



CR Equity REIT, LLC — \$2B Real Estate Innovation Tokenization (REIT) Fund





PRIVATE PLACEMENT MEMORANDUM (PPM)

CR Equity REIT, LLC (A Wyoming Limited Liability Company) \$2,000,000,000 Innovation REIT Fund
Regulation D, Rule 506(c) Offering Confidential – For Accredited Investors Only

1. DISCLAIMER & OFFERING RESTRICTIONS

This Private Placement Memorandum (PPM) relates to the confidential offering of membership interests (the "Interests") in CR Equity REIT, LLC, a Wyoming limited liability company (the "Company"). This offering is made pursuant to Regulation D, Rule 506(c) of the Securities Act of 1933.

- Only verified accredited investors may participate.
- Interests are not registered with the SEC or any state securities authority.
- This document is not tax, legal, or investment advice.
- Investors must be able to bear the risk of loss.

No public solicitation is permitted outside the scope of Rule 506(c).

2. EXECUTIVE SUMMARY

CR Equity REIT, LLC (the "Fund") is launching a \$2B Real Estate Investment Trust that combines:

- AAA-securitized, investment-grade municipal bond structure
- Tokenized real-estate-backed assets via the CREC stablecoin
- \$2B pipeline of AI-vetted real-world asset (RWA) projects
- 5-8% annual yield, state tax exempt and federally tax deferred/reduced





Fund Structure — Legal Entity and Investment Framework



3. FUND STRUCTURE

3.1 Legal Entity

- CR Equity REIT, LLC
- Wyoming Limited Liability Company
- Managed by CR Equity Ai™

3.2 Investment Structure

The Fund invests in municipally secured C-PACE assessments, supported by:

- AAA-rated municipal bond securitization
- Senior C-PACE liens with first-position, non-accelerating repayment priority
- Tokenized asset custody via CREC stablecoin
- Protected bondholder architecture

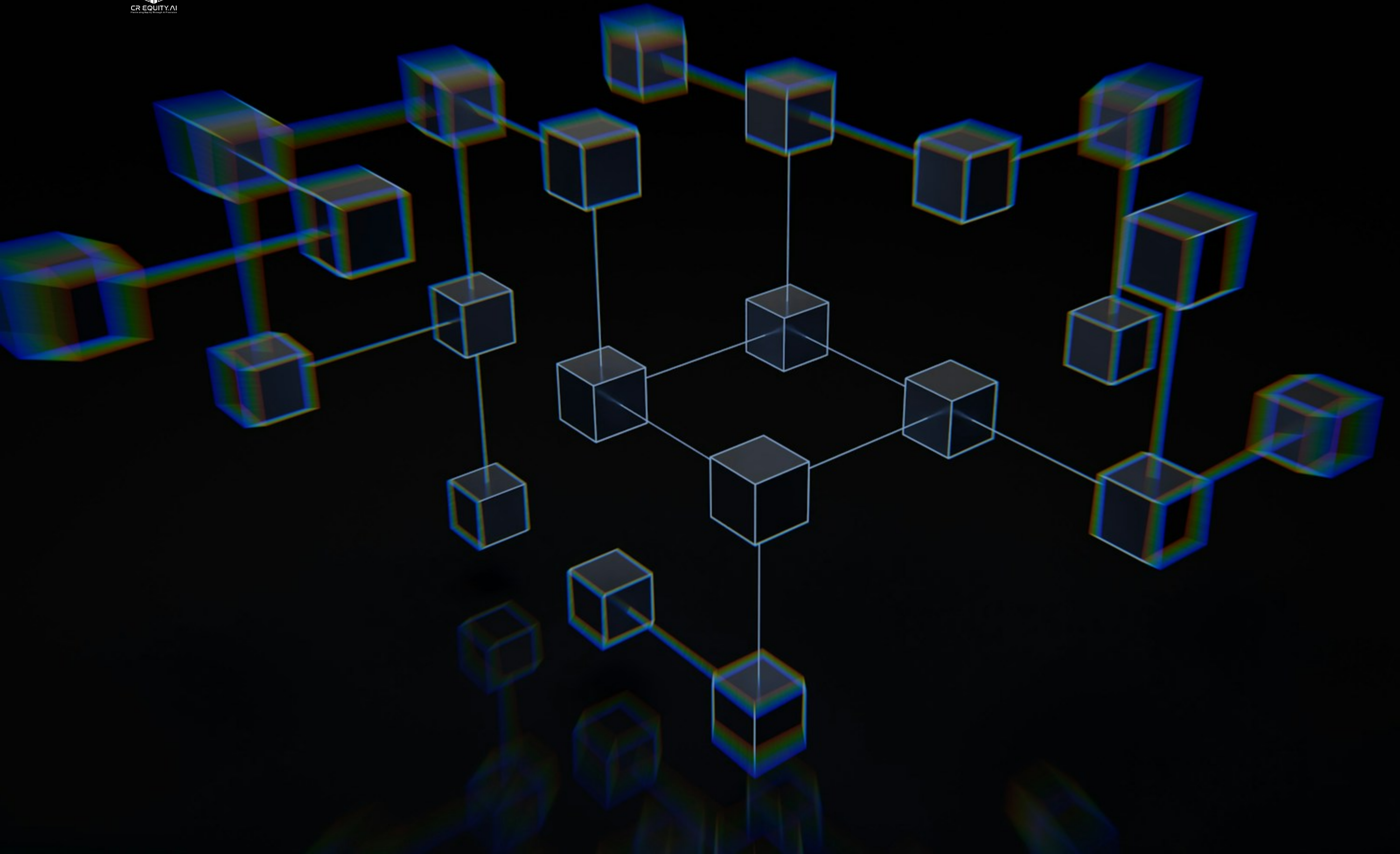
From the deck:

