



The Everything Store for Commercial Real Estate Capital

Seed Round · \$250K–\$500K

DAY 1 IN CRE

Commercial real estate is a multi-trillion-dollar asset class running on legacy networks, fragmented deal discovery and friction-filled capital markets. Our framework is simple: **obsess over the customer**. Sponsors raising equity and allocators deploying capital both demand lower friction, faster execution, broader selection and better deal economics.

By uniting live deal flow, platform technology and institutional execution, Vesterr is building the flywheel for the middle-market CRE capital lifecycle.

\$4M+

Already raised through the Vesterr platform

\$50M

Fund participation

THE VESTERR FLYWHEEL · THREE REVENUE ENGINES

01 · YEAR 1 ANCHOR

Broker-Dealer Execution

Immediately monetizes high-intent transaction flow, placing up to \$75M per transaction at standard 1.0%–3.0% placement fees.

02 · YEAR 2 LAUNCH

VesterrCon Events

Flagship CRE and hospitality summit that doubles as a top-of-funnel deal engine. Revenue comes from tickets, sponsorships and paid sponsor pitch slots.

03 · YEAR 2 LAUNCH

Platform Licensing (SaaS)

Recurring subscription revenue from white-label deal rooms and portfolio portals licensed to institutional allocators.

3-YEAR PRO FORMA

Deals placed: 1 · 2–3 · 3–4

Metric	Y1 · 2026	Y2 · 2027	Y3 · 2028
BD placement fees (1.5%)	\$375,000	\$1,125,000	\$2,250,000
VesterrCon events	\$0	\$350,000	\$600,000
Platform licensing (SaaS)	\$0	\$250,000	\$500,000
Total gross revenue	\$375,000	\$1,725,000	\$3,350,000
COGS (40%) · lean opex model	(\$150,000)	(\$690,000)	(\$1,340,000)
Gross profit (60%)	\$225,000	\$1,035,000	\$2,010,000
Operating expenses	(\$180,000)	(\$550,000)	(\$950,000)
Net EBITDA	\$45,000	\$485,000	\$1,060,000
EBITDA margin	12.0%	28.1%	31.6%

INVESTOR RETURN PROFILE

Year 3 target enterprise value

\$8.5M–\$12.7M

8–12x Y3 EBITDA of \$1.06M · midpoint \$10.6M

Seed scenario	A · \$250K	B · \$500K
Valuation	\$2.5M	\$3.5M
Investor equity	10.0%	14.3%
Payout at Y3 exit (10x)	\$1,060,000	\$1,515,800
MOIC	4.24x	3.03x
3-year IRR	~61.8%	~44.7%

TARGET RAISE

\$250K–\$500K

Seed round, direct equity

MINIMUM CHECK

\$25,000

Strategic CRE operators, angels, family offices

USE OF FUNDS

100% to growth

Tech build is complete. Funds go to BD compensation, FINRA/BD compliance

Obsess over the customer. Build for the long term.

LEARN MORE

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