

The Native

Austin, TX

- The only **luxury hostel** of its kind in the Southwestern United States
- Highly successful management team with **decades** of design and hospitality experience
- Located in Austin, TX, ranked by Forbes as the **#1 fastest growing city** in the U.S.
- Enrolled in the NextSeed Payment Automation Service
(<https://eos.nextseed.co/about/faq/#what-is-the-payment-automation-service-inv>)

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Investment Details

2.00x

Investment Multiple

\$0

Invested of \$275,000 minimum

\$100

Minimum Reservation

84 days remaining

Invest Now

Company Description

The Native will be a boutique luxury hostel boasting handcrafted design, full-service hospitality and a communal atmosphere for the discerning adventurer. Located at the nexus of Austin's artsy eastside and the downtown entertainment district, this adaptive reuse project will convert a mid-century warehouse and surrounding land into 4,000 square feet of cafe, bar and lounge space, 5,000 square feet of hostel rooms and 14,000 square feet of paved surface lot for events and future amenities. The Native will be the only hostel of its kind in the Southwestern United States.

The Native team has decades of experience in founding, designing and/or operating architecturally noteworthy experiences that draw crowds across Texas and beyond. These successful concepts include Kung Fu Saloon (three locations throughout Texas), The Brew Exchange, Winflo Osteria, Eberly and The Mohawk (totaling roughly \$20 million in annual revenue) as well as the 2014 Roof Garden Commission at the Metropolitan Museum of Art in New York City.



Offering Summary

Issuer

Native Hostel Austin, LLC ("The Native")

