



THE OPEN GATE

A PLACE FOR WHAT HAPPENS NEXT.



Twenty thoughtfully designed acres on Maui envisioned as a destination for *gathering, celebration, connection* and beautiful interruption.



The Open Gate is a multi-phase development bringing together private residences, culinary experiences, destination celebrations, agricultural programming and *curated retreats* to create one of Maui's most distinctive gathering places.

Rooted in land. Open to possibility.



PRIVATE
RESIDENCES



CELEBRATION
SPACES



CULINARY
EXPERIENCES



AGRICULTURAL
PROGRAMMING



RETREATS &
GATHERINGS



WELLNESS &
RESTORATION



ARTS, CULTURE &
CONNECTION

20 ACRES

MAUI, HAWAI'I

MULTI-PHASE DEVELOPMENT





THE OPEN GATE

WHY MAUI? WHY NOW?

A DESTINATION DESIGNED FOR WHAT COMES NEXT.

The future of hospitality is shifting. Travelers are seeking places that offer more than accommodations—they are seeking connection, experiences, and meaningful moments worth returning for.

The Open Gate exists at the intersection of luxury hospitality, destination travel, and experience-driven programming—creating year-round opportunities across multiple markets and generations.



WHY MAUI?

- A globally recognized luxury destination.
- One of the world's premier wedding, retreat, and experiential travel markets.
- Increasing demand for intimate, curated hospitality experiences.
- Multi-generational travelers are prioritizing meaningful experiences over traditional tourism.



WHY NOW?

- Hospitality is evolving beyond hotels and vacation rentals.
- Travelers are investing more in experiences than ever before.
- The demand for wellness, culinary, and retreat-based programming continues to grow.
- Maui's future will be defined not simply by where people stay, but by where they gather.

THE INTERSECTION

THE OPEN GATE BRINGS TOGETHER



DESTINATION TRAVEL

Curated experiences that inspire return visits year after year.



LUXURY HOSPITALITY

Intimate, high-touch hospitality in a sense-of-place setting.



CULINARY EXPERIENCES

Chef-driven dining, coffee programming, and culinary events.



CORPORATE RETREATS

Purposeful gatherings that foster connection, creativity, and impact.



WEDDINGS & CELEBRATIONS

Unforgettable moments in a breathtaking Upcountry setting.



WELLNESS PROGRAMMING

Restorative retreats and wellness experiences rooted in nature.



LAND & CULTURAL EXPERIENCES

Agricultural, equestrian, and cultural programming that honors the land.



MULTI-GENERATIONAL GATHERINGS

Spaces for families and friends to gather across generations.



CURATED GUEST ACCOMMODATIONS

Thoughtful stays that anchor every experience in comfort and beauty.

WE BELIEVE THE FUTURE OF HOSPITALITY ISN'T SIMPLY WHERE PEOPLE STAY—
IT'S **WHY** THEY RETURN.

Rooted in Land. Open to Possibility.





THE HEARTH CONNECTION

The house everyone ends up in.

A soulful home where meals are shared,
ideas flow, and memories are made.
Rooted in history. Designed for today.
Open for whatever comes next.



MADE TO BRING PEOPLE TOGETHER

Chef's kitchen, long tables,
and rooms that flow.



ROOTED IN HISTORY

Honoring the character of the home
with a collected, evolved feel.



BUILT FOR GATHERINGS

Indoor-outdoor living, space for
retreats, celebrations and more.



INSPIRED BY HAWAI'I

Island materials, light, and landscape
woven into every detail.



OPEN TO POSSIBILITY

From quiet mornings to lively nights,
this is where it all happens.

ROOTED IN LAND. OPEN TO POSSIBILITY.



CHEF'S KITCHEN | DINING HALL | LIBRARY LOUNGE | MEETING & RETREAT SPACE
UPSTAIRS OWNER'S SUITE | INDOOR-OUTDOOR LIVING | HISTORY & SOUL



A HOME THAT EVOLVED OVER TIME. ECLECTIC. UNEXPECTED. DEEPLY PERSONAL. THIS IS WHERE BIG MOMENTS AND QUIET ONES LIVE TOGETHER.



AUTHENTIC & TIMELESS

Preserve the soul of the
home while elevating
for modern life.



