

Irish Eagle Co

Why Invest in Short Term Rentals



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Short Term Rentals as a Commercial Investment

Most think of short term rentals as an individual vacation home owner listing their 2nd home on AirBnB in order to cover costs. While individuals can benefit greatly from this thought process, short term rentals can offer **the investor** many of the same benefits of other real estate investing .

Similar to most commercial investments, short term rentals have the same attributes and benefits as a warehouse, office building, or multi-family property. Short term rentals can be described as a

1. Indestructible Real Assets
2. Cash Flow Producing Assets
3. Value Creators due to appreciation based on its ability to produce cash flow

Let's review the benefits of short term rentals as an investment

Higher Earnings

Short term rentals earn 3-4 times the monthly revenue compared to long term rentals.

- A well marketed short term rental in a desirable area will always outperform a long term rental in earnings
- The potential for recurring revenue exists due to the ability for renters to book the same location for multiple trips

Better Property Maintenance

Unlike long term rentals, more frequent stays means more opportunity for the owner to assess, maintain, repair, and upgrade the property.

- More frequent cleanings
- More opportunity to identify potential leaks or other water issues
- More opportunity to make repairs without hindering guests/tenants
- More opportunity to unlist for a short period to make value creating upgrades

Pricing Flexibility

Long term rentals lock investors into fixed monthly revenues for longer periods of time. With short term rentals, investors can take advantage of price increases due to

- Weekends
- Holidays
- High seasonal demands
- General increase in market demands

Likewise, pricing can be adjusted quickly to better compete with new entries into the market to ensure consistent occupancy.

Tax Advantages

Investing in short term rentals can lower your taxable income by investing in passive short term syndications that acquire stable and cash flow positive properties. This allows investors to make healthy returns while showing a loss at the end of every year.

There are 3 types of depreciation that allow investors to lower taxes:

- Standard or Straight-line Depreciation
- Accelerated Depreciation
- Bonus Depreciation

Easy to Finance and lower risk

Compared to any other business, commercial real estate is the easiest business to obtain financing. Banks like the security of real estate. People understand and trust real estate, so it is easier to raise money for real estate than any other business.

Lenders have now created mortgages specifically for these type properties. They are easier to obtain because they are based on the property's ability to produce annual income versus the investor's debt ratio. Utilizing these products allow investors to leverage financial institutions' money in order to increase the return on their own money.

In addition, if the vacation rental market decreases, investors always have the ability to rent their properties as a long term rental to cover the monthly expense.

About Irish Eagle

Business Model



**We buy
Properties**

Irish Eagle finds, negotiates the purchase & financing, and closes the deal



You Invest

We use partner equity to purchase real property



**We Collect
Rents**

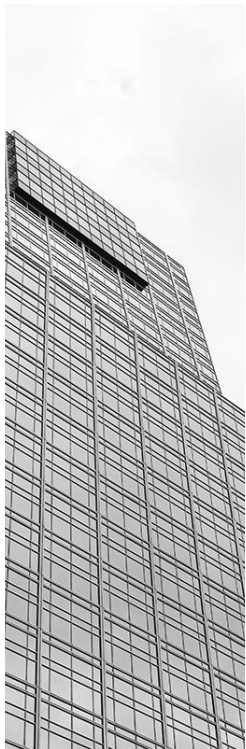
Irish Eagle uses experienced property management professionals who collect monthly payments from property tenants



**Investors
get paid**

Irish Eagle pays out distributions from Cash Flow to partners for the use of their equity

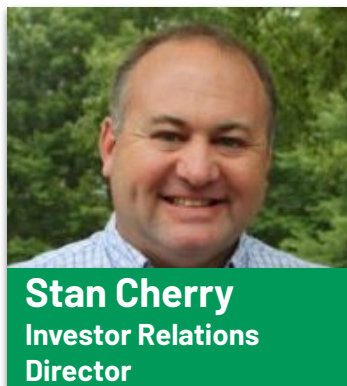
Why Become an Equity Partner with Irish Eagle



- Our properties are identified and purchased for their cash flow
- We secure our properties with long-term debt
- Our properties carry adequate cash reserves
- We keep our equity partners informed



Management Team



Point Loma Nazarene University
Darden School of Business

25+ years commercial leadership, P&L ownership, multi-state and global operations

22 years of residential, rental, and vacation real estate experience

Contact:
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B.S. Finance, Auburn University

20 + years of P&L management, process improvement, contract negotiations, and sales & business operations

15+ years residential, rental, and vacation real estate experience
Active NC Real Estate Brokers Licence #237080

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Advisory Team

Jeff Dicks

With more than 30 years of experience in both the corporate and real estate sectors, Mr. Dicks' background includes the launch of three largely successful start-ups in both the retail and restaurant industries. His vast experience gained in real estate brokerage is at the center of his business strategy for acquisitions. Mr. Dicks formed Dicks Partners, LLC, in 2009. Jeff is a graduate of both NAIT & Keyano College in Supply Chain Management.

Mr. Dicks' experience, education, and mentoring relationships have allowed him to transfer valuable skills into a sustainable business model that creates value for both our business and investment partners.

Steve Neuman

An accounting and business executive with over 30 years of experience and as an owner of several business ventures and companies across the Midwest, Steve brings exceptional knowledge of taxation and various partnership structures along with his CPA.

Mr. Neuman is a member of two Halls of Fame and a member of several teams to reach the national championships across two decades.



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