



SKYGATE GROWTH STRATEGIES

INVESTOR PRESENTATION

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SKYGATE VISION

Skygate Growth Strategies is a **private investment vehicle** designed to provide **accredited investors** access to **premier real estate development opportunities**. Skygate invests in **select projects** developed by **JDS Development**, one of the **most recognized names** in **high-end real estate**.

Differentiators Driving Performance:



**A PORTFOLIO OF BEST-IN-
CLASS ASSETS**



**PROVEN EXECUTION IN
COMPLEX MARKETS**



**DEVELOPMENT EXPERTISE IN
HIGH-BARRIER-TO-ENTRY
LOCATIONS**

JDS DEVELOPMENT

JDS Development Group is a **team of innovators** and **builders** pioneering **progressive new forms** of **large-scale urban development** that **challenge the status quo** of the real estate industry. Founded in 2002 and headquartered in New York and Miami, JDS is a national firm focused on acquisition, development, and construction, recognized for its **architecturally significant mixed-use projects** that respond to each community and **push the boundaries** of **engineering** and **design**.

"We want to push the boundary as far as we can take it while balancing the practical and the dream."

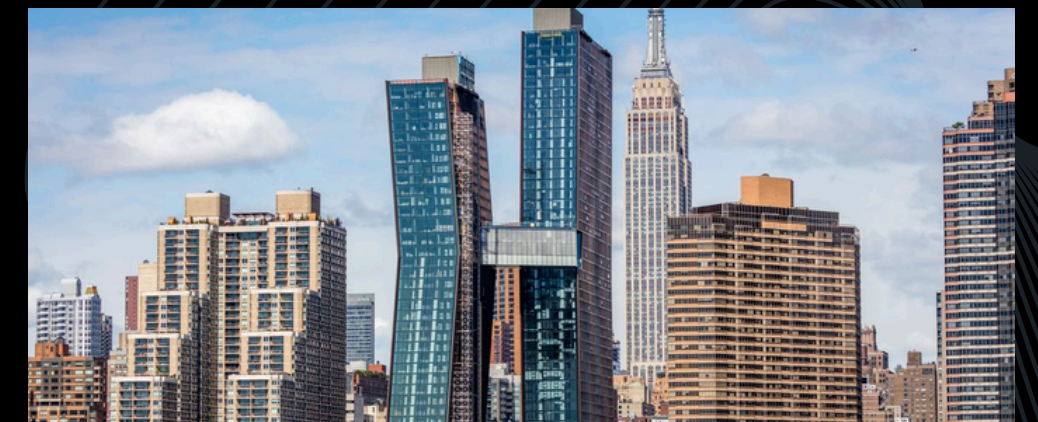
Michael Stern, Founder and CEO



888 Brickell Dolce & Gabbana Miami



111 West 57th Street



American Copper Buildings

PORTFOLIO OVERVIEW



1 South Side Park - Miami, FL

*A transformative mixed-use development
blending residential, hospitality, and wellness*



888 Brickell Ave - Miami, FL

*Ultra-luxury residential tower by Dolce &
Gabbana*



Stella Tower - New York, NY

*Historic landmark converted into high-end
residences*



111 West 57th St - New York, NY

*The world's slimmest superstructure on
Billionaire's Row*



Monrad Terrace - Miami Beach, FL

*Waterfront residences designed by Pritzker Prize-
winning architect Jean Nouvel*



Walker Tower - New York, NY

*Art Deco luxury reimaged in the heart of
Manhattan*



American Cooper - New York, NY

*A striking dual-tower residential development in NYC's
first skybridge pool*



The Brooklyn Tower - Brooklyn, NY

*Brooklyn's first supertall skyscraper, redefining luxury
living*

VALUE PROPOSITION

Skygate offers **exclusive access** to **institutional-grade real estate projects**—previously reserved for private equity firms and institutional investors—through a model built for **maximum returns** and **investment stability**.



Asset Focus

Luxury residential, mixed-use, hospitality, and commercial properties.



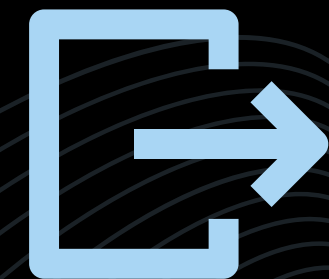
Location Strategy

Targeting high-demand, dynamic urban markets for long-term value.



Passive Income & Growth

Earn monthly distributions while your investment appreciates.



Exit Plan

Realized returns through the sale of completed, income-producing assets.

INVESTMENT HIGHLIGHTS

TARGET NET RETURNS TO INVESTORS

23.7%

INTERNAL RATE OF RETURN / IRR

IRR is the percentage rate your investment earns each year, accounting for all the money you put in and take out, as well as when those payments happen.

2.5x

EQUITY MULTIPLE

Equity multiple tells you how many times your money grows during the life of an investment. Target 2.5X over the anticipated 4-year hold period.

8%

ANNUAL DISTRIBUTION

The minimum amount investors accrue annually on the principal amount invested. 8%, paid monthly.

The figures presented in these Investment Highlights are for illustrative purposes only and do not represent actual or guaranteed returns. All investments carry risk, and past performance is not indicative of future results.

HOW IT WORKS

Distributions

Intro Call

Step 1



Schedule a call with our investment team.

Review Details & Opportunities

Step 2



Review investment details & opportunities.

Funding

Step 3



Secure your position with a minimum \$25,000 investment.

Step 4



Earn monthly distributions while your investment appreciates.

GENERAL DISCLAIMER

This document is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities. All investment opportunities described herein are speculative and involve significant risks, including the potential loss of the entire investment. Prospective investors should carefully consider these risks before making an investment decision.

The financial projections, assumptions, and returns discussed in this document are forward-looking statements based on the Sponsor's analysis, market conditions, and other factors deemed relevant. These projections are not guarantees of future performance and are subject to change due to market fluctuations, economic conditions, unforeseen expenses, or other factors outside of the Sponsor's control. Past performance is not indicative of future results.

All net return figures provided are projections and represent estimated returns to investors after accounting for fees, expenses, and other applicable deductions. Actual results may differ materially. Prospective investors are encouraged to conduct their own due diligence, review all accompanying materials, and consult with their financial, tax, and legal advisors to assess the suitability of this investment for their individual objectives and risk tolerance.

This investment is intended for individuals who meet the applicable regulatory qualifications and is offered under exemptions from registration with the U.S. Securities and Exchange Commission (SEC). It is not intended for retail investors who are not accredited or otherwise qualified to invest.

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