

Eterno is a luxury wellness resort and exclusive fitness and sports membership club combining science-backed longevity treatments, curated wellness experiences, and functional medicine – all strategically located in Las Vegas' Medical and Arts District.

Core Offerings



Regenerative medicine, precision diagnostics



13.5K sq ft event space + wellness lifestyle programming



Sleep therapy, gut health, brain optimization



Numerous sports courts for pickleball and padel



Organic, chef-curated cuisine by world-renowned restaurateurs and private club services

Prime Las Vegas Location

Located in the Center of the City's \$500M+ Revitalization Program



Why Invest in Eterno®

- First-mover in luxury longevity hospitality in Las Vegas
- Private membership model built for recurring revenue
- Led by world-class operators from Wynn, MGM, Bellagio, Four Seasons & more
- Early mover advantage in a high-growth sector

Investment Highlights

2nd TD Loan Size: \$4m at 18% for 9 Months, Repayment from Construction Loan

Equity Conversion Option: 6.667% equity interest and 8% per annum accrued preferred return

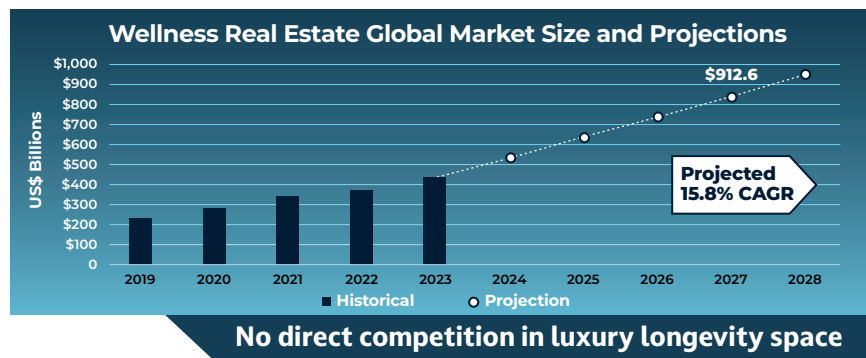
\$36m Appraised Value, Existing \$16m 1st TD Land Loan

Q 2 2028 Condo Sales Proceeds pays Preferred Return, Return of Capital and Condo Profits

Market Momentum

Wellness economy = \$6.3T (4x pharma industry)

Las Vegas: 42M+ visitors/year

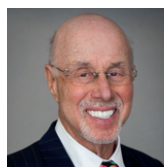


Buyer Equity Game Changer:

A Transformational Advantage in Nevada

Nevada allows developers to utilize buyer deposits as project equity from the time of signed contracts – provided those deposits are properly bonded. This structural feature creates a dramatic shift in project economics and investor returns, making Nevada one of the most attractive environments in the country for condo hotel development.

Key Financial Impact - Equity with Buyer Deposits \$30 million, Equity without Buyer Deposits \$100 million



Bob Schulman

Chairman & CEO of Schulman Properties

A visionary and pioneer in creating real estate with a unique sense of place and experience.



Gamal Aziz

Chairman & CEO of Legacy Hospitality Group

President and COO Wynn Resorts Development, President and Executive member of the Board - Wynn Macau, President and CEO - MGM Hospitality, \$5B+ Global Developments



Pete Dupuis

S&P Real Estate Corp. Founder and CEO

International Boutique sales and marketing firm specializing in condo hotel sales



Brian Burdzinski

Finance Lead/ Private Equity and Capital Strategy

With over 30 years in the multifamily sector, Brian has held leadership roles at top firms like Watt Companies, KB Homes, and John Laing Homes.

Disclaimer:

This is not an offer to sell or solicitation to buy securities. Only through a Private Placement Memorandum delivered to qualified accredited investors.