

Lookout owers

EVERYTHING, ELEVATED.



Lookout Towers Canada

An elevated, revolutionary retreat with
5 ways to engage

FEBRUARY 2026

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Who We Are



Doug Crawley
Founder



Len Walker
COO



Brad Kerr
CFO

Corporate Entities

Lookout Towers Canada – Canadian Development & Management

Lookout Towers USA – USA Development & Management

Big Sky Capital – Financing Partner

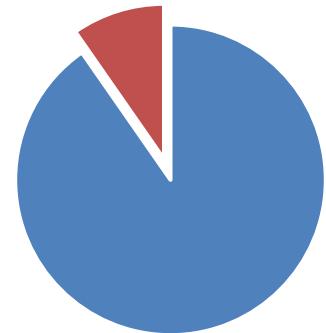
Lookout Towers Fund – Equity & Syndication

TheLookoutTowers.com

[TheLookoutTowers.ca \(coming soon\)](http://TheLookoutTowers.ca)

MARKET SUMMARY

Short Term Rentals (STRs)



1 to 28 Days



Travelers increasingly prefer STRs for their comfort, privacy, and exclusivity over traditional hotels.

USA STR Revenues: USD 174.8 billion (2024)

USA CAGR: 10.65%

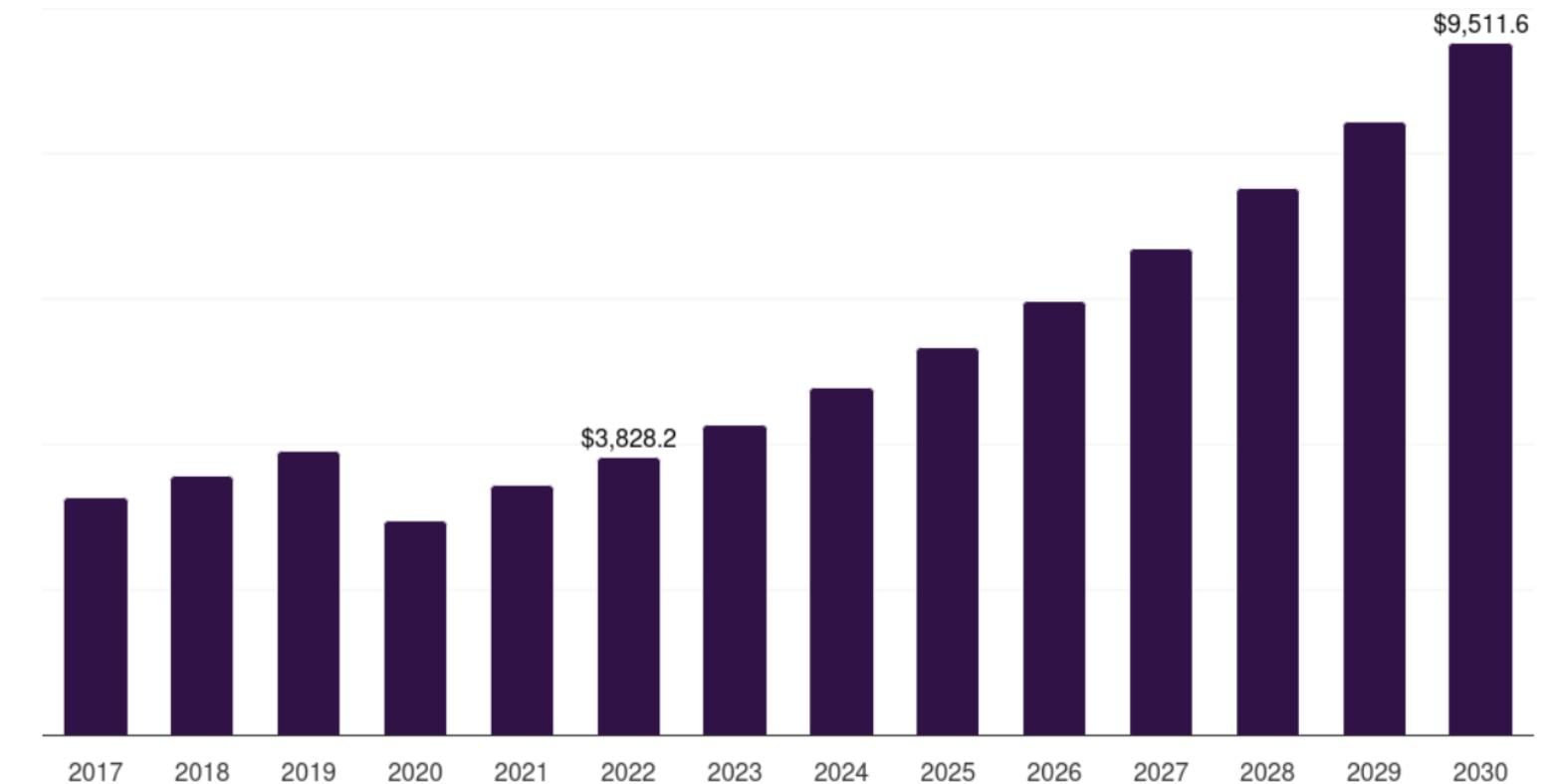
Canada STR Revenues: USD 4.78 billion (2024)