Entity Type

Limited liability company

Principal Office

807 E. 4th Street

Austin, TX, 78702

Securities

Revenue Sharing Notes

Offering Amount

Minimum of \$275,000 and a maximum of \$500,000

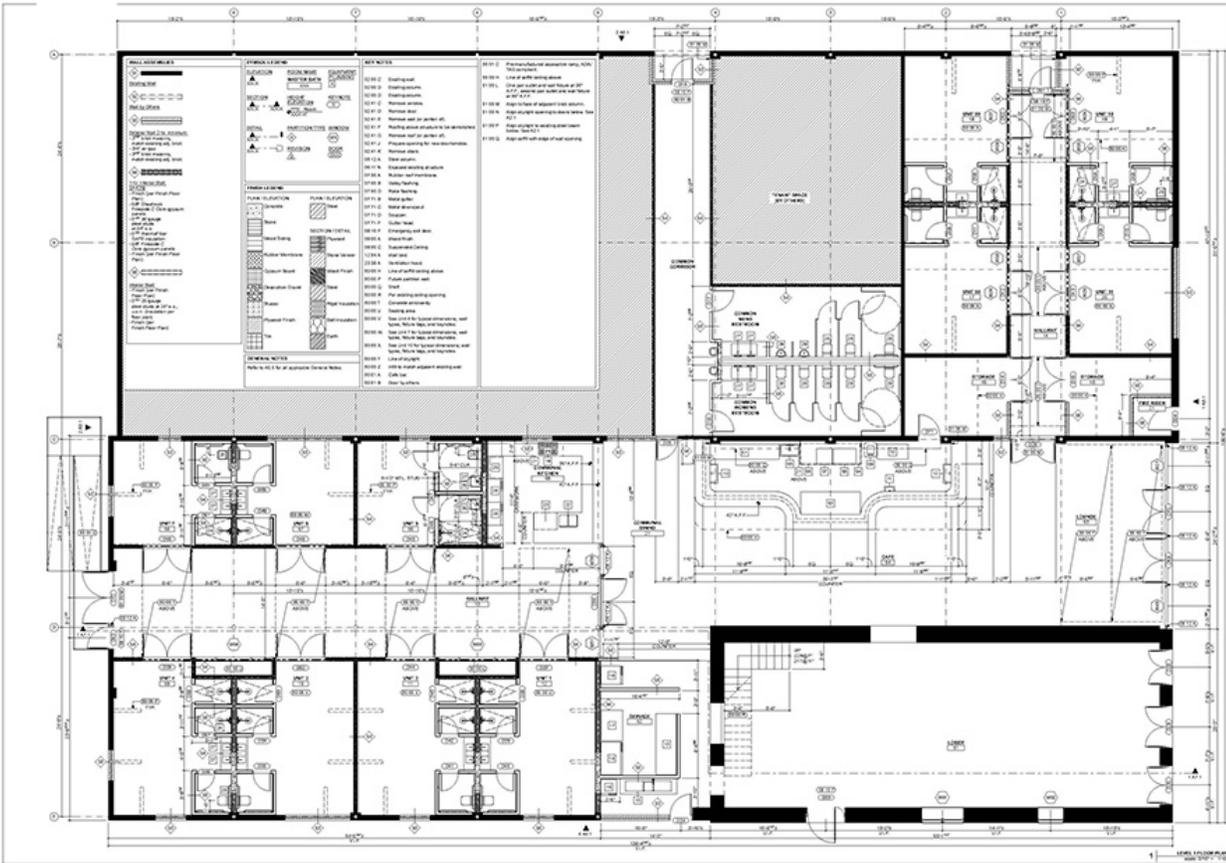
Ownership % Represented by Securities

0%. Investors will not receive any equity interests in the Issuer or any voting or management rights with respect to the Issuer as a result of an investment in Securities.

Use of Proceeds

The Native is seeking to raise between \$275,000 and \$500,000 on NextSeed.

Proceeds will be utilized to finance the construction and build-out of The Native hostel.



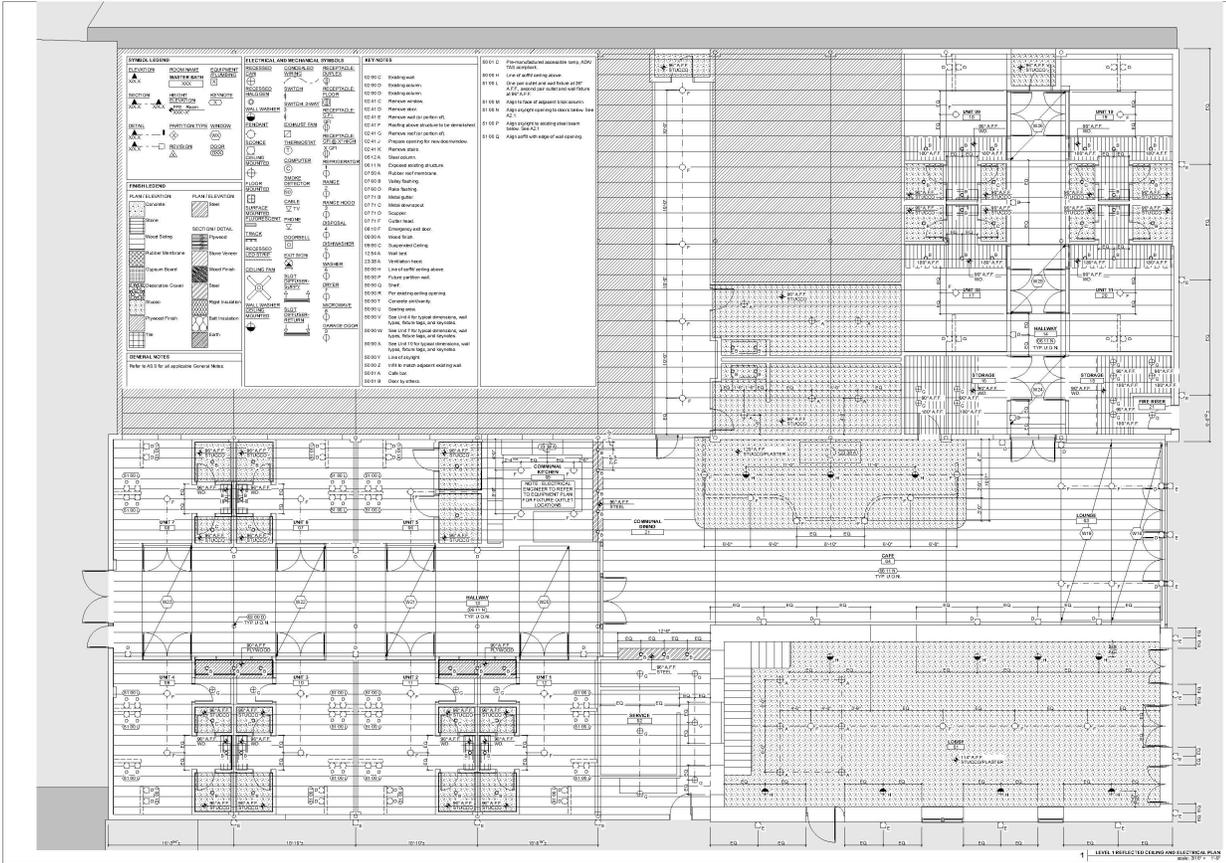
un.box studio
 1488 Cole Drive N. #102
 Raleigh, NC 27603
 Phone: (919) 870-0000
 Email: info@unboxstudio.com

