



Invest 200 Sober Homes LLC
Real Estate Investment Platform
200+ Sober Living Residence Portfolio



Executive Summary

Invest 200 Sober Homes LLC is a Massachusetts-registered private investment platform targeting **\$50 million** in assets under management (AUM) through a strategic real estate acquisition model.

The platform will specialize in **building and holding a portfolio of 200+ sober living residences**, in partnership with **Middlesex Transitions LLC**, while generating substantial long-term profits through stable rental income and operational profit-sharing.

Starting as a **private, unregulated investment company**, the structure is designed to evolve toward broader institutional and retail investor access over time.

Vision & Mission

- **Vision:**

To create the leading, mission-driven real estate platform supporting affordable, high-quality licensed and certified sober living homes across Greater Boston.

- **Mission:**

Invest 200 Sober Homes LLC is committed to:

- Holding and managing a **200+ sober living home portfolio**.
- Partnering with **Middlesex Transitions LLC** to operate these homes, ensuring safe, affordable, and supportive housing for **people affected by addiction**.
- Providing investors with **secure, transparent, and socially impactful** investment opportunities.
- Delivering strong financial returns through **stable rental cash flows** and **profit-sharing from Middlesex Transitions LLC's sober home operations**

- **Offering Type:**

Private Placement under Rule 506(c) of Regulation D (U.S.) and Regulation S (International)

Invest 200 Sober Homes LLC

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Business Model Partnership

- **Property Ownership:**
Invest 200 Sober Homes LLC will **acquire** and **own** all real estate assets.
- **Operational Partnership:**
Middlesex Transitions LLC will **lease** and **operate** the properties as licensed and certified sober homes, 5+ year NNN lease terms, and take on full responsibility for all property related expenses, including property maintenance and improvement cost.
- **Profit Sharing:**
Invest 200 Sober Homes LLC will receive **50% of the net operational profits** from Middlesex Transitions LLC, **in addition to market rate rental income**
- **Social Impact:**
Each property will directly contribute to **expanding access to highest quality sober housing** and **supporting recovery communities** in the Greater Boston area.

Capital Structure Overview

Share Class	Role	Capital Contribution	Rights & Returns
Class A	Founder / GP / Co-GP	\$1,000,000	Full control
Class B	Early LP Members	\$4,000,000	30% of GP profits, LP Preferred return + equity upside, no voting
Class C	LP Members	\$45,000,000	Preferred return + equity upside, no voting

Investment Strategy

- **Portfolio Acquisition:**
Build, Develop and Purchase residential homes to make suitable for highest quality sober living use across Greater Boston.
- **Lease-to-Operator Model:**
Lease properties directly to **Middlesex Transitions LLC**, with long-term operational agreements.
- **Cash Flow and Growth:**
Generate dual income streams:
 1. Rental income from leased properties, target 10%+ cash return
 2. 50% profit share from Middlesex Transitions LLC operations
- **Hold and Optimize:**
Hold assets long-term to maximize appreciation while ensuring operational excellence

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Key Benefits

- Stable cash flows from rental leases.
- Additional upside through Middlesex Transitions LLC profit sharing.
- High social impact (housing for recovery communities).
- Tax-efficient LLC structure (pass-through taxation).
- Flexible capital structure with strong alignment between GPs, Co-GPs, and LPs.

Partnership Overview

Partner	Role
Middlesex Transitions LLC	Sober Home Operator (leases and manages properties)
Invest 200 Sober Homes LLC	Property Owner & Manager

Invest 200 Sober Homes LLC

Boston's Real Estate Platform with Purpose

- ✓ 200+ sober homes target
- ✓ High-yield, social-impact real estate
- ✓ Rental income + operational profit sharing
- ✓ Professional structure with LP preferred returns
- ✓ Strategic partnership with industry-leading operator (Middlesex Transitions LLC)

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