

FlexCaves Investment Summary

Martin City, Missouri

Investment Overview

FlexCaves Martin City offers investors a ground-floor opportunity in a next-generation luxury **small-bay flex space** platform reimagining storage, work, and lifestyle. This **\$20 million** development will deliver 51 fully finished, climate-controlled “caves” on 5 acres along the prime Martin City corridor—designed to meet demand in a market where small-bay flex asset types are among the most targeted by institutional and private capital. The U.S. industrial & logistics sector continues to rank high on investor preference reports, and small-bay flex in particular is seeing rising occupancy, premiums, and redevelopment value.

The **\$5 million equity raise** will fund land investment, construction, marketing, and reserves. Investor capital is divided into 1,000 membership units at \$5,000 each, with a minimum investment of \$250,000 (50 units). Investors receive a 9% preferred return, then participate in profits via a tiered waterfall: 70/30 up to 15% IRR, 60/40 to 18%, and 50/50 thereafter—targeting a projected IRR of 21–23% over a five-year hold.

Liquidity is built into the plan via a refinance event in Year 3 (partial return of capital), followed by a full exit through the sale of the asset at the end of the hold period. Each \$5,000 unit is a proportional equity stake, backed by senior debt + real estate, offering downside protection and upside participation.

Snapshot

Investment Entity:	FlexCaves KC-1, LLC
Total Raise:	\$5,000,000
Unit Price:	\$5,000 per unit (1,000 total units)
Minimum Investment:	\$250,000 (50 units)
Projected IRR:	21–23%
Preferred Return:	9%
Profit Distribution (LP/GP Split):	70/30 up to 15% IRR, 60/40 up to 18%, 50/50 thereafter
Hold Period:	5 years
Liquidity & Exit Strategy:	Refinance in Year 3 providing partial investor liquidity; full exit through asset sale near end of hold period
Use of Funds:	Land acquisition, construction, marketing, and reserves
Security:	Senior loan + equity partnership structure
Ownership:	Each \$5,000 unit represents a proportional share of equity