PROJECT TITLE
 THE NATIVE
 1488 Cole Drive N. #102
 Raleigh, NC 27603

DATE
 11/27/2018

PROJECT PHASE
 1. PRELIMINARY DESIGN
 2. PERMITTING
 3. DESIGN DEVELOPMENT
 4. SCHEMATIC DESIGN
 5. CONCEPT DESIGN
 6. PRELIMINARY DESIGN
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GENERAL NOTES
 Refer to all applicable General Notes.



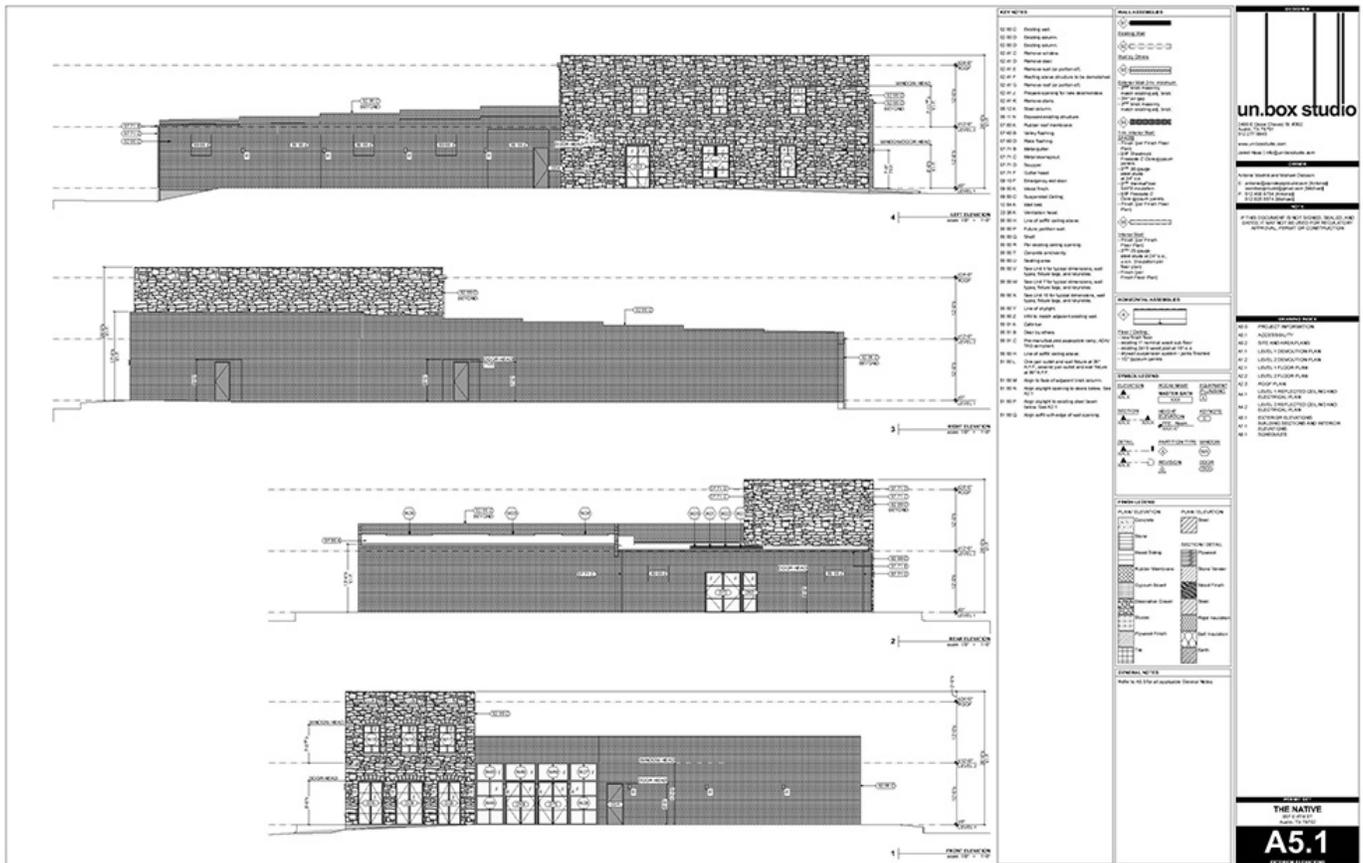
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GENERAL NOTES
 Refer to all applicable General Notes.



