

THE
CANYON
CLUB
LAKE TRAVIS





FIVE YEARS IN THE MAKING...

Originally purchased in 2020, with years of planning, strategy, entitlements and development, The Canyon Club is officially here...

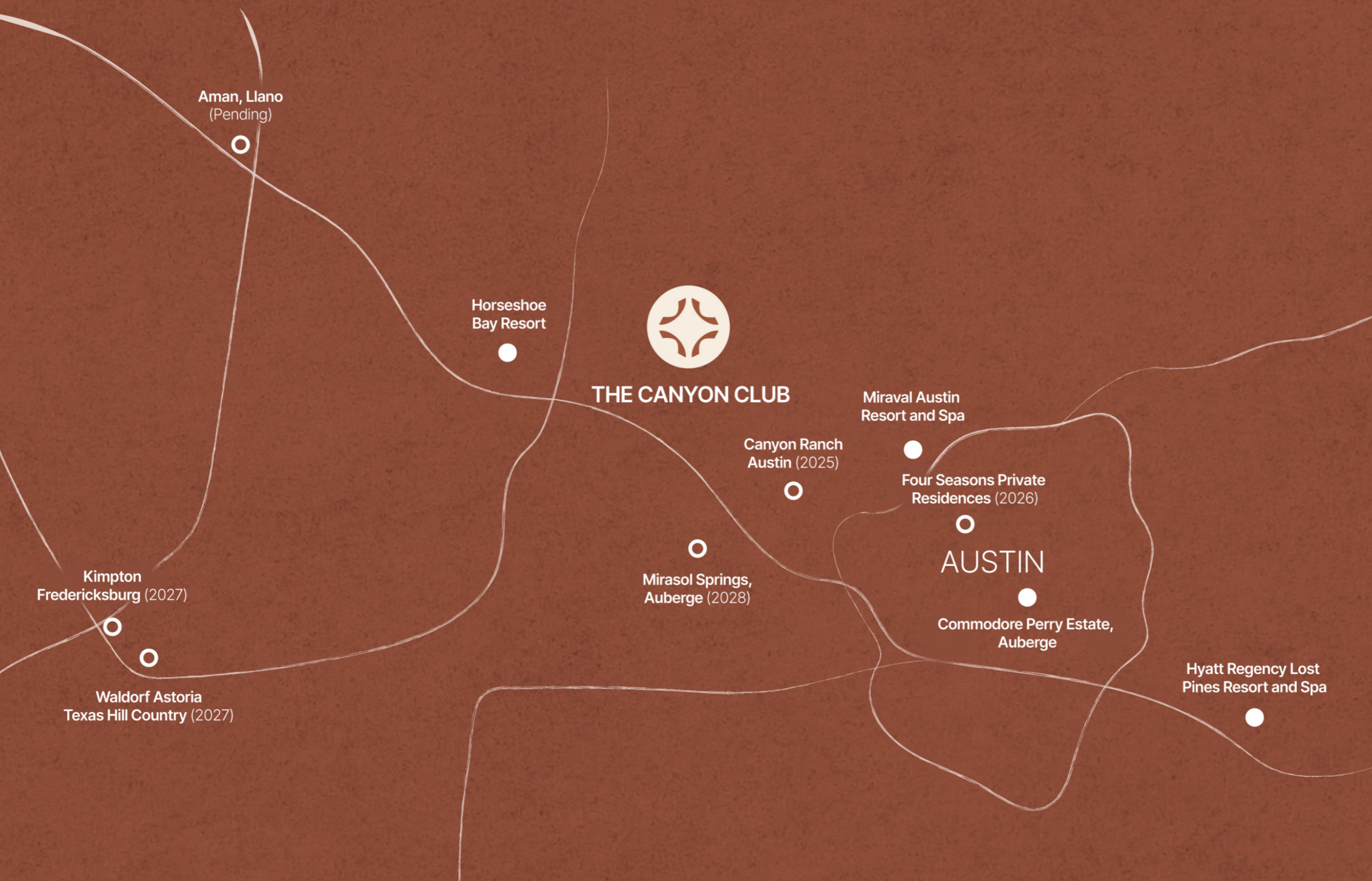
Spread across 60 acres with 2000 feet of waterfront between multiple limestone canyon walls, The Canyon Club is a **luxury resort community** featuring 25 residences, upscale amenities and unforgettable hospitality experiences.