COLLECTED OVER TIME

Every piece has a story.
Curated, not decorated.



ISLAND INFLUENCE

Hawai'i in the textures,
materials, art and
indoor-outdoor flow.



THOUGHTFUL SPACES

Designed for connection,
creativity, rest and
celebration.



EFFORTLESS FLOW

Rooms that open, spill out,
and welcome the land
and light.



OPEN TO WHAT'S NEXT

Retreats, dinners, planning
sessions, lazy mornings,
anything is possible.

*"The best homes are the ones
that are always becoming."*

— NATE BERKUS —





THE OPEN GATE

WHAT WE'RE BUILDING

MORE THAN A VENUE. MORE THAN A RETREAT.

The Open Gate is a multi-phase hospitality development designed to become a place people return to throughout the seasons of their lives.

Rooted in Maui's Upcountry, The Open Gate brings together private residences, destination celebrations, culinary experiences, agricultural programming, and *curated retreats* into a single, evolving destination built for connection, gathering, and beautiful interruption.

Every space has been intentionally designed to serve multiple purposes—creating year-round opportunities for programming, events, and revenue generation while preserving the character of the land and the spirit of place.

THE OPEN GATE INCLUDES



Destination Celebrations & Private Events



Private Residences & Guest Accommodations



Culinary Experiences & Chef Programming



Retreats & Corporate Gatherings



Agricultural & Wildflower Experiences



Horseback Riding & Outdoor Programming



Arts, Culture & Wellness Experiences



Future Expansion Opportunities

ONE PROPERTY. MULTIPLE EXPERIENCES.

*Morning coffee becomes conversation. Conversation becomes dinner.
Dinner becomes celebration. Celebration becomes memory.*

DESIGNED FOR CONNECTION. BUILT FOR LONGEVITY.

20 ACRES

MAUI, HAWAI'I

MULTI-PHASE DEVELOPMENT



THE CELEBRATION

GATHER. TOAST. REMEMBER.

A space that transforms with you.
From long, laughter-filled dinners
to late night dancing and everything
in between.
This is where moments become
memories.



MADE FOR MILESTONES
Weddings, anniversaries, retreats,
birthdays, and everything in between.



DESIGNED TO ADAPT
Flexible, open, and effortless.
For 20 or 200.



ROOTED IN CONNECTION
Good food. Good company.
Stories that last.



SOME THINGS ARE
TOO IMPORTANT TO RUSH.



DINNERS | WEDDINGS | RETREATS | TALKS | CELEBRATIONS | MUSIC | CHEF'S TABLE | GATHERINGS

THE OPEN ROAD

STAY CURIOUS.

For early mornings and late returns.
For maps that lead nowhere
and detours that change everything.
Adventure begins here.



MADE FOR EXPLORERS
Trails, waves, horses, and
everything in between.



GEAR. STORIES. INSPIRATION.
Packed for the journey,
ready for what's next.



LEAVE AT SUNRISE.
COME HOME AT MIDNIGHT.



SOME OF THE BEST PLACES
WERE NEVER ON THE MAP.



HORSES | HIKES | SURF | RIDES | COFFEE | MAPS | READS | SUNSETS | DETOURS



GATHER
Bring people together.
Make space.



CONNECT
Build something
that lasts.



WANDER
Stay curious.
Follow wonder.



CELEBRATE
Honor the moments
that matter.



BREATHE
Slow down.
Be present.



BE INTERRUPTED
Leave room for
what's unexpected.

"The best homes are the ones
that are always becoming."

— NATE BERKUS —



THE BUSINESS MODEL

NOT A VENUE. NOT A HOTEL.

A DESTINATION DESIGNED FOR WHAT HAPPENS NEXT.

The Open Gate is a multi-phase hospitality development where every space is designed to evolve throughout the year.

Guest accommodations become retreats. Retreats become celebrations.
Celebrations become traditions.

WE ARE NOT BUILDING ROOMS.

We are building reasons to return.