Key Terms

Minimum Investment

\$100

Revenue Sharing Percentage

5.0% of each month's gross revenue

Investment Multiple

2.0x

Investors will each receive in the aggregate 2.0x their original investments, as a result of being paid their proportionate shares of the Issuer's gross revenue on a monthly basis.

Startup Period

Period from the closing through November 30, 2016

Payments

During the Startup Period, the Issuer will not make any payments. After the Startup Period, the Issuer will make monthly payments based on the relevant revenue sharing percentage.

Maturity

If the investors have not been paid in full within 48 months after the Startup Period, the Issuer is required to promptly pay the entire outstanding balance to the investors.

Security Interest

The Issuer will grant a second-lien security interest in all of its assets in favor of NextSeed for the benefit of the investors to secure the Issuer's obligations under the Securities.

For more information on the terms of the offering, see the [Disclosure Statement](https://eos.nextseed.co/offerings/the-native/#legal) (<https://eos.nextseed.co/offerings/the-native/#legal>).

Business Model

The Native will offer 72 beds spread throughout 12 guest rooms, including 4 loft-style rooms that can be rented as suites or shared spaces. Its prime, central location makes The Native an ideal launchpad for younger travelers eager to explore Austin's myriad nightlife options and world-renowned festivals like SXSW, Austin City Limits and FunFunFun Fest.





The Native's cafe and bar will serve casual, hyper-American cuisine and unpretentious craft cocktails. The rotating menu will be simple and approachable, with an emphasis on authenticity. Guests will relax and converse in an intimate, low-lit space featuring a glass ceiling and a textural blend of stone, plush velvet and steel.

Regular large-scale performances will transform the 14,000 square foot parking area and backyard into a destination for patrons to experience big sounds and bigger productions under the bright lights of the Austin skyline.

The Native will also sell branded merchandise to its patrons and other visitors on hostel premises.

The Parlour will serve as the hostel's beating heart, featuring a fresh, curated mix of movie screenings, musical acts, night bazaars and gallery-style exhibitions designed to bring together travelers and locals alike. With its raw stone walls, deeply enveloping furnishings and eclectic programming, the Parlour will give guests a chance to indulge in a variety of dynamic, multi-dimensional experiences.

The Native will offer all guests full use of a beautiful, modern community kitchen designed to encourage mingling and communal food preparation, with the goal of making travel more attainable for the young, budget-conscious traveler. The kitchen will be fully outfitted with high-end cookware and equipment to provide guests with the look, feel and capabilities of a master chef's home kitchen. The space will also serve as a venue for up-and-coming chefs to prepare guest meals as part of a regular brunch and dinner series.

