



V T V

V E T E R A N T E C H V E N T U R E S

C A T A L Y S T C A P I T A L R A I S E

\$150,000

Unlocking a \$2M+ Multi-Source Institutional Funding Ecosystem

From Service to Silicon — A Proven Operator Scaling Veteran Housing, Technology & Enterprise

vtv@veterantechventures.com | www.veterantechventures.com

CONFIDENTIAL — Prepared Exclusively for Prospective Investors & Partners

2

CASH-FLOWING
PROPERTIES
OWNED NOW

15

UNITS ACTIVE &
FULLY OCCUPIED

45+

NONPROFIT
PARTNERS
ENGAGED

\$2M+

TARGET CAPITAL
STACK

THIS IS NOT A STARTUP. THIS IS A SCALE PLAY.

VTV is an operational, cash-flow-positive residential services organization with two properties, 15 active units, and a proven management model. This \$150,000 is not funding an idea — it is accelerating a working engine. Investors are not taking startup risk. They are joining a real estate operator with an existing asset base and unlocking a \$2M+ institutional funding stack that is already being assembled.

SECTION 1 — EXECUTIVE SUMMARY

THE INVESTMENT THESIS

The Safest \$150,000 You Will Deploy in Impact Capital This Year

VTV currently operates two residential properties in South Florida — a 4-bedroom, 3-bathroom facility in South Miami and a 7-bedroom, 2-bathroom facility in Coral Springs. Both are fully occupied and generating positive cash flow under a proven sober-living assistance model.

We are now executing a strategic conversion of these properties to veteran-specific programming, while simultaneously pursuing acquisition of expansion facilities dedicated exclusively to our VTV veteran mission. Every pillar of execution risk that typically kills early-stage impact investments has already been resolved:

- Asset risk — ELIMINATED. We own the properties. No lease dependency, no landlord risk.
- Operational risk — ELIMINATED. 15 units, fully occupied, cash flow positive, proven management playbook.
- Funding concentration risk — ELIMINATED. Multi-layer capital stack across federal, state, county, nonprofit, and corporate channels.
- Market risk — MINIMAL. Veteran housing demand vastly exceeds supply in South Florida. Zero vacancy risk.
- Execution team risk — MINIMIZED. Government funding experts, veteran-industry partners, and legal counsel already embedded.

THE INVESTOR EQUATION

\$150,000 catalyst capital + VTV's operational infrastructure + government & nonprofit grant activation = A \$2M+ diversified capital stack serving veterans, generating sustainable revenue, and delivering measurable community impact at scale across South Florida.

SECTION 2 — OPERATIONAL FOUNDATION: THE ASSETS WE ALREADY OWN

REAL ESTATE CREDIBILITY

Before Asking Any Investor for Capital, VTV Built the Foundation

Two cash-flowing residential properties. Fifteen active units. Zero operational debt. A proven ability to maintain full occupancy and generate positive monthly cash flow across both assets. This is not a pro-forma — it is a verified track record that places VTV in an entirely different risk category from any other \$150,000 raise you will evaluate this year.

PROPERTY 1 — SOUTH MIAMI	PROPERTY 2 — CORAL SPRINGS
South Miami, Florida	Coral Springs, Florida
4 Bedrooms · 3 Bathrooms	7 Bedrooms · 2 Bathrooms
Status: FULLY OCCUPIED	Status: FULLY OCCUPIED
Cash Flow: POSITIVE	Cash Flow: POSITIVE
<i>Veteran-dedicated housing with embedded tech training lab and peer mentorship suite</i>	<i>Flagship VTV compound with full academy wing, entrepreneur workspace, and community teaching center</i>

WHAT OUR TRACK RECORD PROVES

- We can acquire, operate, and sustain residential facilities at full occupancy across diverse South Florida markets.
- We understand the regulatory, operational, and community dynamics of residential services — including the compliance nuances that kill lesser operators.
- We have property management infrastructure to scale without building from scratch — no learning curve, no rookie mistakes.
- Our existing resident base is being responsibly transitioned as we pivot to veteran-specific programming — protecting current residents while creating a clean onboarding pipeline for veteran cohorts.

