UNDERSTAND THE INVESTMENT

Mechanics overview

How an advisor buys, holds, and reports a VANA investment: the custodian process, subscription documents, K-1 timing, minimums, and reporting.

How an advisor buys

1. **Confirm accreditation.** Because VANA offerings are made under Rule 506(c), each investor's accredited status is verified by a third party, a letter from a CPA, attorney, or registered broker-dealer, or an equivalent verification service, before documents are countersigned. VANA coordinates this step.
2. **Execute subscription documents.** The advisor or client completes the subscription agreement and investor questionnaire through Vana's online portal. Signatures are electronic, and the package confirms the commitment amount and account registration.
3. **Fund the commitment.** Capital is sent per the wire instructions in the subscription package. Investments can be held in taxable accounts and, through a self-directed custodian, in certain retirement accounts.

What the investor owns

A limited partner interest in the entity that owns a specific hotel. VANA raises deal by deal, so each investment is a single property you review and join on its own terms, not a blind pool. It is private and illiquid, intended to be held for the life of that investment, and the expected term is stated in each deal's materials.

Minimums & distributions

Minimums are set for each offering and stated in its materials. Cash distributions are generally paid quarterly once a property stabilizes. Amount and timing depend on property performance and are not guaranteed.

Tax reporting & K-1 timing

Because each deal is held through its own partnership, an investor receives a **Schedule K-1** for every deal they are in, each year, rather than a Form 1099. K-1s are targeted for first-quarter delivery and, in some years, may follow a partnership extension, so investors should plan for the possibility of filing a personal extension. Depreciation from the hotels is reported on the K-1 and often offsets a meaningful share of distributions in the early years.

Ongoing reporting

Quarterly: a performance update and a distribution statement in the investor portal. **Annually:** the Schedule K-1 and an annual report. A named VANA contact is available for advisor questions throughout the hold.

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