EVERY ASSET GENERATES
MULTIPLE REVENUE STREAMS

- Guest Accommodations
- Weddings
- Retreats
- Corporate Events
- Private Gatherings
- Culinary Experiences
- Coffee Programming
- Wellness Experiences
- Horse & Agricultural Experiences
- Workshops & Demonstrations
- Seasonal Programming
- Future Expansion Opportunities



GUEST ACCOMMODATIONS

- Private Residences
- Curated Guest Cabins
- Weekend Stays



GATHERINGS & CELEBRATIONS

- Destination Weddings
- Private Celebrations
- Anniversary Dinners
- Family Gatherings



RETREAT EXPERIENCES

- Corporate Retreats
- Wellness Programming
- Artist Residencies
- Creative Workshops



CULINARY EXPERIENCES

- Chef's Table Dinners
- Cooking Demonstrations
- Coffee Experiences
- Seasonal Dining Events



LAND & CULTURE

- Horse Experiences
- Wildflower Programming
- Agricultural Experiences
- Fireside Gatherings



FUTURE GROWTH

- Seasonal Programming
- Membership Opportunities
- Strategic Partnerships
- Future Expansion

ONE PROPERTY. MULTIPLE EXPERIENCES. YEAR-ROUND REVENUE.

We don't create destinations. We create detours.

ROOTED IN LAND. OPEN TO POSSIBILITY.

THE OPEN GATE

LEAVE THE GATES OPEN.

MAUI, HAWAII

COMMERCIAL KITCHEN
DESIGN CONCEPT



BUILT FOR GATHERING



CRAFTED FOR FLOW



ROOTED IN BEAUTY



MADE TO INSPIRE



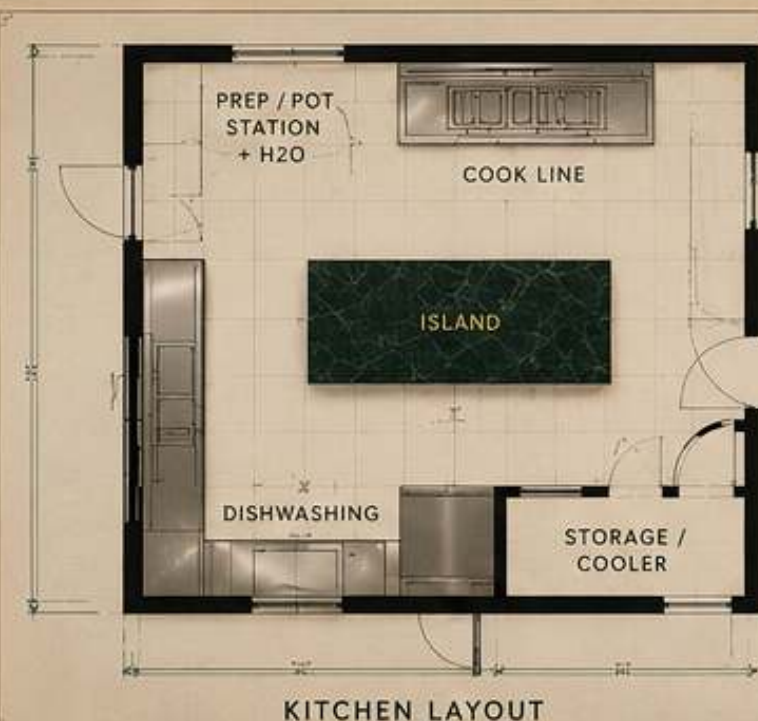
PREP STATION + REFRIGERATION



DISHWASHING STATION



DRY STORAGE + WALK-IN COOLER



MATERIALS + FINISHES

DEEP GREEN
TILE



WHITE SUBWAY
"3" x 6"



BRASS
ACCENTS



STAINLESS
STEEL



GREEN
MARBLE



ART DECO
FLOOR TILE



WALL
SCONCE



PENDANT
LIGHTING



DESIGNED FOR FLOW. BUILT FOR BEAUTY.

ROOTED IN LAND. OPEN TO POSSIBILITY.

20.7984° N, 156.3319° W



— THE OPEN GATE —

THE REVENUE FLYWHEEL

Every experience creates the next reason to return.

A CYCLE OF CONNECTION & VALUE

At The Open Gate, each experience is designed to inspire the next.

We don't just host moments—we create a rhythm of return, relationship, and long-term value for our guests, our community, and our investors.



GROW

Stronger brand, higher occupancy, increased pricing, and expanded programming.

SHARE

Friends, family, referrals, and repeat visits expand our community.