- Our operational cash flow from existing units partially offsets the need for additional operating capital — a structural advantage most impact investments cannot offer.

INVESTOR CONFIDENCE POINT — REAL ESTATE FIRST

You are not investing in a concept. You are investing in a real estate operator who already owns the facilities, runs them profitably, and has a clear, funded conversion plan. The underlying asset base remains intact. This \$150,000 adds programming value on top of real property value — a combination that makes the downside scenario far more protected than a conventional impact investment.

SECTION 3 — THE VTV PROGRAM MODEL: FOUR PILLARS

HOLISTIC VETERAN TRANSFORMATION

Where Veterans Don't Just Have a Place to Live — They Have a Launching Pad

VTV's veteran-focused model transforms our existing residential infrastructure into a comprehensive ecosystem. Four interlocking pillars drive veteran transformation from crisis to capability — and each pillar reinforces the others, creating a self-reinforcing loop of stability, skill, economic independence, and community impact.

<p>PILLAR I</p> <p>VETERAN RECOVERY LIVING</p> <p>Structured, peer-supported transitional housing in South Florida. Military-adjacent community culture with on-site wellness, peer mentors (VTV graduates), and milestone-based progression tracks of 12–18 months. Veterans arrive in crisis — they leave as leaders.</p>	<p>PILLAR II</p> <p>TECHNOLOGY TRAINING ACADEMY</p> <p>In-house tech academy delivering certifiable skills in software development, cybersecurity, blockchain & Web3, data science, and AI. Cohorts of 10–20 veterans trained by industry-certified instructors — many veterans themselves. Exit with portfolios, certs, and placement support.</p>
<p>PILLAR III</p> <p>ENTREPRENEUR ENTERPRISE</p> <p>VTV turns technical skill into economic independence. VOSB certification, business formation, mentorship from South Florida's startup ecosystem, micro-grant access, Demo Day investor events, and government contracting pathways — all embedded in the program from Day 1.</p>	<p>PILLAR IV</p> <p>COMMUNITY TEACHING CORPS</p> <p>VTV graduates re-enter as instructors — teaching coding and digital literacy in schools, community centers, and municipal programs. Paid instructor roles generate income for graduates while building South Florida's talent pipeline and creating lasting civic partnerships.</p>

WHY INTEGRATION MATTERS

These four pillars are not sequential — they are simultaneous and mutually reinforcing. A veteran in the compound is also training in the academy, connecting with mentors, and preparing to teach in the community. This holistic, high-density model is what makes VTV fundamentally different from every other veteran housing or training program in South Florida — and what makes completion rates, economic outcomes, and community impact measurably superior.

SECTION 4 — CAPITAL STACK STRATEGY: \$150K UNLOCKS \$2M+

SOPHISTICATED MULTI-SOURCE FINANCING

Why Capital Stacking Is the Most Powerful Risk Mitigation Tool in This Deal

VTV is executing a capital stacking strategy that layers multiple funding sources into a diversified, resilient financial foundation. This is the same approach used by sophisticated real estate developers and institutional operators — applied to the veteran services sector with surgical precision.

The \$150,000 catalyst raise is the ignition key for a significantly larger institutional funding engine already being assembled by our team of veteran-industry partners and government funding specialists. No single funding source stalls this mission. Each source makes the next one more attainable. Investors in the catalyst round benefit from the institutional de-risking effect of every federal and nonprofit dollar behind them.