Canada STR Revenues: USD 9.51 billion (2030)

Canada CAGR: 12%

Canada is the fastest growing regional market in North America

Canada short term vacation rental market, 2017-2030 (US\$M)





MITIGANT

CORE PILLARS

01. INVESTMENT

Spec Tower Developments + Corporate Tower Developments

02. CONSTRUCTION

Kit Builds + Modular Builds + Timber-frame Builds

03. HOSPITALITY

Short-term rentals/hospitality

04. LICENSING

Third-party clients + Developers

05. RETAIL

Sales to the General Public + Developers

Lookout Towers

Unprecedented Demand. Proven Model.

Dedicated marketing team, specializing in hospitality.

VIP Campaigns launched pre-construction to drive demand, prove valuation and generate cashflow.

NORTH CAROLINA:

- 2 towers released
- Fully booked for the season in 2 hours
- 3rd tower released
- Fully booked in 3 hours

COLORADO:

- 200 pre-bookings (of 3-5 nights)

75%
Occupancy

\$750
Avg. Night

250
Number of Towers
locations built by
2028



EXAMPLE DEAL STRUCTURE (SPEC & CORPORATE)

PROPERTIES:

- Single tower or multi-tower
- West-coast, east-coast, Ontario, Quebec
- Unique topographies
- R2 Zoning
- STR Approved

STRUCTURE:

- GP/LP Partnership
- \$1,200,000 (avg build cost)
- \$400,000 (avg LP investment)
- Loan-to-Value 50% (avg senior debt)

HOSPITALITY:

- \$750 (avg nightly stay)
- 75% (avg occupancy rate)

VALUE:

- 7% - 8% Cap Rates (based on comparables and bookings)
- Short-duration, asset-backed investment

RETURNS ON INVESTMENT:

- Fixed ROI: 25%
- 12 Months

USE OF FUNDS:

- LP Funds: Land Acquisition; Engineering, Site Surveys & Development Fees
- Senior Debt: Production, Assembly, Site Prep & Finishing
- GP Capital: Project Management, Marketing, Fees & Contingency



Exit (3 options)

1. Sale within 12 months (sold to third-party)
2. Sale within 12 months (sold to Hospitality division)
3. Roll into Income Fund (coming soon)

Expected Raise

\$400,000 (for single tower builds)