THE IMPACT



YEAR-ROUND REVENUE

Diverse offerings drive consistent cash flow.



LOYAL GUESTS

Repeat visits create deeper relationships and lifetime value.



STRONG RETURNS

Multiple revenue streams support profitability and growth.



LASTING LEGACY

A destination that enriches generations to come.

EVERY MEMORABLE EXPERIENCE BECOMES THE MARKETING FOR THE NEXT ONE.

One property. One community. A lifetime of reasons to return.

20 ACRES

MAUI, HAWAI'I

MULTI-PHASE DEVELOPMENT

ROOTED IN LAND. OPEN TO POSSIBILITY.





THE GUEST CABIN RESIDENCE

A PLACE TO STAY. A REASON TO RETURN.

A welcoming retreat for guests and loved ones to feel at home. Thoughtfully designed for rest, connection, and the moments that matter most.



MADE FOR CONNECTION

Spaces to gather, linger, and create lasting memories.



ROOTED IN NATURE

Inspired by Hawai'i's landscape and a slower way of living.



DESIGNED FOR REST

Comfortable rooms and inviting spaces to relax and recharge.



OPEN TO POSSIBILITY

A place for quiet mornings, starlit nights, and everything in between.

COME AS GUESTS. LEAVE AS FAMILY.



NATURALLY INSPIRED

Surrounded by beauty.
Designed with intention.



THOUGHTFULLY DESIGNED

Comfortable spaces
that flow together.



RESTORATIVE STAYS

For deep rest,
slow mornings,
and sweet sleep.



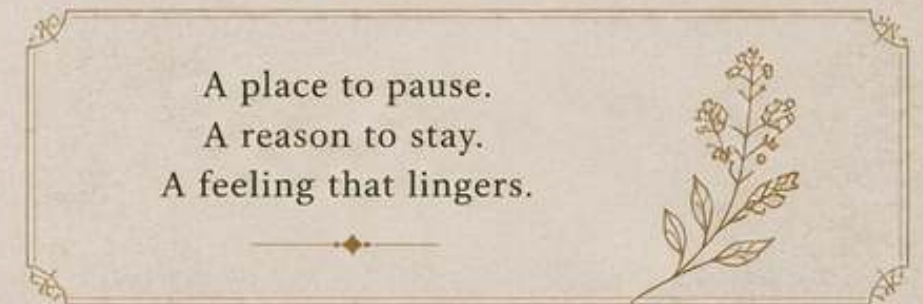
CONNECTION COMES EASY

Spaces that bring
people together,
naturally.



OPEN TO WHAT'S NEXT

Make memories.
Find inspiration.
Take your time.



A place to pause.
A reason to stay.
A feeling that lingers.

ROOTED IN NATURE. DESIGNED FOR COMFORT. MADE FOR MEMORIES.

THOUGHTFULLY DESIGNED FOR GUESTS. CONNECTED TO WHAT MATTERS.



THE OPEN GATE

THE INVESTMENT OPPORTUNITY

BUILDING A LEGACY. GENERATING LASTING VALUE.

The Open Gate is a multi-phase hospitality development designed for long-term value creation through diversified revenue streams, scalable programming, and future expansion.

We are seeking strategic investment to bring Phase I to life and position the property for sustainable growth and lasting returns.

PHASE I HIGHLIGHTS



ESTABLISH THE OPEN GATE
Core gathering spaces and signature experiences



LAUNCH ACCOMMODATIONS
Curated guest residences and cabins



CULINARY PROGRAMMING
Chef's experiences, coffee programming, and long table gatherings



LAND & CULTURE EXPERIENCES
Agriculture, wildflowers, and horseback experiences



EVENT & RETREAT OPERATIONS
Weddings, retreats, corporate gatherings, and private events



INFRASTRUCTURE & FOUNDATIONS
Roads, utilities, landscaping, and essential systems

INVESTOR BENEFITS

- ✓ Own a share of a premier hospitality destination
- ✓ Participate in multiple, diversified revenue streams
- ✓ Benefit from Maui's strong tourism & event market
- ✓ Long-term appreciation of land and improvements
- ✓ Be part of a legacy that endures for generations

