platform

ENJOY & EARN

Begin enjoying the benefits, from personal vacation time to earning passive rental income.





THANK YOU

Have any question?

contact@nestake.com
www.nestake.com