



Corporate Bio

Voyage Capital Group is an investment firm that prioritizes providing unmatched investor returns. By acquiring multiple assets, we consistently showcase investor returns that surpass the market. Our portfolio features key Marriott, Hilton, IHG, and Choice assets in different markets. Our forte is seeking assets that offer value-added opportunities due to inefficient management, the need for CapEx, or the inability to refinance.

In addition, we've established a debt fund to extend loans to creditworthy borrowers, yielding good returns for our investors. This platform is increasingly popular as conventional lenders impose tighter regulations. We're committed to expanding our debt fund for the foreseeable future.

Voyage Capital Group is not confined to hotels or CRE. We've launched a bourbon fund successfully and seek to explore secure, profitable opportunities in the liquor industry for our investors.

Our investor-centric approach sets us apart. Unlike fee-driven firms, we maintain an unwavering focus on quality underwriting, ensuring top-notch deals for our loyal investors who keep returning to us. This commitment to quality is a cornerstone of our investment strategy, providing a sense of security to our stakeholders.

SPONSOR PROFILE - VOYAGE CAPITAL GROUP



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JAI DESAI
PRESIDENT
CHIEF EXECUTIVE OFFICER
VOYAGE CAPITAL GROUP

Jai Desai has been a prominent figure in the realm of commercial construction, with a distinct specialization in the development of hotel properties since 2004. His journey, spanning nearly two decades, is marked by his involvement in the construction and development of over 110 hotels across the nation. This

impressive feat encapsulates both his personal ventures and third-party construction projects. The depth of Jai's experience in this sector provides him with an invaluable perspective on value engineering strategies crucial for reducing costs, enhancing efficiencies, and meticulous analysis of potential asset acquisitions, with a keen focus on the construction dimension.

Mr. Desai's connection with the hospitality industry is not merely professional; it's profoundly personal. He was immersed in the industry from birth, growing up in a roadside motel manager's apartment. This unique upbringing afforded him a holistic education in hotel management long before any formal training could. Jai's hands-on experience spans all facets of the industry, including housekeeping, front desk attendant, night auditor, maintenance, accounting, sales, and even banking. Such a broad spectrum of roles has endowed him with a rich, multifaceted insight into the operational dynamics of the hospitality sector. This insight has proved invaluable in identifying promising opportunities and orchestrating successful turnaround projects.

Jai embarked on a new chapter of his professional journey by co-founding Voyage Capital Group with Dr. Suraj Reddy. Under his guidance, Voyage Capital Group has already started to make a significant impact, actively acquiring and developing multiple hotel assets. Jai's comprehensive understanding of the hospitality industry, coupled with his profound construction expertise, positions him as a visionary whose efforts not only enhance the hotel and hospitality landscape but also pave the way for innovation, efficiency, and growth.



SURAJ REDDY
MANAGING PARTNER,
CHIEF INVESTMENT OFFICER
VOYAGE CAPITAL GROUP

Dr. Suraj Reddy has been engaging in investment and deal evaluation with his family and friends for over two decades. Having been a passive investor for many years, he has developed a unique perspective that allows him to structure mutually beneficial and investor-friendly deals. This is achieved through his in-depth knowledge of key deal aspects such

as fees, ownership percentages, PREF, DCF, risk, and capital calls.

Dr. Reddy's upbringing emphasized the importance of detail and success from an early age. His father and uncles, who were involved in real estate and other ventures, fostered his passion for business, investments, and technology. His collaboration with Mr. Jai Desai led to the formation of Voyage Capital Group, where he has created several investor platforms. Through his leadership, he has led successful offerings that minimize risks while yielding high returns within shorter timelines than typical syndications.

Dr. Reddy's unwavering commitment to prioritizing investor interests has not only resulted in repeat investments but also established Voyage Capital Group as a trusted investment partner.



Properties in Portfolio:

Property	Location	Key Count
Residence Inn	Jonesboro, AR	101
Residence Inn	Fargo, ND	92
Fairfield Inn	Fargo, ND	60
Comfort Suites	Fargo, ND	82
Radisson	Cedar Rapids, IA	220
Park Inn	Dallas, TX	62 Under Development
Executive Inn	Ft. Worth, TX	46
Red Roof Inn	Vicksburg, MS	80
AC by Marriott	Denver, CO	146 Under Construction
Fairfield Inn	Denver, CO	125 Under Development
Total		1,414