RETURN POTENTIAL



CASH FLOW
Multiple revenue streams begin in Phase I



APPRECIATION
Land, improvements and brand value increase over time



EXIT OPTIONS
Refinance, recapitalize, or strategic sale in future phases

INVESTMENT OVERVIEW

TOTAL PROJECT OVERVIEW

Multi-phase development on 20 acres
in Maui's Upcountry

PHASE I INVESTMENT

To be Determined

USE OF FUNDS

Design & Permitting • Infrastructure
Core Buildings • Landscaping & Agriculture
Pre-Opening Operations • Working Capital

FINANCIAL OUTLOOK

- 

DIVERSIFIED REVENUE MODEL
Multiple revenue streams operating year-round
- 

STRONG MARGIN POTENTIAL
Experiences over inventory drive profitability
- 

SCALABLE GROWTH
Expansion opportunities across 20 acres
- 

LONG-TERM VALUE CREATION
A legacy asset with enduring appeal
- 

BUILT TO LAST
Designed for generations, not seasons

WE ARE NOT BUILDING FOR THE NEXT SEASON. WE ARE BUILDING FOR THE NEXT CENTURY.

CONNECTION • CELEBRATION • RESTORATION • POSSIBILITY • LEGACY

THE
LONG VIEW

A PLACE TO SEE WHAT'S NEXT.

A gathering house for meaningful
conversations and unforgettable views.
Two bedrooms. Shared moments.
Room to breathe.



GATHER

Designed for connection.
Built for good conversations.



ROOTED

Hawai'i in spirit and in soul.
Inspired by the land and its people.



UNWIND

Indoor-outdoor living for
slow mornings and long nights.



OPEN TO POSSIBILITY

Where ideas flow, plans grow,
and stories begin.

LEAVE THE GATES OPEN.



ARRIVE

A warm welcome.
Leave the world behind.



CONNECT

Good company.
Better stories.



PERSPECTIVE

Take it all in.
See it differently.



REST

Two bedrooms.
Deep, uninterrupted sleep.



PREPARE

Everything you need.
Nothing you don't.



UNWIND

Long nights.
Bigger ideas.



**THOUGHTFULLY
COLLECTED**

Pieces with stories.
Not for show.



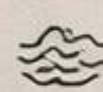
**NATURAL
MATERIALS**

Honest. Timeless.
Sustainable.



**PANILOLO
HERITAGE**

A nod to the past.
Rooted in respect.



**WIDE OPEN
VISTAS**

Mountains to ocean.
Always in view.



**BUILT FOR
CONNECTION**

Where moments
become memories.



"In the long view,
the right moments
find their way."



— THE OPEN GATE —

DEVELOPMENT PHASING

BUILT INTENTIONALLY. EXPANDED THOUGHTFULLY.

— ◆ —

The Open Gate is designed as a phased hospitality destination, allowing operations to begin early while each stage expands programming, guest capacity, and long-term value. Every phase is independently viable and intentionally builds toward the complete vision.

 PHASE I LAUNCH THE DESTINATION	 PHASE II EXPAND THE EXPERIENCE	 PHASE III COMPLETE THE VISION
◆ Roads, utilities & infrastructure ◆ Arrival & landscape improvements ◆ Commercial Kitchen ◆ Celebration Hall & event lawn ◆ Initial Guest Cabins ◆ Outdoor ceremony & long-table dining ◆ Launch weddings, retreats & private events	◆ The Hearth ◆ The Long View Residence ◆ The Wildflower Suite ◆ Retreat & culinary programming ◆ Wellness experiences ◆ Seasonal programming ◆ Increase overnight capacity	◆ Additional guest cabins ◆ Wellness facilities & programming ◆ Expanded equestrian experiences ◆ Agricultural expansion ◆ Membership opportunities ◆ Strategic partnerships & future phases ◆ Year-round destination maturity
 OBJECTIVE: <i>Establish the brand. Generate initial revenue through weddings, retreats, accommodations, and culinary experiences.</i>	 OBJECTIVE: <i>Increase destination value. Expand premium accommodations, programming, and guest experiences to deepen market position.</i>	 OBJECTIVE: <i>Build the legacy. Complete the long-term vision with expanded experiences, recurring programming, and enduring asset appreciation.</i>



W
THE
WILDFLOWER

FOR SLOW MORNINGS
AND BEAUTIFUL INTERRUPTIONS.



BEAUTY THAT BLOOMS. MEMORIES THAT LAST.

