

Wise Capital, LLC

Fund. Platform. Advisory. One Flywheel.

\$50M

FUND TARGET

\$50K

MINIMUM

8%

PREF RETURN

20%

PERF FEE

506(c)

OFFERING

7

MARKETS

20

UNITS NOW

5–7 YR

FUND LIFE

THE FUND**Structure**

Regulation D Rule 506(c)

Target AUM

\$50,000,000

Minimum

\$50,000

Pref. Return

8%, paid quarterly

Performance Fee

20% above preferred return

Mgmt. Fee

1% annual

Acq. Fee

1%

Disp. Fee

1%

Target LTV

65%

Hold Period

24–36 months per asset

Fund Life

5–7 years

States Filed

KY · CA · IL · PA

CURRENT PORTFOLIO**Property**

Bourbon Town Apartments · Louisville, KY

Units

20

Acquisition

\$1.64M purchase · \$1.75M total cap

Occupancy

60% → 85% (Mar 2026) → 95% target (Jun 2026)

Purchase NOI

\$99,000

Year 1 NOI

\$154,847

Stabilized NOI

\$178,472 target

5-YEAR TARGETS**AUM**

\$50M

Units

400+

Properties

10+

Revenue

\$8–12M annually

FORVUE PLATFORM**Description**

Software-only predictive maintenance using Weibull-Bayesian failure analysis

Patent

Pending · USPTO App. #64/032,704 · VOSB

PM Pricing

\$2.50/unit/month · No setup · No contract

Lender

\$499/property Bank Origination Report

Insurance

Custom portfolio enrollment pricing

Error Rate

3% margin of error

Modules

15 modules · 11 risk factors · 26 cascade rules

Domain

forvue.io

WISE CAPITAL ADVISORY**Type**

CRE capital consulting practice

Programs

CDFI · HUD 221(d)(4) · HUD 223(f) · NMTC · USDA

Minimum

\$1M+ financing

Fee

1–2 points at close · 1.5% average

MARKETS**Anchor**

Louisville, KY

Midwest

Indianapolis · Columbus · Cincinnati · Kansas City · St. Louis · Nashville

PRINCIPAL**Name**

Christopher Wise, J.D.

Role

Managing Principal

Military

SWCC · Class 61 · Team 22 · 2008–2014

Education

J.D. · Brandeis School of Law · 2018

Contact

wise@investwisecap.com

Wise Capital, LLC is a Nevada limited liability company managed by Wise Family Holdings LLC. The Wise Capital Fund is a private securities offering available exclusively to verified accredited investors as defined under 17 CFR 230.501(a). This document does not constitute an offer to sell or a solicitation of an offer to buy any security. Projected returns are not guaranteed. Past performance does not guarantee future results. See the Private Placement Memorandum for full risk factors. Wise Capital is not a licensed mortgage broker, lender, placement agent, or law firm.