Situated in the heart of Texas Hill Country, The Canyon Club is positioned right in the **middle of some of the most notable resorts worldwide** confirming The Canyon Club's launch... Waldorf Astoria (Fredericksburg), Four Seasons (Austin), Aman (Llano), Hyatt's Miraval (Austin), and Canyon Ranch (Austin).



WHERE WINE COUNTRY AND HILL COUNTRY COME TOGETHER

At the heart of this rising destination, a luxury residential resort makes its debut



Aman, Llano
(Pending)

Horseshoe
Bay Resort



THE CANYON CLUB

Canyon Ranch
Austin (2025)

Miraval Austin
Resort and Spa

Four Seasons Private
Residences (2026)

AUSTIN

Commodore Perry Estate,
Auberge

Hyatt Regency Lost
Pines Resort and Spa

Kimpton
Fredericksburg (2027)

Waldorf Astoria
Texas Hill Country (2027)

Mirasol Springs,
Auberge (2028)

CANYON CLUB - COMMUNITY PLAN



SITE

- 1 MAIN ENTRY
- 2 CANYON WALLS
- 3 CANYONS TRAILS
- 4 TRAILS
- 5 ALLIGATOR CREEK
- 6 WILDFLOWER MEADOW
- 7 HERITAGE OAK GROVE
- 8 WATER ACCESS (HIGH WATER)
- 9 WATER ACCESS (LOW WATER)

RESIDENCES

- 10 SIERRA RESIDENCES
- 11 TERRA RESIDENCES
- 12 AURA RESIDENCES

AMENITIES

- 13 EVENT SPACE
- 14 AMENITIES BLUFF
- 15 PICKLEBALL / BASKETBALL & TENNIS COURTS
- 16 CANYON PLAY AREA
- 17 PICNIC PAVILION KNOLL
- 18 PUTTING GREEN
- 19 PAR 15 5 HOLE GOLF AMENITY
- 20 WATER AMENITIES
- 21 THE BEACH
- 22 WATER ACCESS & DOCK

CLUBHOUSE & SPA

- 23 ARCADIA CLUBHOUSE ARRIVAL
- 24 ARCADIA CLUBHOUSE
- 25 SOLIS SPA
- 26 ADULTS-ONLY POOL
- 27 MESA POOLSIDE BAR AND GRILL
- 28 CANYON WALK
- 29 ARCADIA CLUBHOUSE LAWN
- 30 POOL TERRACES
- 31 FIREPIT FEATURE
- 32 NATURAL AMPHITHEATER
- 33 LOUD MOUTH INSPIRED PARTY PAVILION





Canyon Club Model Home



Canyon Club Model Home

OUR RESORT RENTAL PROGRAM

Our Resort Rental Program offers exceptional ROI with minimum effort as well as worldwide travel perks.. As the region's popularity continues to grow, now is the perfect time to invest. Situated in Burnet County, The Canyon Club offers significant advantages to owners, including favorable short-term rental regulations and attractive tax benefits.

HASSLE-FREE OWNERSHIP

- **Property management:** We manage all aspects of the property and maintenance so your home is always ready.
- **Exquisite design:** Residences are turnkey and feature sophisticated, comfortable, and beautiful interiors.

EXCLUSIVE OWNERSHIP BENEFITS

- **Stay:** Use the property at your leisure enjoying all of the benefits of the Canyon Club
- **Trade:** Enjoy traveling with one of the largest home exchange programs in the world, Third Home.
- **Rent:** Turn your luxury home in the Canyon Club into an income producing asset with multiple demand channels.

INVESTMENT/PURCHASE OPPORTUNITIES



Home Prices

Homes are competitively priced from \$2.6M to \$4.2M depending on the lot and corresponding floor plan. Maximizing privacy and views.

Cash Flow Projections

Conservative projections resembling first year ramp up period

- 6 Bedroom Home Estimated NOI: \$185,064
- 5 Bedroom Home Estimated NOI: \$166,307

*Financials available upon request

Purchase Offer Highlights

- Receive a **10% discount** on best/founders pricing
- Possible LP equity grant
- Optionality to sell for profit before completed, up to 30 month I.O. term
- With new tax code (100% bonus depreciation rule), tax advantaged investment up to 2.5x capital invested could qualify as capital gain offset.
- Guaranteed lease for up to 2 years after completion, cash flow over debt service (if proceeding to purchase/hold)

Contact **Robert Brown**

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