

# *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

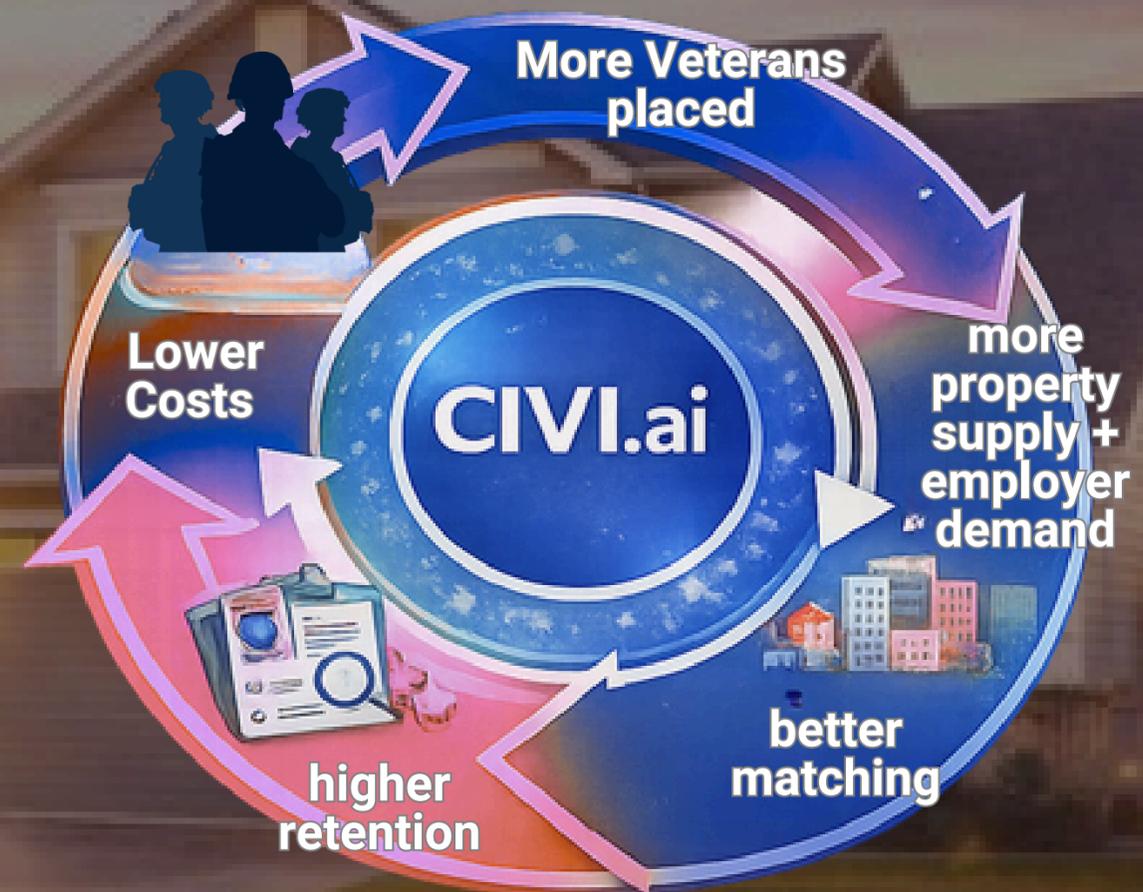
### PLACE

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)

### Real Estate Syndication:

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

## CiVi.ai (Software Engine)

### 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**

## 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

## 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

## 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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