



A Single Family Rental Fund Empowered by Bitcoin

Prospectus - August 2025



ABOUT MASLOW PROPERTIES

*BUILDING, MANAGING, AND GROWING SINGLE
FAMILY PORTFOLIOS EMPOWERED BY BITCOIN*

Maslow Properties is first and foremost a Bitcoin holding company.

It is secondly a company holding single family rental properties in US markets.

Historically, real estate has been a prime means of hedging against inflation given its real asset qualities, favorable tax treatment and financing that prevails with long term fixed debt benefitting from monetary debasement.

These characteristics complement Bitcoin in a strategy that involves focusing on the accumulation of Bitcoin with cash flows and proceeds from equity extraction while utilizing Bitcoin to collateralize acquisition financing for more properties and securing long-term fixed debt in arrears to clear the acquisition loan collateralized by Bitcoin.

The result is a continual cycle of growth and improvement that benefits from both the appreciation of real estate and Bitcoin.

LEADERSHIP



Jonny Reck
Founder

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Jonny Reck is an experienced single family real estate investor who scaled a large national portfolio in multiple markets across the US. He has built a network of real estate professionals, lenders, property managers, and tradesmen which has enabled him to reach the scale he has achieved. He approaches each opportunity to acquire properties with a unique creative view toward how to create additional value and arrive at mutually beneficial deals.

Jonny is also a Venture Partner with several companies that focus on decentralization. He recently helped scale the video platform BitChute to having 25M monthly visits and one of the largest video libraries among social media platforms.

WHY SINGLE FAMILY RENTALS?

FOR DISCERNING BUYERS WITH DISTINCTIVE STRATEGIES, THE CURRENT MARKET IS AN IDEAL ENVIRONMENT FOR ACQUIRING COMPELLING PRODUCTIVE REAL ASSETS.

Historic inventory shortage

Never before has the US experienced such a shortage of housing inventory. Demand for safe, clean, affordable housing has never been so high. For entry-level, affordable single family homes, inventory levels are at critical shortages.

Rent growth potential

Rents in the US remain a lagging indicator and are expected to rise considerably over the next several years. Acquiring quality inventory in the present provides the opportunity to experience tremendous rent growth on the horizon.

Inflation and real returns

For every professional making key investment decisions, inflation remains a persistent factor when considering capital allocations. The yields provided by single family rental portfolios have many advantages (tax efficiency, cash flow, appreciation, principal paydown) that contribute to compelling true, real returns that surpass conventional gains from equities and bonds.

WHY BITCOIN?



BITCOIN WILL CONTINUE TO STRENGTHEN AGAINST DEBASING FIAT CURRENCIES. DENOMINATING OUR OPERATIONS IN BITCOIN EMPOWERS GROWTH AND EXCELLENT SERVICE TO OUR TENANTS.

Digital, Scarce, Instant

There will never be more than 21 million Bitcoin. It is a global peer-to-peer payment system that allows value to be transferred without banks and governments. Its ability to be conveniently stored without holding costs or counter-party risk makes it an ideal means for Maslow Properties to store liquid reserves that grow over time.

A Deflationary Money

When measured in fiat currencies, the price of assets has grown parallel to the rate at which the money supply grows. This will continue as nations have few options when considering solutions to address sovereign debt obligations. The result is inflation and the dissipation of purchasing power of fiat currencies. Conversely, Bitcoin's strict supply protects against debasement through inflation and when assets are priced in Bitcoin, their prices deflate over time. Also, maintaining our reserves in appreciating Bitcoin allows our operations to exceed the increased costs posed by inflationary dynamics, enabling more improvements and better quality offered to our tenants.

Ideal Collateral

Maslow Properties seeks to leverage new tools and capabilities offered by innovative companies embracing Bitcoin, namely lending institutions that accept Bitcoin as collateral. Since Bitcoin operates 24 hours a day, 7 days a week, 365 days a year, it is ideal collateral as it can be successfully claimed (if need be) by a lender without the friction of traditional court systems or complex legal and titling processes.

BITCOIN AND REAL ESTATE: LEVERAGING COMPLIMENTARITY

*WHEN PAIRED TOGETHER WITHIN AN INVESTMENT STRATEGY,
BITCOIN AND REAL ESTATE CAN LEVERAGE EACH OTHER'S
STRENGTHS AND SHARED CHARACTERISTICS.*

Resilience Through Compounding

Maslow Properties utilizes a strategy of compounding growth to expand its portfolio size of properties and its holding of Bitcoin. All net proceeds are utilized for acquiring Bitcoin and in turn all Bitcoin is used to collateralize short-term acquisition financing that is satisfied through subsequent long-term fixed debt.

Scarce Assets Will Prevail

Both housing and Bitcoin are scarce assets that benefit in environments where inflation tends to destroy the value of fiat currencies. Financing options and institutional support for both assets are also high and abundant.

Shared Time Preference

Bitcoin's time preference aligns strongly with real estate time frames. Typically, it isn't uncommon for a real estate investment to be held 5-7 years (often longer). During this time, cashflows are received, maintenance and improvements are done, assets appreciate in value, and inflation debases the principal balance of a mortgage. Maslow Properties has committed to direct all net cashflows and realized equity gains (when refinancing is prudent) into Bitcoin. This time frame pairs with Bitcoin's which performs strongly within 4 year periods of its halving cycle.

THE APPROACH

MASLOW PROPERTIES SEEKS TO RAPIDLY GROW VIA A SUSTAINABLE BITCOIN-BASED ACQUISITION PLAN, ACCESS TO PUBLIC MARKETS, AND DATA MONETIZATION.

Maslow Seeks to Raise \$10M In Seed Capital.

Aligned investors will agree to an operating agreement and pool resources. From the pool, 60% of the contributions will be converted to Bitcoin while 40% will be kept as cash or cash equivalent for liquid operating capital. Any Bitcoin held by Maslow Properties will be custodied by a third party's corporate treasury service.

Identify Investment(s); Finance Using Bitcoin as Collateral

Apply strict criteria to identify prospective properties. Focused markets include Alabama (Huntsville, Birmingham, Montgomery), Richmond, Chicago, Oklahoma (OKC), and Texas (San Antonio). Make discounted cash offers with Bitcoin acquisition loan proceeds. Acquisition loan (short term) is in effect.

Stabilize Property With Tenant; Finance In Arrears

Acquire single family properties, stabilize with a tenant, finance the property in arrears and liquidate the Bitcoin-backed acquisition loan. This cycle will perpetuate so long as supported by market conditions. As of August 2025, current the current housing market consists of strained sellers, liquidity barriers, and abundant seller financing opportunities which allows for rapid sales with minimal transaction costs.

SPAC

Once the fund's valuation reaches \$100M, Maslow Properties will pursue public listing via SPAC. The aim for this event is two years.

Data Monetization

Maslow Properties intends to outfit all properties with components for data gathering of tenants (with their expressed consent). Tenants participating will receive a rent discount or other monetary benefits. They will also have opt-out ability anytime. Aggregated data will be monetized via data leases (AI training, health departments, consumer market research etc). This will be an added source of revenue on top of an already lucrative field. While scalable systems are still early stage, the pace of development is rapid and this would be viable within 2-3 years.

PARTNERSHIPS

*MASLOW PROPERTIES HAS READY ENTERPRISE-LEVEL
PARTNERSHIPS IN PLACE WITH KEY COMPANIES THAT WILL
ENABLE COST-REDUCTION AT SCALE.*