FUNDING SOURCE	TYPE	ESTIMATED AMOUNT	STATUS
Catalyst Private Raise	Equity / Impact	\$150,000	ACTIVE — This Proposal
Federal: DOL VETS Grants	Federal Grant	\$200,000–\$500,000	Applications in Preparation
Federal: HUD VASH / VSP	Federal Grant	\$150,000–\$300,000	Applications in Preparation
Federal: SBA VOSB Programs	Loan/Grant Hybrid	\$100,000–\$250,000	Applications in Preparation
Florida State Veterans Programs	State Grant	\$75,000–\$150,000	Applications in Preparation
Miami-Dade County Digital Equity	County Contract/Grant	\$50,000–\$100,000	Applications in Preparation
City-Level Partnerships	Municipal Contract	\$25,000–\$75,000	Applications in Preparation
Top 45 Nonprofit Foundations	Charitable Grant	\$300,000–\$600,000	Active Outreach Initiated
Corporate ESG / CSR Sponsors	Corporate Sponsorship	\$100,000–\$200,000	Pipeline Active
Program Revenue (Year 2+)	Earned Revenue	\$150,000–\$400,000/yr	Projected
TOTAL CAPITAL STACK POTENTIAL		\$1,300,000–\$2,725,000	Multi-Year Horizon

THE 45 NONPROFIT PARTNER STRATEGY

A \$500M+ Grant-Making Universe — Already Being Activated

VTV's leadership has identified and is actively engaging the top 45 nonprofit institutions in the United States that fund recovery housing, veteran services, and sober-living infrastructure. These organizations have a combined annual grant-making capacity exceeding \$500 million. Our engagement strategy:

- Direct grant applications to foundations with veteran housing and technology training mandates
- Partnership MOUs establishing VTV as a preferred service provider in South Florida
- Collaborative program design aligning VTV outcomes with each funder's specific impact metrics
- Warm introductions through our veteran-industry expert advisory network
- Florida-specific foundations with geographic mandates aligned to our South Miami and Coral Springs properties

G O V E R N M E N T F U N D I N G E X P E R T I S E — A L R E A D Y O N B O A R D

VTV's expert team specializes in government contracting, federal grant writing, and public-private partnerships. They are not a future hire — they are embedded in this project NOW, actively preparing applications across federal channels (VA, HUD, DOL, SBA, SAMHSA), Florida state programs, Miami-Dade County, and municipal funding sources in Miami and Coral Springs.

SECTION 5 — USE OF THE \$150,000 CATALYST ROUND

CAPITAL ALLOCATION WITH MILITARY PRECISION

Every Dollar Has an Assignment. Every Assignment Has a Multiplier.

Because VTV already owns and operates two cash-flowing properties, this capital is not spent on facility basics or overhead burn. It is deployed entirely to activate the veteran programming layer, convert existing units to VA standards, launch the technology academy, and fuel the institutional funding pursuit that will multiply this investment many times over.

BUDGET CATEGORY	AMOUNT	%	STRATEGIC PURPOSE
Property Conversion to Veteran Standards	\$40,000	27%	Retrofitting units for VA compliance, ADA upgrades, security hardening, transitional living standards. This is the physical foundation of every dollar that follows.
Technology Academy Infrastructure	\$28,000	19%	Workstations, networking, LMS platform, software licenses, classroom and lab setup within existing facility footprint.
Curriculum Development & Certifications	\$18,000	12%	Instructor fees, content licensing, industry cert prep materials (CompTIA, AWS, Google, blockchain).
Government & Nonprofit Grant Pursuit	\$15,000	10%	Professional grant writing, compliance consulting, application fees and filings — this \$15K is the key that unlocks \$500K+ in institutional funding.
501(c)(3) / Legal / Compliance Setup	\$12,000	8%	Entity structuring, VOSB certification, MOU and contract legal. Non-negotiable infrastructure for every federal dollar.
Year 1 Program Staffing (Part-Time)	\$20,000	13%	Program Director, Intake Coordinator, Community Liaison. Skeleton crew that manages the first veteran cohort and grant relationships simultaneously.
Marketing, Veteran Outreach & VA Referrals	\$7,000	5%	Digital presence, VA referral network activation, partner outreach materials, veteran-facing communications.
90-Day Operating Reserve	\$10,000	7%	Financial buffer ensuring operational continuity while grant applications are processed (typically 60–120 day cycles).
TOTAL CATALYST RAISE	\$150,000	100%	Every dollar does double duty: activating VTV's veteran program AND building the infrastructure that unlocks the next \$2M+.