Minimum \$50,000 syndication

Exemption

NI 45-106 Private Investor Exemption
No Offering Memorandum

Next Steps

Project-specific investor decks coming



Appendix

Lookout  Towers

Lookout Towers

Main Floor



360° Views



Relax & Enjoy



Adventure & Nature



Unique experience



Warmth & Comfort



Style & functionality

1. Living zone

2. Bathroom

3. Kitchen

4. Breakfast bar

5. Fireplace

6. Terrace zone

7. Perimeter balcony

8. Exterior Shower





Lookout  Towers



Lookout
Towers





Middle Floor



360° Views



Drinks & snacks



Relax & Enjoy



Unique experience



Warmth & Comfort



BBQ

- 1. Bar / kitchen
- 2. BBQ
- 3. Beer Dispenser
- 4. Jacuzzi

- 5. Bar
- 6. Sofa Area
- 7. Firepit



Lookout Towers



Lookout  Towers





Crow's Nest



360° Views



Unique
experience



Warmth &
Comfort



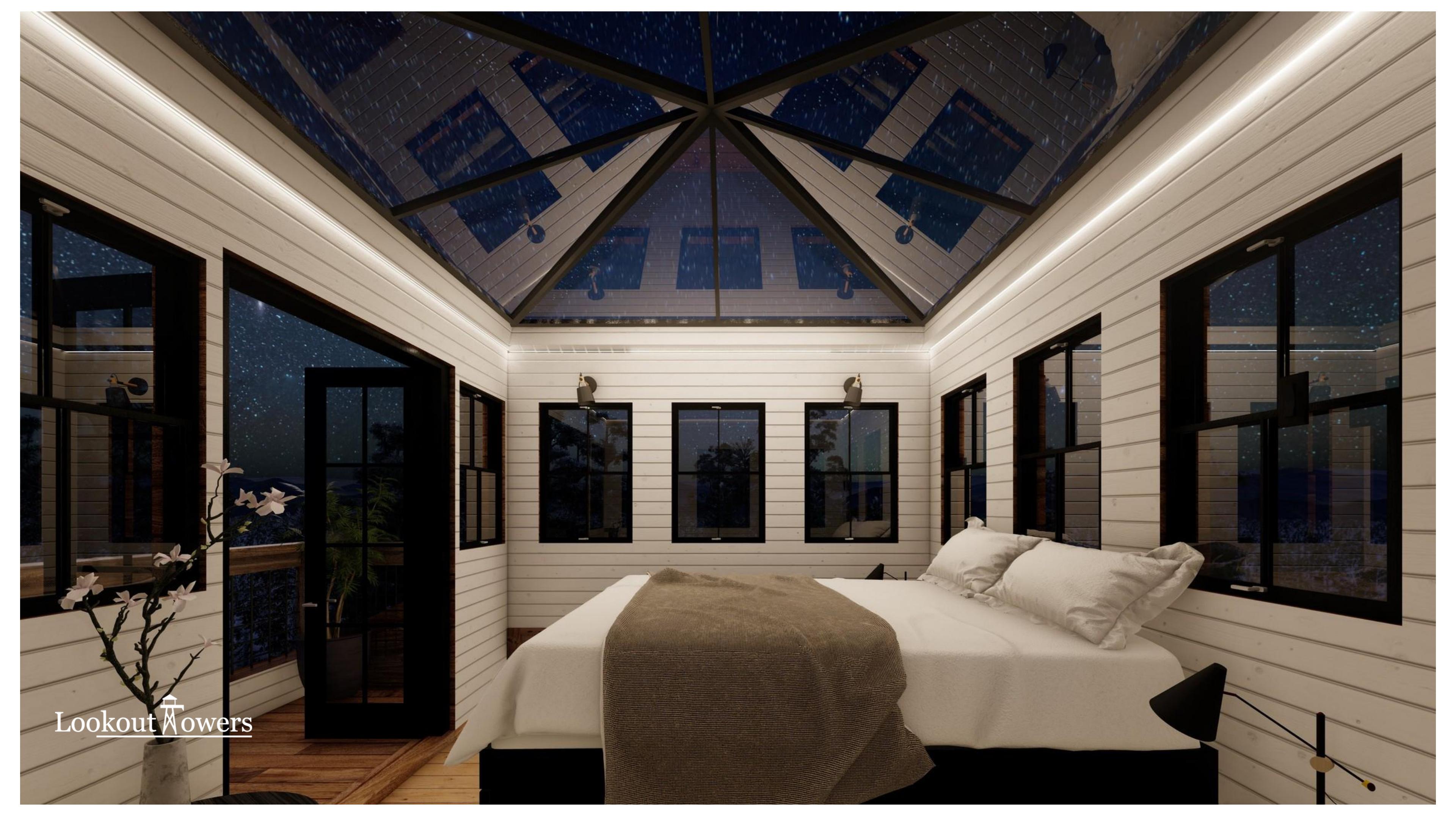
Luggage
space

- 1. Master Bedroom
- 2. Balcony
- 3. Access





Lookout  Towers



Lookout Towers