The crown jewel of The Native will be The Hideaway, a master suite designed to provide privacy and shelter for unique, you-name-it experiences curated by The Native's knowledgeable staff. Anything and everything is fair game in The Hideaway. [Read Less \(https://eos.nextseed.co/offerings/the-native/#campaign_business_model\)](https://eos.nextseed.co/offerings/the-native/#campaign_business_model)

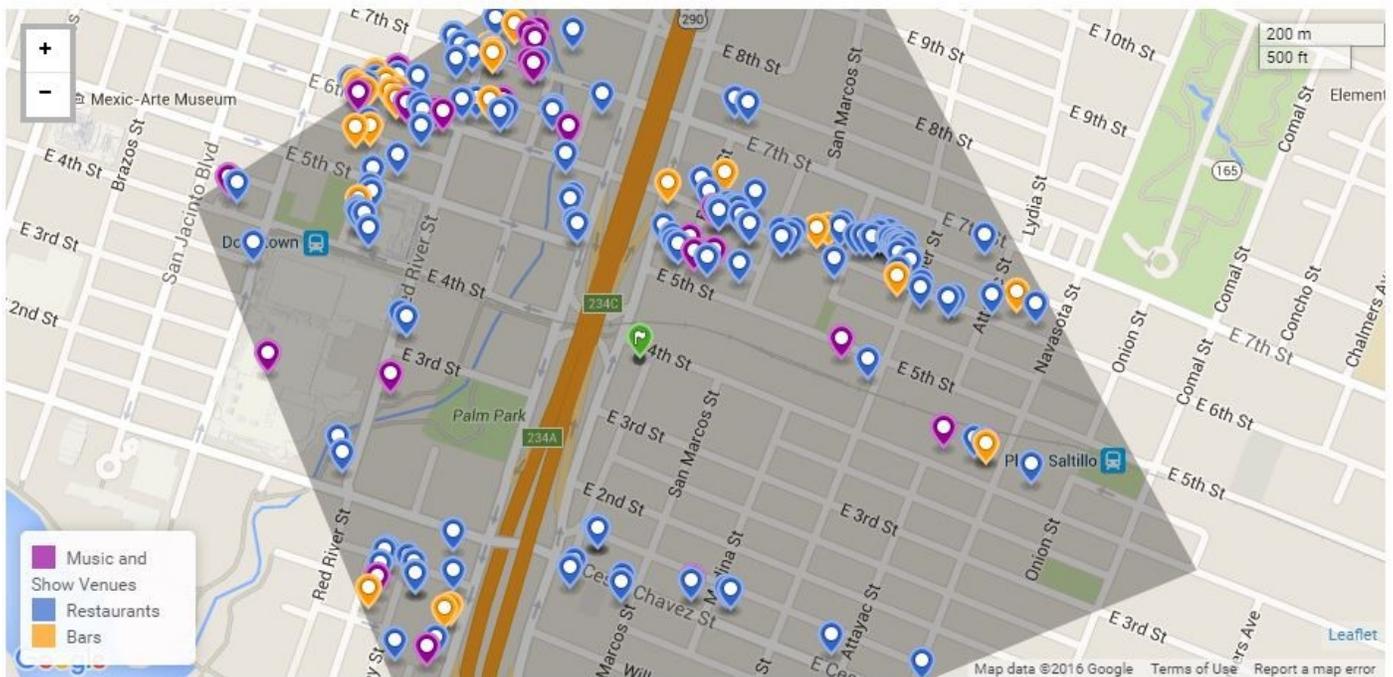


For more detailed analysis, see the [Disclosure Statement \(https://eos.nextseed.co/offerings/the-native/#legal\)](https://eos.nextseed.co/offerings/the-native/#legal).

