



INVESTMENT OPPORTUNITY

USCGIM Fund XLVIII
Reconsortia LLC

CONVERTIBLE NOTE
\$2,000,000

INVESTMENT OVERVIEW

REAL ESTATE CONSORTIA, INC.

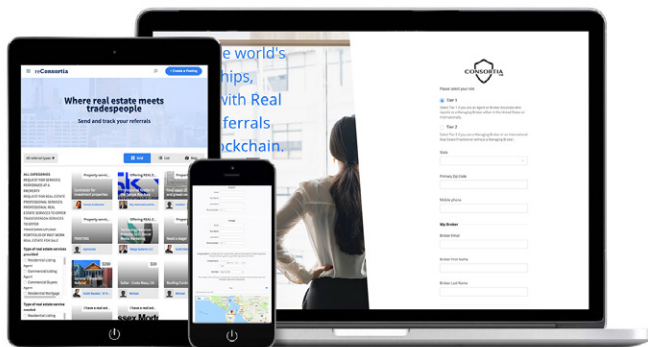
Trust Through Tracking

COMPANY AND PRODUCT DESCRIPTION

Real Estate Consortia (“Consortia”) has developed a blockchain-enabled referral platform for Agents, Brokers and Real Estate Tradesmen to track their referrals and any relationships tied to a property owner or a client. The company leverages its proprietary, award winning, patent-pending Distributed Title Ledger (DTL) technology to create unique datasets which forms the basis for its referral matching services.

Consortia tracks referrals from start to close and expects to differentiate itself based on its unique dataset, security, and low cost. Consortia raised capital from the National Association of REALTORS® VC Second Century Ventures, allowing it to tap into the National Association of REALTOR’s trade organization of 1.3 million real estate agents and the 2.5 million aggregate real estate professionals in the United States and international REALTOR association in 90 countries.

PRODUCT & TECHNOLOGY



Consortia intends to leverage blockchain technology through its patent pending Digital Title Ledger (DTL) to securely track all relationships tied to a piece of property for every real estate property located in the United States. The DTL, awarded by the Real Estate Standards Organization, gives real estate practitioners – brokers, agents and tradesmen-the opportunity to track their real estate client relationships: property referrals, off-market inventory and vendor services. Consortia has developed a Hyper-Local Relationship Map which publicly lists all relationships for every property on Google Maps.

- Referrals are created on the REC referral tracking smart contract.
- Contracts are recorded to blockchain.

MARKET OVERVIEW

US Residential Real Estate & Renovation Market

- In 2018, there were 6.12M+ homes sold in the US¹
- Ave price of home in Q3 2018: \$235,000²
- 6.12M*\$235,000 = \$1.47T
- Home renovation market: \$424B³
- Total Residential Real Estate & Renovation Market: \$1.9T

US Residential Real Estate & Renovation Marketing Expenditure

- US Residential Real Estate Marketing Expenditure: \$30B⁴
- US Home Renovation Marketing Expenditure: \$5B⁵
- Total Residential Real Estate & Renovation Marketing Expenditure: \$35B

1. <https://ipropertymanagement.com/research/ibuyer-market-statistics>
 2. <https://www.nar.realtor/research-and-statistics/housing-statistics/county-median-home-prices-and-monthly-mortgage-payment>
 3. <https://money.com/money/5638084/most-popular-home-renovations/>
 4. <https://www.businesswire.com/news/home/20190926005700/en/2019-Real-Estate-Advertising-Outlook-Report->
 5. The company estimates this number by assuming that 1.2% is the marketing budget of home renovations based on Home Depot’s and Lowe’s marketing expenditure over revenue
 Home Depot 2018 Annual Report: https://ir.homedepot.com/~/_media/Files/H/HomeDepot-IR/2019_Proxy_Updates/HDAnnualReport2018.pdf
 Lowe’s 2018 Annual Report: <https://lowes.gcs-web.com/static-files/7e8ff02d-ca35-4eae-9a4e-843ff3858c33>

THE OPPORTUNITY

Transaction Description: The Company is seeking to raise \$2.0 Million in Convertible Note for growth capital

DEAL HIGHLIGHTS

Company Name:	Real Estate Consortia, Inc.
Offering Size:	Up to \$2,000,000 in Convertible Note
Issuer Name:	USCGIM Fund XLVIII Reconsortia LLC
Placement Agent Commission:	7% in cash; 7% in warrants
Offering Type:	Membership Unit
Minimum Purchase Size:	1 Unit (\$25,000)
Industry:	SaaS
Headquartered:	San Francisco, United States
Investment:	Issuer intends to make primary investments in Company securities issued directly by the Company

MANAGEMENT INFORMATION

- **Teresa Grobecker** – Co-founder & Chief Executive Officer
- **Claudio Ceballos Paz** – Co-founder & Chief Technology Officer
- **Colin Jacobs** – Chief Growth Officer
- **Greg Upham** – Financial Advisor & Board Member
- **Porter Farthing** – Director Commercial Real Estate Sales

RISKS

Below mentioned Risk Factors are not exhaustive and the list is only indicative of most significant risks. Other risks are cited in the Private Placement Memorandum.

- No insurance policies
- Part of the business model of the Company is unknown if it is compliant
- No capitalization in the form of cash, only in-kind services and consulting services
- Revenue model other than SaaS business model is in R&D stage
- Might not have a fully developed go to market product
- No statistics on the addressable market
- Technology is undeveloped, unproven and in-research and development stage
- No valuation model
- No balance sheet
- No assets
- No liabilities
- Failure of adoption of new technology in a crowded technology and CRM market

CONFLICT OF INTEREST & DISCLOSURES

The Manager, US Capital Global Investment Management, LLC ("USCGIM", or the "Manager"), US Capital Global Holdings, Inc. ("USCGH") and US Capital Global Securities, LLC ("USCGS") are affiliated entities ("Affiliates"). Charles Towle is Co-Managing Partner of the Manager; the Division Head and registered principal of USCGS, a registered broker-dealer that is acting as the placement agent for the offering of securities by the Issuer; and an indirect and direct stockholder and Co-Managing Partner of all of the Affiliates. Jeffrey Sweeney is Co-Managing Partner of the Manager and an indirect and direct controlling stockholder of the Affiliates. Teresa Grobecker is the CEO of the Company and employee and direct and indirect stockholder of the Affiliates. US Capital Global Holdings, Inc. is an investor in the Company.

Conflicts of interest may arise in connection with Mr. Towle's, Mr. Sweeney's and Ms. Grobecker's control of the Affiliates and their involvement in the management of the Issuer, the Company and investments in Company securities. Mr. Towle, Mr. Sweeney Ms. Grobecker stand to benefit personally from the Management Services and Administrative Fees, and Profits Interests that the Manager will receive for managing the Issuer, from the Placement Agent Fee that USCGS will receive from the Company as a commission in connection with the sale of the notes to investors, from Investments made in the Company and in the case of Ms. Grobecker from wages or other payments made by the Company to Ms. Grobecker. Conflicts also could arise because the Manager and Affiliates will hold interests in securities of the Company (through warrants issued to USCGH and any future direct or indirect interests in Company securities that may be acquired in the future) and interests in securities of the Issuer. Investors should be aware that these conflicts of interest, and a number of other conflicts of interest relating to the Manager and its Affiliates, are permitted under the terms of the Operating Agreement. See "Summary of the Offering – Conflicts of Interest," "Risk Factors – Risks Related to Management of the Issuer," and "Summary of Operating Agreement – Conflicts of Interest" section in the Private Placement Memorandum. You should not invest unless you are willing to accept these, and other conflicts of interest and the associated risk.

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