



Minimum Investment	Fund Structure	Sectors	Terms	Security
\$ 50,000	Private Debt Fund	Real Estate & Innovative Technology	1-year and 3-year	Secured Fund (Pledge of Membership Interest)

## Investment Summary

The Robert Ventures Yield Fund is a [registered 506\(c\)](#) Debt Fund that invests in a diversified portfolio of real estate and Web3 and aims to deliver consistent returns to accredited investors in the USA.

## Fund Terms and Returns

The fund is exclusive to accredited investors and has two main terms with the following yields:

- 1-year term: 8% APY with monthly payments (8.3% with compounding)
- 3-year term: 10% APY with monthly payments (10.47% with compounding)

## Manager Experience and Track Record

The fund is managed by [Joe Robert](#), a seasoned professional with over 20 years of investment, encompassing over 200 real estate transactions, 1500 mortgages, and a diverse range of Web3 sector investments.

Leveraging his exceptional skills, Joe consistently identifies emerging trends and uncovers undervalued assets, optimizing investment potential and returns for his clients.

## Zero-fee Structure

The fund has a **zero-fee structure**, meaning your monthly payments are not reduced by any additional fees.

## Fund Strategy

The fund invests in Real Estate and Web3 technology. This blend between the evergreen performer and what we perceive as a disruptive alternative for the long term provides the potential for long-term alpha generation.

By acquiring undervalued assets below their intrinsic value, the fund aims to deliver risk-adjusted returns.

## Market Timing

Given those sector cycles, the Fund is now starting to acquire deals and opportunities that it believes will perform the best over the next decade and allow it to service investors every month.

On the real estate side, the fund is focusing on new construction at entry-level price points in the Outer Banks. On the Tech side, the fund's focus on digital economy infrastructure positions it for long-term success, capitalizing on the evolving financial landscape.



# Robert Ventures Yield Fund

## Fund Terms

Investors have the choice between a one-year term at 8% or a three-year term at a 10% annual interest rate. The fund is designed to offer a predictable income stream in which investors can receive monthly payments or opt for the reinvestment election to compound their portfolio.

In this opportunity, limited to 99 accredited investors, participants will have the stability of **consistent and predictable returns, ranging from 8% to 10.47% APY**.

### 8% INCOME FUND

This offering provides a balance of yield and flexibility for accredited investors

**8%**  
per annum      **12**  
months

Up to 8.3%\* with compounding  
\$50,000 minimum

\*If rate is maintained & compounded

### 10% INCOME FUND

This offering provides an attractive yield and a three-year term for accredited investors

**10%**  
per annum      **36**  
months

Up to 10.47%\* with compounding  
\$50,000 minimum

\*If rate is maintained & compounded

## Payment Options

Aiming to be aligned with investors' objectives when investing in the fund, two main payment options are offered for the amount invested in the fund: monthly payments and reinvestment election (compounding interest).

	Monthly Payments	Reinvestment Election
Interest Payments	Beginning of each month	End of the term
ROI and APY	Simple Interest	Compound Interest
Investor Objective	Passive Income	Maximize Earnings

## Self-Directed IRA

Self-directed IRAs gives you the flexibility to invest in a range of assets, and you will find that there are tax advantages for your Traditional or ROTH IRA accounts.

Traditional IRA	ROTH IRA
Tax-deferred growth	Tax-free growth and withdrawals
Tax-deductible contributions	After-tax contributions only
RMD after 73	No RMD



# Manager's Track Record

## Career Highlights

- 2013** Raised first private fund ([Bucks Financial, LLC](#)) to buy portfolios of distressed mortgages. Acquired over 900 non-performing mortgages.
- 2014** Acquired over 225 performing and non-performing mortgages.
- 2015** Acquired a portfolio of 53 properties (commercial and residential) from Banco Popular in Puerto Rico.
- 2019** Acquired 57 properties, 34 performing and non-performing mortgages. Acquired 52 Bitcoin and 266 ETH, capitalizing when the assets were undervalued, and 10+ infrastructure digital assets.
- 2023** Went to market with the RV Yield Fund, that would serve as a yield product and a blended strategy. Acquired 11 building lots in the OBX.



Solid real estate reputation by successfully acquiring and managing a diverse portfolio of over 200 properties, 1,500 distressed mortgages and other assets.



Forward-thinking approach by acquiring technology assets at an opportune time, showcasing an understanding of market trends and undervalued assets



With a diverse portfolio that includes real estate and tech, Joe Robert's track record reflects his ability to navigate different asset classes and generate consistent returns to investors.

*Disclosure: Results reflect managers track record and not this existing new offering (fund), serving as a basis of understanding the manager's historical performance in the sectors invested.*



# Why Robert Ventures?

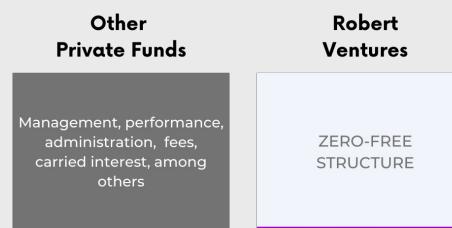
## Diversified Private Fund

Robert Ventures Yield Fund invests in two sectors: **real estate and innovative technology**, for diversification and a well-rounded portfolio. The combination of passive and aggressive investments aims to offer investors stability and the potential for high multiples, catering to the diverse objectives of investors.