MOMENTS AT OPEN GATE

SIMPLE PLEASURES. MEANINGFUL CONNECTIONS. LASTING IMPRESSIONS.



COFFEE DEMONSTRATION

Slow mornings.
Thoughtfully brewed.
Learn the craft, taste the story,
and start your day with purpose.

THE HEARTH



WILDFLOWER FIELDS

Wander. Wonder. Breathe.
A living canvas of color and calm—
perfect for quiet walks,
picnics, and slow inspiration.

THE FIELDS



HORSES & LLAMAS

Gentle encounters. Lasting bonds.
Meet our horses and llamas,
learn their stories, and experience
the quiet magic of connection.

THE PASTURES



COOKING DEMONSTRATIONS

From local ingredients to
shareable dishes. Watch, learn,
and savor as our chefs bring
flavor and culture to life.

THE URBAN GATE

GATHER. CONNECT. CELEBRATE WHAT MATTERS.

THE OPEN GATE

LEAVE THE GATES OPEN.

MAUI, HAWAII

RUSTIC BARN
EVENT SPACE



ROOTED IN LAND



BUILT FOR GATHERING



MADE FOR MEMORIES



OPEN TO POSSIBILITY

BUILT FOR
WEDDINGS
CELEBRATIONS
GATHERINGS
GOOD TIMES



THE
OPEN GATE
MAUI, HAWAII



ROOTED IN LAND. OPEN TO POSSIBILITY.

20.7984° N, 156.3319° W



CONNECTION OVER CALENDAR

WE DON'T CREATE DESTINATIONS. WE CREATE DETOURS.

The Open Gate is a place for what can't be rushed.
Where moments turn into memories and memories into meaning.
Rooted in land. Inspired by Hawai'i. Built for *beautiful interruptions*.



OUR PHILOSOPHY



INTENTIONAL HOSPITALITY

Every space, every detail,
every experience
is designed with purpose.
Nothing is accidental.



ROOTED IN HAWAI'I

Inspired by the land,
the people, and the
timeless spirit of
this island.



HERITAGE MEETS HEART

Hawai'i cowboy soul,
artisanal craftsmanship,
and warm, lived-in
elegance.



SLOW DOWN, TUNE IN

We create space to
breathe, to be present,
and to reconnect with
what matters.



BEAUTIFUL INTERRUPTIONS

Unexpected moments
that inspire connection,
curiosity, and
lasting memories.



PEOPLE BEFORE PLANS

Great gatherings aren't
about perfection—
they're about how
you made people feel.

THIS IS WHERE
BIG MOMENTS AND
QUIET ONES
LIVE TOGETHER.

GATHER
TOAST
REMEMBER
WANDER
BREATHE
BELONG

EXPERIENCES THAT STAY WITH YOU

From sun-drenched mornings
to starlit nights, every experience
at The Open Gate is an invitation
to connect, celebrate, and
be fully present.



SHARED TABLES
*Stories over incredible
food and good company.*



CELEBRATIONS
*Life's milestones become
timeless memories.*



ADVENTURE & NATURE
*Trails, ranch life, and wide
open spaces to wander.*



WELLNESS & REST
*Space to reset, restore,
and reconnect.*



LAND & CULTURE
*Honoring the land through
agriculture, art, and aloha.*



NIGHTS TO REMEMBER
*Fireside conversations
and endless starlight.*

“THE OPEN GATE ISN'T JUST A PLACE. IT'S A FEELING THAT STAYS WITH YOU LONG AFTER YOU LEAVE.”

Rooted in land. Open to possibility. Built for what happens next.

20 ACRES

MAUI, HAWAI'I

MULTI-PHASE DEVELOPMENT

ROOTED IN LAND. OPEN TO POSSIBILITY.



THE
OPEN GATE

A PLACE FOR *what happens next.*

Rooted in land. Inspired by Hawai'i.
Built for *beautiful interruptions.*

Thank you for
opening the gate with us.



LAND

20 acres of possibility
on Maui.



EXPERIENCES

Meaningful moments
that bring people together.



HOSPITALITY

Warm, intentional, and
deeply connected.



COMMUNITY

Rooted in Hawai'i.
Built for generations.



LEGACY

Creating lasting value
and lasting memories.