

CIVI.AI

THE VETERAN PLACEMENT ENGINE

HOUSING • JOBS • OUTCOMES

BACKED BY REAL ESTATE INVESTMENT



POWERED BY INVESTMENT CAPITAL
SEED ROUND | 2026 | CONFIDENTIAL



VETERAN TRANSITION IS FRAGMENTED—WHEN STRUCTURE MATTERS MOST.



HOUSING, JOBS, AND COMMUNITY ARE DISCONNECTED—VETERANS HAVE TO NAVIGATE MULTIPLE SYSTEMS ALONE.



JOB PLATFORMS OPTIMIZE FOR ACTIVITY, NOT OUTCOMES—FEW ARE ACCOUNTABLE FOR ACTUAL HIRES.



MOST VETERAN SUPPORT IS OFFLINE AND INCONSISTENT—HELP ARRIVES LATE OR NOT AT ALL.



OWNERS AND INVESTORS LACK A SCALABLE PLACEMENT ENGINE TO CONSISTENTLY PLACE AND SUPPORT VETERAN TENANTS ACROSS PROPERTIES.



CIVI.AI IS THE VETERAN TRANSITION PLACEMENT ENGINE.

WE UNIFY HOUSING + EMPLOYMENT INTO ONE PIPELINE—AND TRACK OUTCOMES END-TO-END.