"Senior C-PACE liens provide first-position, non-accelerating repayment priority, effectively eliminating the risk of principal loss."

4. TOKENIZATION & DIGITAL SECURITY

The Fund uses blockchain-based digital asset infrastructure to enhance transparency, custody, and





Investment Strategy — Pipeline, Deployment, and Target Yield



5. INVESTMENT STRATEGY

5.1 Pipeline

CR Equity Ai™ provides a \$2B pipeline of AI-vetted RWA projects, including:

- Real Property
- Energy-efficiency upgrades
- Resiliency improvements
- ESG-aligned commercial property enhancements

From the deck:

"CR Equity Ai™ pipeline: \$2B in AI-vetted RWA projects."

5.2 Deployment

Capital is deployed into:

- Municipally secured C-PACE assessments
- Tangible REAL ESTATE
- AAA-securitized bond structures
- Tokenized real-estate-backed assets

5.3 Target Yield

- 5–8% annual yield
- State tax-exempt
- Federal tax-deferred/reduced







Market Opportunity — Drivers and Demand Tailwinds

7. MARKET OPPORTUNITY

From the deck:

"C-PACE = \$3.5B (est. 2026)... Rapid growth in C-PACE financing across the US."

Drivers include:

- Nationwide expansion of PACE programs
- Municipal support for energy efficiency
- AI-accelerated underwriting
- Growing demand for sustainable infrastructure

8. MANAGEMENT & PARTNERSHIPS

8.1 CR Equity Ai™

- AI-powered underwriting
- Automated compliance
- Real-time reporting
- AI Loan Servicing

8.2 CleanFund

- C-PACE administration
- Municipal bond governance
- Proven servicing infrastructure





9. RISK FACTORS

Investors should consider:

- Illiquidity of private REIT interests
- Regulatory changes
- Market conditions affecting C-PACE
- Technology and smart-contract risks
- No guarantee of returns

10. SUBSCRIPTION & VERIFICATION

10.1 Minimum Investment

To be determined by the Manager.

10.2 Accredited Investor Verification

Required under Rule 506(c) via:

- Third-party verification
- CPA, attorney, or investment advisor letter
- Income or net-worth documentation

10.3 Subscription Process

1. Review PPM
2. Complete subscription agreement
3. Complete accredited investor verification
4. Transfer capital



Use of Proceeds and Conclusion



11. USE OF PROCEEDS

Capital will be used for:

- Acquisition of C-PACE assessments
- Bond securitization
- Tokenization and digital custody
- AI underwriting operations
- General fund administration

12. CONCLUSION

From the deck:

"CR Equity Ai™ delivers a secure, tax-advantaged future for investors. Capitalize on innovation, enjoy stability, and drive sustainable impact."

CR Equity REIT, LLC offers a secure, tax-efficient, AI-enhanced, tokenized real-estate income vehicle backed by AAA-secured municipal structures and a \$2B RWA pipeline.

Additional Notes for Readers

- This slide deck preserves all content from the provided PPM excerpt, including TYPESETQUOTE placeholders indicating quotations from the attached deck. These

