

About Adventure Capital :

At Adventure Capital, our mission is to create easily accessible passive income opportunities for high-earning professionals - predominantly in the Short Term Rental (STR) space. **We make passive real estate investing easy because you've got better sh*t to do.**

About Techvestor:

We've partnered with Techvestor's world-class operations team for 3 years now on both STR Funds 1 and 2 - and leverage their proprietary tech-enabled platform to scale the highest-performing STR portfolio in the US.

The Big Idea

You provide capital. We provide sweat equity. We have 100% aligned incentives - so everyone wins.

Benefit from:

Zero Work.
It's 100% Passive

Quarterly
Cash Flow Distributions

0% Assets Under
Management (AUM) Fees
we work for our cut

100% of Tax Benefits
Passed along to you

Instant Diversification
across 10+ markets

Zero liability
with loans/lending

You're an owner, stay like one at all
120+ portfolio properties!

Earn cash flow while we hold the properties, then ~2x+ your initial investment when we sell the portfolio in 4-5 years.

Track Record Highlights we've done this before...



120+ properties
across 10+ US markets



Over \$2.5 million
in cash distributions sent
out to investors



3000+ reviews
from guests, investors,
partners and more

Fund 1 Capital Raised: \$37,000,000+

Performance so far:

- 75+ properties acquired, designed, owned and/or exited so far in STR1
- 8 Exits with a 42% Average IRR in STR1
- Avg. Daily Rate: \$586
- Occupancy: 70%
- 10%+ Cash on Cash (CoC)

Fund 2 Capital Raised: \$32,000,000+ (so far...)

Performance so far:

- 50+ properties acquired, designed, owned
- Average Daily Rate (ADR): \$448
- Occupancy: 75%

The Numbers + Perks

<p>\$50k Minimum Investment Super Accessible.</p>	<p>4-5 Years Projected Hold Period Target Exit Between 4-5 years.</p>	<p>100% Of the tax benefits go to you Projecting a 20-40% K1 "paper loss" In Year 1.</p>	<p>Quarterly Cash flow, with auto direct deposit Passive Income.</p>
<p>8-12% Annualized Cash on Cash (5 yr avg) Strong Yield.</p>	<p>18%+ Projected Total Annual Rate of Return Velocity of compounded growth.</p>	<p>\$0 In AUM fund fees Powered by tech.</p>	<p>SDIRA Invest with your Self-Directed Account In addition to cash, you can invest as an entity, trust, or SDIRA</p>

The Waterfall Structure

9%

Preferred Return
You get paid first.

65%

**Of all the returns
over 9%**
Plus, great upside.

PASSIVE

**From day one and
every day on**
We'll do all the work.

Note - More advantageous terms available for larger investment thresholds

The Investment Strategy

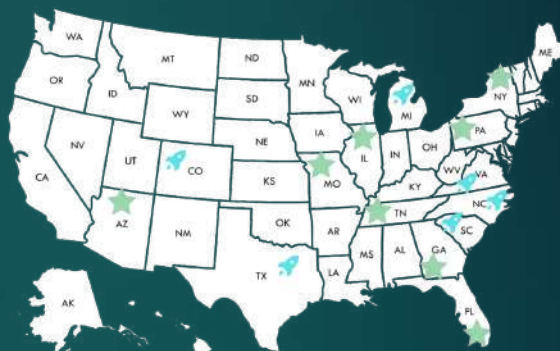
→ We are vertically integrated. End-to-end. We built our operating infrastructure from the ground up and own the entire stack beginning to end. From acquisition networks, talent, software, data, design, and more. This lowers and subsidizes our operating expenses (like property management and other ongoing capital expenses) by ~70% and gives us full control of the experience. It also gives us access to previously unavailable economies of scale. Which means faster, better performance and of course, an increase in overall returns to investors.



→ Asset Class: Short-Term Rentals aka Airbnbs

→ What Do We Buy?

- ✔ \$500-600k purchase price
- ✔ \$100-120k avg. annual revenue
- ✔ Delivers 8-12%+ CoC + Equity Growth
- ✔ Tax Friendly & STR Friendly States

→ Market breakdown



-  Today's markets
-  Growth markets



Press & Appearances

VentureBeat *MarketWatch* Bloomberg *Chicago Tribune*

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BUSINESS
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Ready to Invest or Learn More?



Check out our Website



Schedule a call with Us



Check out our Data Room



About Steven Gerry, Founder & Principal @Adventure Capital

With a background in Neuroscience from the University of Southern California, Steven has spent the last decade in technology, primarily in AI cybersecurity scaling and managing sales teams of north of 250+ people across the globe. Time had always presented a barrier to active real estate investing, until discovering the power of syndications and truly passive cash flow. In bringing this approach to the untapped world of Airbnbs, Steven started Adventure Capital with the mission of making passive income opportunities through real estate easily accessible to all busy professionals.

Disclaimer: The following content is provided for informational purposes only and should not be construed as investment advice. This is merely a general overview or brief on the topic discussed. Before making any financial decisions or investments, it is essential to conduct thorough research and consult with a qualified professional.