3-STEP ENGINE
A PROCESS THAT SCALES
MATCH

Verified profile + eligibility + preferences

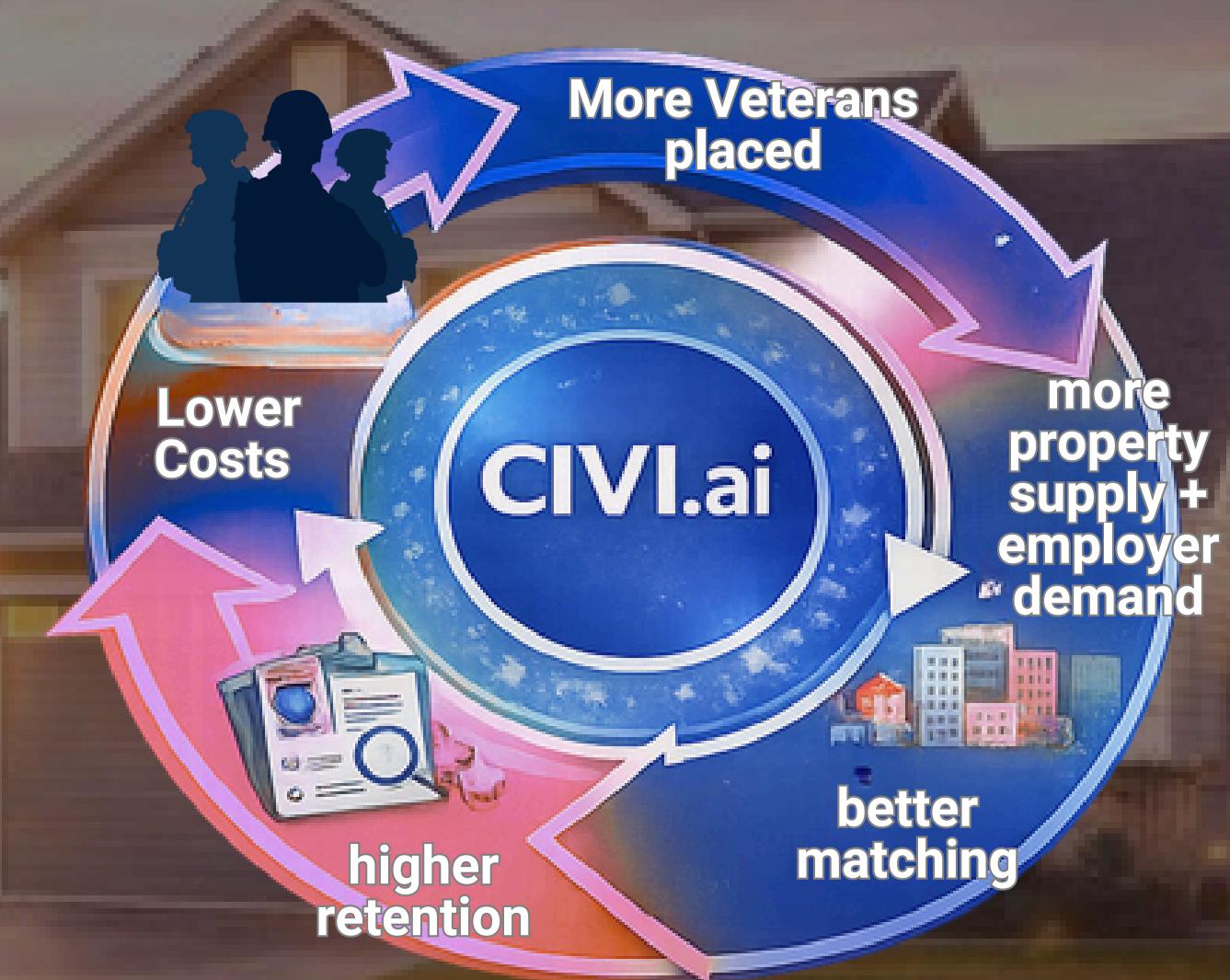
PLACE

Housing workflow + job workflow

SUPPORT (Track Outcomes)

Community + vetted services to
improve retention

FLYWHEEL “WHY THIS WINS”:



Pilot KPI's: WE MEASURE WHAT MATTERS.
TIME-TO-LEASE | TIME-TO-HIRE | RETENTION | VACANCY REDUCTION | COST PER PLACEMENT

BUSINESS MODEL: Two Engines. One Flywheel

InVETment creates inventory + upside. CiVi drives occupancy + outcomes.

**InVETment Capital
(Asset Engine)**

**CiVi.ai
(Software Engine)**

Real Estate Syndication:

- **Deploy capital** into syndications/JVs Cash flow participation from individual
- **Earn**: cash flow + refi/sale upside
- **Target**: 20% JV equity

Tenant Placement: 10% of monthly rent

- **Paid by**: property operators/owners
- **Trigger**: lease signed + occupied

Job Placement: 10% of Year-1 salary

- **Paid by**: employers
- **Trigger**: verified hire + 90-day Retention

Flywheel: Deals create inventory → CiVi fills units + → better NOI/valuation → more deals.

PRO FORMA: FROM PILOT YEAR TO \$3.61M REVENUE AND \$2.05M EBITDA BY 2029

METRICS

2029E Revenue: \$3.61M

2029E EBITDA: \$2.05M

(≈ 57% EBITDA MARGIN IN-MODEL)

Cumulative Net Cash Flow ('26-'29): \$2.41M

4-YEAR SNAPSHOT

2026E: Revenue \$0.62M	Expenses \$0.73M	EBITDA (\$0.10M)	Net Income (\$0.11M)
2027E: Revenue \$0.94M	Expenses \$1.15M	EBITDA (\$0.20M)	Net Income (\$0.25M)
2028E: Revenue \$1.88M	Expenses \$1.36M	EBITDA \$0.52M	Net Income \$0.47M
2029E: Revenue \$3.61M	Expenses \$1.56M	EBITDA \$2.05M	Net Income \$1.99M

2029 REVENUE MIX

- Job placements: \$2.50M
- Housing placement fees: \$0.55M
- SBIR awards + sole source contracts: \$0M
- Syndication: \$0.487M
- Capital raise consulting: \$0.075M

2027 NON-DILUTIVE UPSIDE

SBIR Phase 2 award modeled:
\$1.25M (one-time)

SCALE CIVI.AI CITY-BY-CITY BY REPLICATING PLACEMENTS

WE TURN VERIFIED VETERAN DEMAND INTO SIGNED LEASES AND VERIFIED HIRES INSIDE PARTNER NETWORKS—THEN SCALE THE PLAYBOOK ACROSS MARKETS.

HOW WE SCALE

- **City-by-city expansion:** using a repeatable operating playbook
- **Two pipelines:** Housing placements + Job placements (one profile, tracked outcomes)
- **Partner-driven growth:** property operators + employers + vetted service providers

THE RAISE

- **Funds:** product automation + supply/demand acquisition + placement operations
- **Returns:** driven by placements + recurring platform revenue as occupancy and hires scale
- **Goal:** establish repeatable unit economics and expand to additional markets

Raising: \$500,000 via Convertible Note at 10% annual interest - 3 Year term **50,000 = 1% of InVETment Capital/ CiVi ai**



Next Step: Intro Call + Data Room Access

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