PRESS BOILERPLATE · OCTOBER 2026

Wise Capital, LLC

Class C value-add multifamily. Operated like institutional.

Wise Capital is a Class C value-add multifamily fund for verified accredited investors (Reg D 506(c)) that underwrites every 20- to 60-unit acquisition with its own predictive maintenance platform, ForVue, and targets stabilization within 12 months across Louisville and six other Midwest markets.

SHORT BOILERPLATE (50 WORDS)

Wise Capital, LLC is a Louisville-based Regulation D Rule 506(c) private real estate investment fund acquiring Class C value-add multifamily across seven Midwest markets. The firm operates every asset on ForVue, its proprietary predictive maintenance platform (USPTO Patent Pending), and advises borrowers through its capital advisory practice.

MEDIUM BOILERPLATE (120 WORDS)

Wise Capital, LLC is a Nevada limited liability company operating a Regulation D Rule 506(c) private offering of Class C value-add multifamily. Founded by Managing Principal Christopher Wise, J.D., in 2024, the firm acquires 20- to 60-unit workforce housing assets in Louisville, Indianapolis, Columbus, Cincinnati, Kansas City, St. Louis, and Nashville, targeting stabilization within 12 months of acquisition.

Every property runs on ForVue, Wise Capital's proprietary Weibull-Bayesian predictive maintenance platform (USPTO Patent Pending, Application #64/032,704). Wise Capital Advisory provides consulting services to borrowers accessing CDFI, HUD 221(d)(4), HUD 223(f), NMTC, and USDA programs. The firm is managed by Wise Family Holdings LLC.

LONG BOILERPLATE (250 WORDS)

Wise Capital, LLC is a Nevada limited liability company operating a Regulation D Rule 506(c) private real estate investment fund focused on Class C value-add multifamily across the Midwest. The firm acquires workforce housing assets of 20 to 60 units in Louisville, Indianapolis, Columbus, Cincinnati, Kansas City, St. Louis, and Nashville, where cap rates reflect perceived operational complexity rather than actual risk.

The firm’s thesis is operational: Class C multifamily is the most abundant workforce housing stock in America and the least institutionally managed. Wise Capital underwrites every acquisition through its proprietary Velocity Model and operates every asset through an in-house property management team supported by ForVue, its Weibull-Bayesian predictive maintenance platform (USPTO Patent Pending, Application #64/032,704). ForVue scores every appliance in every unit across 30 appliance types and 135 failure symptoms to catch maintenance issues before they become emergency work orders.

Wise Capital Advisory provides consulting services to real estate borrowers accessing government-backed capital through CDFI, HUD 221(d)(4), HUD 223(f), NMTC, and USDA programs. The advisory practice is a consulting business only — not loan origination, placement, or legal services.

The Wise Capital Fund targets $50M in capital with a 5-year fund life, subject to extension. Form D notice filings are active in Kentucky, California, Illinois, and Pennsylvania. The fund is available exclusively to verified accredited investors under 17 CFR 230.501(a).

QUICK FACTS

Entity	Wise Capital, LLC (Nevada LLC)
Managed by	Wise Family Holdings LLC
Founded	April 4, 2024
Headquarters	Louisville, Kentucky
Managing Principal	Christopher Wise, J.D.
Fund structure	Regulation D Rule 506(c) private offering
Fund target	$50M
Fund life	5 years, subject to extension
Minimum investment	$50,000
Asset class	Class C value-add multifamily (20- to 60-unit standard)
Markets	Louisville, Indianapolis, Columbus, Cincinnati, Kansas City, St. Louis, Nashville
Fund-wide unit target	400+ units across 7 markets
Target leverage	65-80% LTV, fixed-rate debt
Preferred return	Up to 8% per annum, simple, non-compounding, at Manager’s sole discretion, not guaranteed
Reporting	Monthly statements and quarterly newsletters with asset-level reporting
Form D filings	Kentucky, California, Illinois, Pennsylvania
SEC EDGAR CIK	0002018864
Investor portal	InvestNext (wisecapital.investnext.com)
SDIRA custodians	Inspira Financial, CamaPlan

OPERATING THESIS

The thesis

Class C multifamily is the most abundant workforce housing stock in America and the least institutionally managed. The cap rates in Midwestern secondary markets reflect perceived operational complexity — not actual risk. Wise Capital was built on the thesis that operational complexity is a solvable problem for operators who refuse to work around it.

The firm acquires 20- to 60-unit Class C properties in markets where it can establish operational density. Louisville, the firm's headquarters market, is the anchor; six additional Midwest markets scale the thesis without diluting operational discipline. Every property goes through a four-gate Velocity Model: acquisition economics, operating uplift, debt structure, and asset management.

Operating stack

Wise Capital operates every asset through an in-house property management team supported by ForVue, its proprietary Weibull-Bayesian predictive maintenance platform. ForVue scores every appliance in every unit across 30 appliance types and 135 failure symptoms, catching maintenance issues before they become emergency work orders, rent concessions, or valuation haircuts at exit.

ForVue is Patent Pending (USPTO Application #64/032,704) and is proprietary IP owned by Wise Capital. The platform operates as a software product for third-party owners and operators as well, priced at $2.50 per unit per month with no setup fee, no contract, and no minimum.

LEADERSHIP

Christopher Wise, J.D.

Managing Principal and sole owner. Christopher Wise is a licensed Kentucky attorney and five-time Super Lawyers Rising Star in Family Law (2023-2027). Two-time Louisville Business First 20 People to Know in Law (2023, 2026). U.S. Navy Special Warfare veteran (SWCC, Class 61, Team 22, 2008-2014). He earned his J.D. Cum Laude from the Louis D. Brandeis School of Law at the University of Louisville in 2018 and his B.A. Magna Cum Laude in Political Science from the University of Louisville. He is the inventor of record on USPTO Patent Pending Application #64/032,704 for ForVue. He serves on the board of Mattingly Edge, a Louisville nonprofit.

Willard Clint Collier

Head of Acquisitions and Asset Management. Clint Collier brings $1.5B+ in structured finance experience spanning CDFI, HUD, NMTC, and USDA programs. He oversees deal sourcing, underwriting, transaction execution, and post-close portfolio operations for Wise Capital.

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IMPORTANT DISCLOSURES

This document is informational only. It is not an offer to sell or a solicitation of an offer to buy any security. Securities offered through Wise Capital, LLC are available exclusively to verified accredited investors per 17 CFR 230.501(a) under Regulation D Rule 506(c). Form D filings are active in Kentucky, California, Illinois, and Pennsylvania. Christopher Wise is admitted to the Kentucky Bar; nothing in this document creates an attorney-client relationship with Wise Capital, LLC or any affiliated entity. All projections are forward-looking and subject to risk; past performance does not guarantee future results. See the Private Placement Memorandum for full risk factors.