What most funds don't mitigate today is the market risk. If a fund invests in only one sector, its portfolio is exposed and constantly subject to market risks. However, by investing in more than one sector, the portfolio is diversified and the overall risk of the fund is reduced.

## Zero-fee Structure

Your monthly payments are not reduced by any additional fees.



## Manager's Experience

The fund is managed by [Joe Robert](#), a seasoned professional with over 20 years of investment experience. Leveraging his exceptional skills, Joe consistently identifies emerging trends and uncovers undervalued assets, optimizing investment potential and returns for his clients.

1,500+  
Mortgages

200+  
Properties

40+  
Tech Investments

## Manager's Personal Capital Commitment

The Fund Manager, Joe Robert, has committed cash and assets as part of his personal commitment, minimizing the risks associated with the investment for the fund investors.

While most small funds usually contribute 6 figures (1-5% of the total investor commitment) and charge fees, while not being aligned with investors' goals, Robert Ventures has contributed a large figure to portray its focus on the fund development.



# Real Estate: A Cyclical Build-to-Sell Portfolio



## Robert Ventures Capital Development (as of July 2023)

Location	Lot Value	New Construction Price	Number of Properties
Avon, NC (OBX)	~\$75,000	~\$500,000-\$750,000	24

Robert Ventures' strategy is to operate in a region where the fund manager has extensive experience, is familiar with the local community, and understands the deal flow.

The strategy of Robert Ventures is to operate in a sector where the fund manager has accumulated a high level of familiarity over the past two decades, understanding its cycles, price points, and buyer demand.

The Fund purchased these lots below market value, and based on the underwriting procedure, it is aware that it could hold these lots for several years in the event of unanticipated economic or industry changes.

The fund's strategy is to construct multiple homes with staggered start dates, allowing the market to absorb the inventory and achieve full price. This allows the fund to continuously monitor market conditions and appropriately manage risk.

Given the familiarity with the area, the initial focus of the real estate strategy is to continue looking for lots in this area, allowing the team to monitor the market in other areas before expanding to other locations. Numerous markets are likely to decline over the next year, and the fund will begin buying when prices fall to an attractive level.



# Tech: The Digitization of the World

## Fund Strategy

Web3 is the next evolution of the internet that aims to decentralize the web and give users more control over their data, identity, and digital assets. Web3 promises to revolutionize various industries by creating a more open and equitable digital ecosystem, and has a potential for significant growth and innovation.

The fund invests in proven, blue chip digital assets from the Web3 Sector like Bitcoin (BTC), Ethereum (ETH), and large-cap infrastructure liquid digital assets to foster significant growth and stability. Those assets should be from protocols with alternative staking systems to allow the company to participate in changes in the underlying value of the coin while simultaneously generating returns from staking. The world is rapidly being digitized, and the team believes in a forward-looking approach to capitalize on the future.



Blackrock's spot Bitcoin ETF renews optimism, sparks wave of new filings



Crypto Exchange Backed by Citadel Securities, Fidelity Goes Live



Nasdaq To Launch Institutional Crypto Custody Services: Report

## Robert Ventures Long Term Thesis

The fund's thesis on Innovative Technology focuses on digital assets and tech trends, and acknowledges the familiarity of the next generations with these technologies.

While older individuals may struggle to understand the underlying mechanics, younger individuals have grown up using mobile phones, iPads, and other devices proficiently. The next trends are tailored to the preferences of those who have integrated technology into their everyday lives.

Over the past two decades, groundbreaking advancements have transformed global connectivity. Platforms like Skype and Zoom have revolutionized real-time, high-quality communication across the globe, benefiting both businesses and families. Looking ahead, it is expected that people will spend even more time engaging with screens, demanding increasingly immersive experiences.

As savvy investors, understanding these emerging technologies and future trends is vital, even if they may seem distant. The fund's investment focus lies in innovative technology that will underpin the next wave of web-based innovation. By seizing these opportunities, the fund aims to capitalize on the potential offered by the digital age and stay at the forefront of technological advancements.



# Historically Providing Double-Digit Returns

**Avon, NC**

LOCATION

**\$746,112**

TOTAL PROJECT COST

**\$954,000**

SALE PRICE

**~71%**

LEVERAGED YIELD (APR)

**\$207,888**

PROFIT

**14 months**

TIME

Through strategic market insights and leveraging extensive industry relationships, the Fund Manager successfully acquired two highly sought-after coastal building lots in Outer Banks, NC, for a total investment of \$62,000.

Prices were below the 2000's peak, with a limited supply of new offerings in this area, and this pricing can hardly ever be found for this type of property.

In December 2021, the properties were meticulously planned and sold for \$455,000 and \$499,000, demonstrating a strong return on investment in a region with limited supply and below-peak pricing.

