

BIG LEVER VENTURES OFFERS BYRD NEST 1

\$14M Real Estate Cashflow Fund

Fund Duration: 10 Years
Structure: 80/20 LP/GP
General Partner: Big Lever Ventures
Minimum: \$1M

Planned Distributions

LP Distributions Years 2-9: \geq \$ 6M
LP Cashout Years 8-10: \geq \$12M
Total LP Distributions: \geq \$19M
Target Return: 38%

OVERVIEW: Byrd Nest 1 will own and operate short-term rental properties on Hilton Head Island. The fund will acquire thirty (30) two-bedroom, two-bath condominiums, each approximately 900 square feet, located in gated communities with resort amenities such as pools, tennis, and prime beach access at an average cost of \$400,000, including all fees and reserves. Properties will be operated for seven years with net cash flow distributed quarterly from years 2 through 9. The property portfolio (\$12M acquisition cost) will be sold in years 8 through 10, with proceeds distributed at each closing. Additional comparable funds may be formed starting in year 3, targeting lookalike markets.

LP CASH FLOWS & ROI: Each property is projected to generate an annual net cash flow of at least \$35,000 and to increase in value by a multiple of 1.33 during the hold period. Limited Partners will receive quarterly distributions of net cash flows from operations starting in year two and continuing through year nine, as well as net distributions from the sale of properties during years 8-10.

- Quarterly (Years 2-9) \geq \$ 6M
- Cashout (Years 8-10) \geq \$12M

OPERATING METHODS & RESULTS: Management has five years of short-term rental experience and has purchased and run three “lookalike” properties on Hilton Head Island since 2022. Projected cash flow and appreciation figures are derived directly from these operations, using documented gross cash flows of \geq \$50,000 per property, yielding a net of \$35,000 using this model. The portfolio's value has increased from \$885,000 to \$1,125,000 over three years.

Management employs a proprietary system to automate communications and operations (\geq 80% automated) while enhancing guest satisfaction. The “lookalike” properties have achieved five-star ratings across all categories and are recognized as “guest favorites,” including the “Gold Trophy” badge, ranking them in the top 5% of all homes. Management outperforms competitor listings by:

- +66% bookings
- +18% overall quality
- +11% check-in
- +19% cleanliness
- +12% accuracy
- +10% value

TAX CONSIDERATIONS: South Carolina has an effective capital gains rate of just 3.92%, and partner distributions are treated as pass-through income. Additionally, management levies a “management fee” against each property that effectively replaces the tax benefits of a mortgage interest deduction and offloads the tax collection and remission obligations to platforms (e.g., Airbnb). Therefore, Limited Partner tax implications are limited to the treatment of pass-through income from partner distributions.

CONTACT: To learn more, please contact:

Chris B. Myers @ cbm@bigleverventures.com

FORWARD-LOOKING STATEMENTS: While forward-looking statements in this prospectus are based on what the GP believes to be reasonable assumptions, there is no assurance that actual results and future events will align with these projections. The GP does not commit to updating these forward-looking statements unless required by applicable securities laws. Prospective investors are advised not to place undue reliance on forward-looking statements.