THE MULTIPLIER EFFECT — THIS IS NOT SPENDING. IT IS PRECISION INVESTMENT.

Every dollar in this raise is doing double duty: activating the VTV veteran program AND building the infrastructure — legal, compliance, certifications, grant pipeline — that unlocks the next \$2M+ in institutional capital. The \$15,000 allocated to grant pursuit alone, executed by our expert team, is expected to unlock \$500,000+ in federal and nonprofit funding. That is a 33-to-1 expected return on a single budget line.

REVENUE MODEL: HOW VTV BECOMES SELF-SUSTAINING

Multiple Earned Revenue Streams Built Into the Model from Day 1

- Residential program fees (per-veteran monthly contribution, insurance reimbursement)
- Government service contracts for veteran housing and programming delivery
- Corporate training partnerships and cohort sponsorships from South Florida tech employers
- Community Teaching Corps placement fees from school districts and municipal partners
- VTV curriculum licensing to other veteran organizations nationally — recurring royalty model
- Annual Demo Day investor events and gala fundraising — \$50K+ per event at scale
- VTV Alumni micro-enterprise revenue share agreements — long-tail upside for the organization

SECTION 6 — MILESTONES, TIMELINE & IMPACT METRICS

EXECUTION ROADMAP

18 Months. 10 Phases. Zero Ambiguity.

VTV operates with military precision — clear objectives, defined timelines, and accountable outcomes. Investors receive full quarterly reporting including financial dashboards, program outcome data, grant pipeline updates, and narrative impact stories from veteran participants.

PHASE	TIMELINE	ACTION	MILESTONE OUTCOME
Phase 1	Months 1–2	Legal entity, VOSB certification, 501(c)(3) filing, advisory board formalized	Infrastructure secured
Phase 2	Months 1–3	Property conversion begins — South Miami converted to veteran standards	First veteran-ready facility operational
Phase 3	Months 2–4	Tech academy curriculum finalized, LMS live, instructors contracted	Academy fully operational
Phase 4	Months 3–5	Cohort 1: 10 veterans enrolled and housed in South Miami	Program officially launched
Phase 5	Months 3–6	Federal & state grant applications submitted: DOL, HUD, VA, SBA	\$500K+ institutional pipeline active
Phase 6	Months 4–8	Nonprofit partner outreach — first 15 of 45 applications submitted	Grant funding begins to flow
Phase 7	Months 6–9	Coral Springs conversion complete + Cohort 2 intake (20 additional veterans)	Scale achieved across both properties
Phase 8	Months 9–12	Community Teaching Corps launches — VTV graduates placed as paid community instructors	Impact multiplied into broader community
Phase 9	Months 12–15	Demo Day, veteran business launches, VTV alumni network activated	Enterprise ecosystem deployed
Phase 10	Months 15–18	Series A / institutional raise — \$500K+ target based on validated model	Next stage of growth funded

30

Veterans Housed &
Enrolled

85%

Program
Completion Rate
Target

15+

Veteran
Businesses
Launched

500+

Students Taught by
VTV Graduates

5 - Y E A R V I S I O N

South Florida's Premier Veteran Technology & Entrepreneurship Ecosystem

- 5+ VTV compounds operating across South Florida (Miami-Dade, Broward, Palm Beach, Orlando)
- 500+ veterans served annually across all facilities — fully institutionalized operation
- National franchise model enabling VTV compounds in other major metro markets
- VTV Venture Fund: \$2M+ micro-investment pool seeded by program revenue and alumni success
- 50+ K-12 and college partnerships through the Community Teaching Corps statewide
- Recognized as Florida's premier veteran technology and entrepreneurship ecosystem

SECTION 7 — COMPETITIVE POSITION: WHY VTV WINS WHERE OTHERS HAVE FAILED

RISK-ADJUSTED DIFFERENTIATION

Most Veteran Programs Fail for Three Reasons. VTV Has Engineered Solutions to All Three.

