

CLOSES NOV 30

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NYCE X

NOW RAISING

Our version of Blackstone. Starting from \$1,000.



TEDx WEB SUMMIT NASDAQ PM YAHOO FINANCE COINDESK THE GUARDIAN

COMMITTED

\$0.00 of \$1,235,000

0 INVESTMENTS · \$1,000 MINIMUM · CLOSES NOV 30, 2020

INSTITUTIONAL ACCESS. FROM \$1,000.

MINIMUM	\$1,000
SECURITY	Common Units
MAXIMUM	\$1,235,000 · 494,000 Units
VALUATION	\$20 million pre-money
COMPANY	Real estate platform & network
ANCHORS	Royal, government, sports
TECH	Tokenization (via \$100M affiliate)
COMMUNITY	Private investor network

Highlights.

- 2,500-acre development joint venture with a sitting King (MOU signed)
- JV partners with \$5B+ in acquisitions
- \$100M affiliate tokenized exchange (term sheet signed; \$20B AI group)
- \$250,000 CEO capital contribution

01 · BUSINESS OVERVIEW

Advisory. Sponsorship. Management.

NYCE X sources, structures, advises on and manages institutional real estate transactions for the operators and project entities that own them. Revenue comes from **fees charged to those operating and project companies** — advisory, management, sponsorship, technology and membership fees earned for services performed. Fees scale with transaction volume, assets under management and membership.

02 · MISSION

Our version of Blackstone. From **\$1,000**.

We spent the decade dismantling the wealth gap at the level it actually operates: access. NYCE X is our answer to asset-redlining: institutional real estate, starting at \$1,000.

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03 · ATHLETE PARTNERS & INVESTORS

Global sports. Government. **Royalty**.

Our investment partners span global sports, impact, government and royal projects, drawing unprecedented coverage for a Reg CF startup.

- Joint venture with two NFL Hall of Famers with **\$2.9B** in real estate acquisitions.
- Signed JV MOU with a sitting King. **2,500-acre** innovation hub.
- Signed **\$100M** term sheet for a royalty-owned digital asset exchange.
- Senator-endorsed impact project (Qualified Opportunity Zone).

DEAL ROOM ACCESS · NDA REQUIRED

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04 · THE STRATEGY

We don't buy buildings. **We run the deals.**

We source, structure, sponsor and manage institutional real estate transactions for the operators and project entities that own them — earning **advisory, sponsorship, management and technology fees** for the work. NYCE X does not acquire properties for its own portfolio.



05 · LEADERSHIP

Executive team.

Philip Michael
CEO

Tom Kristensen
CFO

Arif Nezami
Chief Financial Analyst

Richard Roth
Senior Legal Counsel

06 · TEAM & OPERATING PARTNERS

\$5B+ in sponsor acquisitions.

The Lynd Group

40+ years, 180,000 units.
\$3B+ invested.

Gold Jacket

NFL Hall of Famers Emmitt
Smith and Chris Carter.
\$2.8B acquired.

NYCE

5,000+ CF investors. First
tokenized Reg. CF exit.

Inveniam Capital

Term sheet signed.
Backed by \$20B AI group.

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INSTITUTIONAL ACCESS. FROM \$1,000.

Institutional pipeline. Prospective mandates.

We use our global network to win advisory, sponsorship and management mandates on elite, off-market projects that never reach the public market. Each of the following is prospective and subject to diligence, financing and documentation — none has closed, and none is an asset offered to investors in this offering.

KWAZULU-NATAL, SOUTH AFRICA

2,500-acre university and innovation hub.
Targeted \$2.5B FDV at issuance.
Role: GP, treasury, tokenization.

MIAMI WORLDCENTER

1,001 luxury residential units, \$1B+ total
project value at stabilization.
Role: Capital, tokenization, co-GP.

PHILADELPHIA

Senator-endorsed QOZ project, \$4.2M CEO
personal guarantee.
Role: Capital, tokenization, GP/LP.

DANIA BEACH

380 luxury condominiums in pre-
construction, \$335.5M total cost.
Role: Capital, tokenization, co-GP.

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Use of proceeds.

Highlander portal fee	4.80%	\$60,515
Operating capital	71.98%	\$889,000
Salaries	15.63%	\$193,000
Audit and legal	2.51%	\$31,000
Technology, securitization & tokenization infrastructure	4.98%	\$61,485
Total	100%	\$1,235,000

FIGURES ASSUME THE FULL \$1,235,000 OFFERING MAXIMUM · PROCEEDS SCALE WITH THE AMOUNT ACTUALLY RAISED

NYCE X investor tiers.

\$1,000

Investor
Newsletter

\$10,000

WhatsApp
Group Chat

\$25,000

Private Zoom
Meetings

\$50,000

Advisory
Board Seat

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INSTITUTIONAL ACCESS. FROM \$1,000.

The next generation of urban wealth.

Up to 80% of pro athletes face financial distress post-retirement. Under 2% of high-earning Black and Hispanic households invest in private equity.

NYCE X exists to crush that trend forever.

↓

JOIN OUR MISSION. FROM \$1,000.

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Questions? Ask us directly.

Post a question below and the NYCE X team will answer it publicly, right here on this page.

Ask the Founders

Join the inner circle of investors

Connect directly with founders, ask tough questions, and participate in the community discussion.

Log In to Comment →

Takes seconds to join

How would you like to join the inner circle?

Frequently asked questions.

What is Regulation Crowdfunding (Reg CF)?



Who can invest in this offering?



Am I buying a stake in the properties, or in the Company?



What is the 15% bonus, and how do I qualify?



Who can invest in this offering?



Am I buying a stake in the properties, or in the Company?



What is the 15% bonus, and how do I qualify?



How much can I invest?



What happens if the offering minimum is not reached?



When will I receive my units?



Can I sell my units after investing?



What are the risks of investing?



What is the pre-money valuation, and how is it determined?



Where can I find the full offering documents?



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13 · LEGAL DISCLOSURES

Legal disclosures.

RISK DISCLAIMER

WHEN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE ISSUER AND THE TERMS OF THE OFFERING. THIS INCLUDES ANALYZING THE MERITS AND RISKS INVOLVED WITH INVESTING IN THE OFFERING. INVESTMENTS ON HIGHLANDER.AI ARE SPECULATIVE, ILLIQUID, AND INVOLVE A HIGH DEGREE OF RISK. THIS RISK INCLUDES THE POSSIBLE LOSS OF YOUR ENTIRE INVESTMENT. INVESTMENTS ARE NOT INSURED BY THE FDIC, SIPC, OR ANY OTHER GOVERNMENT AGENCY AND MAY BE LONG-TERM OR NON-TRANSFERABLE.

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Transfer agent services are provided by Highlander Fortress, LLC, a separate legal entity from Highlander Crowdfunding. Highlander Fortress does not participate in securities offerings and does not provide investment, legal, or tax advice.

Highlander Crowdfunding is compensated with an up-front fee and a percentage of funds raised in each offering. Fees vary between offerings, and investors should review the applicable Form C on each offering page for full fee disclosures.

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