C-SUITE PROPERTIES

SPV #1 LLC

Phase 1 Private Placement

Invest in Paradise. Earn in Dollars.

Overview

C-SUITE PROPERTIES SPV #1 LLC ("Issuer") is offering accredited investors the opportunity to participate in the acquisition and operation of completed luxury residential and commercial properties on the island of Roatán, Honduras. This first $25 million phase is part of a four-phase, $100 million multi-SPV program managed by **C-Suite Properties LLC** ("CSP").

Offering Snapshot

- **Issuer:** C-SUITE PROPERTIES SPV #1 LLC
- **Manager / GP:** C-SUITE PROPERTIES LLC (Jeffrey Hayzlett)
- **Offering Size:** Up to US $25 million (Phase 1 of 4)
- **Minimum Investment:** US $25,000 per Unit
- **Structure:** Common Equity Units | Reg D 506(c) | Accredited Investors Only
- **Lock-Up:** 24 months minimum
- **Closing:** Rolling subscriptions until $25 million total is reached
- **Investor Benefits:** Discounted property stays each year based on investment tier



Jeffrey Hayzlett
General Partner
jeffreyh@hayzlett.com
+1-212-786-2483



Tricia Benn
Partner
tricia.benn@c-suitenetwork.com
+1-917-993-4291



Use of Proceeds

Funds will acquire income-producing, pre-built properties in top Roatán locations including **Camp Bay Estates**, **Sunset Vista**, **Caribbean Bliss**, **Cliffside**. **Turquoise Bay**, and others. Minor alterations only, no ground-up development. Proceeds also cover organizational, legal, and management costs.

Market Opportunity

- **Top Caribbean Value:** 20-40% discount versus comparable islands
- **Tourism Growth:** Over 2 million annual visitors and expanding infrastructure
- **Steady Appreciation:** 15-25% property value increase since 2021
- **Investor-Friendly Jurisdiction:** Low property taxes and no restrictions on foreign ownership through our structure

Contact us for more information!

Disclaimer: For informational purposes only, this does not constitute an offer to sell or a solicitation of an offer to buy any security.