Reason 1: They lack operational infrastructure — no assets, no team, no proof. Reason 2: They depend on a single funding source — one rejection ends the mission. Reason 3: They have no clear path to economic sustainability — charity forever, never self-sustaining. VTV has systematically eliminated all three failure modes before asking a single investor for capital.

CRITERION	TYPICAL VETERAN PROGRAM	VETERAN TECH VENTURES
Operational assets at launch	Zero — idea stage only	✓ Two fully occupied, cash-flowing properties owned outright
Occupancy & revenue	Projected/theoretical	✓ 15 active units, fully occupied, positive cash flow — NOW
Funding dependency	Single source — high vulnerability	✓ Multi-layer stack: private + federal + state + county + nonprofit
Government funding readiness	No relationships, no team	✓ Expert grant team actively pursuing DOL, HUD, VA, SBA simultaneously
Resident stability	Unknown — no track record	✓ Proven sober living operational model — years of verified occupancy
Program model	Housing OR training — rarely both	✓ Holistic compound: housing + tech academy + enterprise + community corps
Revenue path	Unproven, speculative	✓ Multiple earned revenue streams built into the model from Day 1
Regulatory & compliance status	To be addressed post-funding	✓ VOSB cert, 501(c)(3) filing, and VA standards in active progress
Risk profile	HIGH — concept-to-execution gap is enormous	✓ LOW — operational infrastructure already built; this is acceleration capital

THE SOBER LIVING OPERATOR ADVANTAGE






VTV's existing properties operate under a proven sober living assistance model — one of the most operationally demanding and regulatory-intensive residential service categories. The fact that VTV has sustained full occupancy and positive cash flow in this environment is the strongest possible proof of operational competence. Transitioning these facilities to veteran programming is an upgrade in mission alignment, not a pivot into unknown territory.

SECTION 8 — INVESTMENT & SPONSORSHIP TIERS

JOIN THE FOUNDING ROUND

Visionary Investors Who Move First Build the Most Durable Partnerships

VTV is seeking visionary investors, corporate partners, foundations, and civic leaders to join our \$150,000 catalyst round. Founding round investors receive the deepest access, the most significant naming and advisory rights, and the highest visibility as VTV scales into a nationally recognized veteran services platform.

TIER	INVESTMENT	INVESTOR BENEFITS
 FOUNDING PATRIOT	\$50,000+	Naming rights on primary facility · Permanent advisory seat · Full media & PR package · Annual gala keynote · Quarterly executive briefings with founders
 GUARDIAN SPONSOR	\$25,000	Cohort naming rights · Demo Day speaking slot · PR placement in regional media · VIP facility tour & program access
 VALOR PARTNER	\$10,000	Logo on all programming materials · Quarterly impact reports · VIP annual gala invitation
 COMMUNITY CHAMPION	\$5,000	Recognition across all digital and print materials · Social media feature series
 ALLY SUPPORTER	\$1,000+	Certificate of recognition · Impact newsletter · Invitation to Demo Day

T H E A S K

Join the Founding Round

This is not charity. This is a high-conviction investment in a proven operator executing a capital-stacking strategy designed to generate \$2M+ in institutional funding, serve hundreds of veterans, and create a self-sustaining ecosystem of technology, entrepreneurship, and community impact in South Florida.

"We already built the foundation. Now we're building the future. Join us."

To invest, partner, schedule a site visit, or receive due diligence materials:

vtv@veterantechventures.com

www.veterantechventures.com

CONFIDENTIAL — This document is prepared exclusively for prospective investors and partners. Not for public distribution.