



Invest200
Capital Management LLC

Investing in Real Estate

S T R A T E G I E S F O R S U C C E S S

Boston, USA



www.Invest200Capital.com



Invest200
Capital Management, LLC



About Our Company

REAL ESTATE FUND MANAGEMENT

From \$50 M Fund to \$1 B Platform –
Building the Future of Social-Impact Real Estate

Vision & Mission

Invest200 Capital Management LLC is the management company behind Invest200 Sober Homes LLC, a \$50 million real-estate fund expanding certified sober-living housing across Greater Boston.

Our purpose is to blend consistent, asset-backed investor returns with lasting community benefit—delivering both profit and purpose through safe housing for people in recovery.

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BUILD NEW SYSTEM

The Future of Real Estate:
Technology and Innovation

Growth Roadmap

Phase	Equity AUM	Real Estate Value	Mgmt. Fee Income / yr	Est. EBITDA	Investor Access
1 Foundation	\$50 M (Reg D/Reg S)	\$200 M	≈ \$675 K	≈ \$2 M	Private Accredited Investors
2 Expansion (2-4 yrs)	\$250 M	\$1 B	≈ \$3.8 M	≈ \$10 M	Reg D + Reg A+ Hybrid
3 Institutionalization (4-6 yrs)	\$500 M	\$2 B	≈ \$6.3 M	≈ \$22 M	Public REIT / DFSA
4 National Platform (6-10 yrs)	\$1 B	\$4 B	≈ \$12.5 M	≈ \$40 M	Global Retail + Institutional

Target Outcome: \$1 B equity AUM managing \$4 B in real-estate assets; \$35 – 45 M annual recurring income + \$60 – 100 M performance profit per cycle.



Revenue Streams

(PHASE 1 EXAMPLE)

- Management Fee: 1.35 % avg on \$50 M = $\approx$ \$675 K / yr
- Acquisition Fees: 1 % on \$200 M = $\approx$ \$2 M (over 3 yrs)
- Construction Oversight: 3 % on \$25 M cap-ex = $\approx$ \$750 K / yr
- Asset Mgmt/Admin: $\approx$ \$720 K / yr
- Carried Interest: 20 % above 8 % pref = $\approx$ \$3 – 5 M per cycle



Partner Opportunity

Invest200 Capital Management LLC is inviting a strategic (silent) equity partner to participate in the growth of its management platform.

The Company is offering a 25% ownership stake in the management company for \$2.5 million, providing participation in all management fees, GP profits, and carried interest generated **across current and future Invest200 funds.**

Most investments are secured by tangible real-estate assets, ensuring that growth is backed by real properties while scaling toward \$1B in AUM and \$4B in real-estate holdings. As Invest200 expands from a \$50M fund to a \$1B platform, long-term valuation potential exceeds \$400M—meaning **every 1% equity stake today could be worth over \$4M at maturity.**





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PHASE 1 – FOUNDATION

CURRENT STAGE



	Key Metrics
Equity AUM	\$50M (private Reg D 506(c))
Gross Real Estate Value	~\$200M portfolio
Properties	~200 sober-living residences (MA)
Investor Base	Accredited investors (U.S. only) and International Investors
Compliance Regime	Reg D / Reg S (unregistered fund)
Silent Partner Capital	\$1–2.5M into Invest200 Capital Mgmt. LLC

Management Company Earnings (Estimates)

Revenue Stream	Assumption	Annualized
Fund Management Fee	1.35% avg. of \$50M	\$675K
Acquisition Fees	1% on \$200M	\$2.0M (over 3 yrs)
Construction Oversight Fees	3% of rehab budgets (\$25M total)	\$750K/yr
Asset Mgmt. & Admin Fees	\$300/property/month	\$720K/yr
Performance / Promote	20% over 8% pref.	\$3–5M per cycle (3–5 yrs)

Est. EBITDA to Invest200 Capital Mgmt.: \$1.8–2.2M recurring + \$3–5M per cycle

Outcome: Proven track record, first fund stabilized, annual returns distributed, platform becomes bankable and scalable.