Location Analysis

The City of Austin presents one of the country's most appealing market opportunities for new hotel and accommodations ventures. Forbes ranked Austin as the #1 fastest growing city in the nation for the 4th straight year, and the #1 "City to Watch." The average occupancy rate for hotels in downtown Austin is over 77%, while the average daily rate for a room in like hotels is approximately \$215. The national average occupancy rate and average daily room rate are 65% and \$121, respectively.

The Native's site at 807 East 4th Street, nestled between Austin's vibrant Downtown and bohemian Eastside, presents an ideal location for guests with convenient access to everything that Austin has to offer, and hundreds of exciting entertainment opportunities all within walking distance. [Read More \(https://eos.nextseed.co/offerings/the-native/#offering_location_analysis\)](https://eos.nextseed.co/offerings/the-native/#offering_location_analysis)



For more detailed analysis, see the [Disclosure Statement \(https://eos.nextseed.co/offerings/the-native/#legal\)](https://eos.nextseed.co/offerings/the-native/#legal).

Leadership



Michael Dickson, *President*

Over the course of 17 years in the construction industry, Michael Ryan Dickson has cultivated a passion for and deep understanding of fine architecture, design, and project management. He is currently a Managing Partner of Icon Design+Build, a high-end custom builder specializing in homes, bars and restaurants. He is also the owner of a number of highly successful food and beverage venues. Mr. Dickson studied Geography at the University of Texas, Austin. Mr. Dickson is responsible for the day-to-day management decisions of The Native.



Antonio Madrid, *Secretary*

Antonio T. Madrid specializes in the fast-track development and construction of custom, high-end hospitality venues, residences and art installations. Since 2010, he has overseen nearly a dozen successful commercial build-outs across the United States as well as art installations for the Metropolitan Museum of Art, Governors Island, and Soho House. He is currently a Managing Partner of Icon Design+Build and Board Chair of the HOPE

(Helping Other People Everywhere) Campaign. Mr. Madrid studied Philosophy and Finance at the University of Texas, Austin. Mr. Madrid is responsible for the day-to-day activities of The Native.



Will Steakley, Treasurer

Will Steakley is the co-founder of several successful Austin brands, including The Mohawk (voted the Austin Chronicle’s Best Live Music Venue in 2015), DEN Property Group, Viceroy Realty Advisors, and Austin Surf Company. As a native Austin creator, connector and tastemaker, Mr. Steakley is passionate about preserving the soul, authenticity and brand of Austin, Texas. With over \$300 million in closed transactions, Mr. Steakley also happens to be one of Austin’s top real estate professionals and the only agent under 40 to receive the Austin Business Journal’s coveted Top 25 award over 9 consecutive years. Mr. Steakley studied Economics at the University of Texas, Austin. Mr. Steakley is in charge of overseeing the finances of The Native.

NextSeed

History

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Team (<https://eos.nextseed.co/about/us/>)

FAQ (<https://eos.nextseed.co/about/faq/>)

Connect

Blog (<https://eos.nextseed.co/blog/>)

Facebook (<https://www.facebook.com/thenextseed/>)

Instagram (<https://instagram.com/thenextseed/>)

January 2016
The three partners formulate The Native concept and find the location for Austin’s first luxury hostel

March 2016
The Native team officially forms Native Hostel Austin, LLC

Twitter (<https://twitter.com/thenextseed>)

June 2016
Required permits expected to be approved by the City of Austin Construction

Contact

and build-out expected to begin

info@nextseed.co (<mailto:info@nextseed.co>)

Phone: 800-705-4220 (toll-free) / 800-705-4220

December 2016

Fax: 866-266-0803

Expected soft opening of The Native

Legal

Privacy Policy (<https://eos.nextseed.co/agreements/privacy-policy/>)

Terms of Use (<https://eos.nextseed.co/agreements/terms-of-use/>)

(<https://eos.nextseed.co/>)

This overview contains a preliminary summary of the purpose and principal business terms of the investment described herein. This summary does not purport to be complete and is qualified in its entirety by reference to the more detailed discussion contained in the actual text of the related disclosure statement and investment agreements (the "Documents"), as applicable.

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