**Goal: Launch & stabilize Fund I –
Invest200 Sober Homes LLC**

**Focus: Accredited investor capital;
build track record; validate returns**

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PHASE 2 – EXPANSION



**Goal: Duplicate the model in new regions
(New England, Mid-Atlantic, Southeast)**

**Focus: Launch Fund II and Fund III; add
non-accredited investor access via Reg A+**

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	Key Metrics
Cumulative Equity AUM	~\$250M
Real Estate Controlled	~\$1B holdings
Funds Under Management	3–4 regional funds
Investors	Accredited + public (Reg A+)
Team Growth	20–25 staff (fund admin, marketing, IR, asset mgmt.)
Technology	Online investor portal, automated distribution & reporting
Compliance	Reg D, Reg S, Reg A+ hybrid

Management Company Earnings

Revenue Stream	Assumption	Annualized
Fund Management Fees	Avg 1.5% on \$250M	\$3.75M/yr
Property / Asset Mgmt.	0.5–1% of \$1B assets	\$5–8M/yr
Acquisition & Disposition Fees	1% in/out	\$4–6M total
Promote Participation	20% carry	\$15–25M per full cycle

Est. EBITDA to Management Co.: \$8–10M recurring + \$15–25M cyclic profit

Outcome: Transition from private fund manager → recognized national investment platform.



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Goal: Launch Invest200 Public REIT / DFSA-Regulated Fund

Focus: Open investment to global retail & institutional investors

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PHASE 3 – INSTITUTIONALIZATION

	Key Metrics
Cumulative Equity AUM	~\$500M
Gross Real Estate Value	~\$2B
Funds / Vehicles	5–7 (Regional + National + REIT)
Investor Base	U.S. retail (Reg A+), non-U.S. (Reg S), institutions
Compliance Regime	SEC-registered REIT or DIFC/DFSA-regulated fund
Distribution	Quarterly dividends + share liquidity options

Management Company Earnings

Revenue Stream	Assumption	Annualized
Fund Management Fees	1.25% avg. of \$500M	\$6.25M/yr
Asset Management & Property Fees	0.75% of \$2B	\$15M/yr
Acquisition / Refi Fees	1%	\$5–7M per cycle
Promote / Performance	20% of profits	\$30–40M/cycle

Est. EBITDA to Management Co.: \$18–22M recurring + \$30M+ per 3–5 yr cycle

Outcome: Global expansion, strong dividend-paying funds, and long-term brand valuation



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PHASE 4

NATIONAL IMPACT PLATFORM



**Goal: Achieve \$1B AUM (equity)
controlling \$4B real estate portfolio**

**Focus: Fully diversified fund family;
technology-driven investor access;
social-impact leadership**

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	Key Metrics
Cumulative Equity AUM	\$1B
Gross Real Estate Value	\$4B
Investors	Institutional + retail + international
Headquarters	Boston + satellite offices (Miami, Dallas, Dubai)
Compliance Regime	Full SEC/DFSA multi-jurisdictional platform
Brand Position	“Blackstone of social-impact housing”

Management Company Earnings

Revenue Stream	Assumption	Annualized
Fund Management Fees	1.25% on \$1B	\$12.5M/yr
Property & Asset Mgmt. Fees	0.75% on \$4B	\$30M/yr
Acquisition / Sale Fees	1%	\$10–15M per year (cyclical)
Promote Participation	20% of profits	\$60–100M+ per full cycle

Est. EBITDA to Invest200 Capital Management:
\$35–45M recurring + \$60–100M cyclical per 3–5 years

Outcome: \$1B+ AUM, \$4B in assets, \$400–600M management company valuation

Key Takeaway: Every 1% equity stake today could be worth ~\$4M+ at maturity.



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Thank You For Attention

**Join us today &
Invest with purpose.**

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