## Full Cycle Investment (or Payout Sources)

**October, 2020**

Acquisition of 2 beach lots for \$62,000



Financing, property construction, and outreach to potential buyers for the beach houses in the next 14 months

**December, 2021**

Properties sold for \$455,000 and \$499,000



These are two examples that manager has executed prior to this fund, demonstrating his expertise in identifying undervalued opportunities and leveraging market knowledge to drive profitable outcomes.



# Legal & Regulatory

The Legal & Regulatory framework of the Fund is a key aspect in ensuring the stability and security of investments. The Fund is structured as a 506(c) under Regulation D of the SEC, providing a clear framework for investment activities. This structure allows the Fund to accept a maximum of 99 accredited investors from the USA, ensuring that the investors are verified and meet the standards set by the SEC.

Additionally, being structured as a Limited Liability Company (LLC) in the State of Delaware provides an added layer of protection to the investors, as they are shielded from the liabilities of the Fund. The Fund has taken all necessary steps to comply with SEC regulations and has filed its Form D, providing transparency and accountability to its investors.

The Fund's legal & regulatory structure has been carefully crafted to provide a secure investment environment for its investors. The structure is in compliance with all relevant laws and regulations and provides peace of mind for the investor.

FUND REGISTER	506C under SEC Regulation D ( <a href="#">Check here</a> )
CIK (Filer ID Number)	0001930675
ELIGIBILITY	Exclusive for accredited investors ( <a href="#">506C</a> )

# Risks

## How safe is this investment?

While no investment is entirely safe, our fund is backed by considerable asset coverage. The capital deployed by clients is allocated after a due diligence process made at the time of the deposit. It is invested in purchasing new assets that produce predictable monthly revenue and/or long-term multipliers for the Company.

Our investors tend to pick the compound the most, so our monthly payments cashout are minimal. For those specific cases, we will pay the funds through the following:

- liquidity events from the sale of certain assets (when we cash out)
- cash flow from certain assets
- substantial Managing Member Commitment

For more information on how we service our debt commitments, please contact [matheus@robertventures.com](mailto:matheus@robertventures.com)

## How is the fund secured?

Robert Ventures is a **secured fund** by [Pledge of Membership interest](#). The fund owns real estate and technology assets, and this pledge agreement grants the investors a priority security interest in the membership interests as security for the Loan Obligations.

In simple terms, investors have a secured interest in the fund's assets as collateral for their investment. In the unlikely scenario of our assets being unable to service investors' term payments, the pledge agreement ensures that the investors are the first to claim the assets. Contrary to other private funds that offer unsecured debt, the Robert Ventures Yield Fund provides this additional layer of security for investors.



# Frequently Asked Questions

## What are the fund rates?

Our rates start at 8% APR and can go up to 10.47% APY. Each fund and/or offering within a fund has a specified investment term. Currently, the terms range from 1 to 3 years:

- 1 year: 8% APR, up to 8.3% if compounded.
- 3 years: 10% APR, up to 10.47% if compounded.

## Why should I invest with Robert Ventures and not somewhere else?

For any investment/allocation decision, you should always answer to those questions:

- (1) Do I believe in the asset class I am about to invest?
- (2) Do I like the expected returns? Do they make sense to my portfolio?
- (3) Do I trust the manager?

Our product is made for those accredited investors that intend to outpace inflation and earn high yields, especially given the current macroeconomic conditions. Joe has over 20 years of experience in the real estate sector and around 5 years in the technology industry. He is in constant contact with people from the sector and the team has a detailed due diligence process before investing in any asset.

## Are there any fees?

No. The fund is structured to eliminate intermediary fees and reduce overall expenses, meaning your monthly payments are not reduced by any additional fees. Transparency and fairness are crucial for building trust, and this fee structure reflects that commitment. By investing with us, you're getting the most out of your investment and your interests are always a top priority.

## How are my investments taxed?

Robert Ventures' investments are taxed the same as any other high-yield bond or interest-bearing investment. You will receive a form 1099 (IRS 10-99 Form) at the end of the calendar year covering all interest paid during the calendar/tax year.



## Joe Robert, CEO

Joe Robert is the CEO and Founder of Robert Ventures and has an extensive background in real estate investing, with over 20 years of asset management experience. During this period, he raised capital from individuals and partners that paid double-digit preferred returns annually for years. Joe has never lost private investors capital over his whole period of investing.

A decade ago, he partnered with a large fund to take advantage of the opportunity to buy distressed debt at low prices and returned capital, along with double digit returns for several years as the portfolio was managed.

Over the last five years, he has made multiple investments into the tech sector that included providing venture capital and acquiring digital assets that provided exposure to the growing digital economy.



Connect on LinkedIn

**20 yrs**  
Track Record

**200+**  
Properties

**1,500+**  
Mortgages

**40+**  
Tech Investments



## Robert Ventures

Robert Ventures has been operating since 2020.

Beyond Joe's 20 years of experience in the real estate sector and around five years in the technology industry, he is in constant contact with people from the sector. With the perception that we're facing great cyclical opportunities, the Robert Ventures company was founded and was meant to provide what most investment options today can't; consistent, high-yield returns, outpacing inflation, and maximizing portfolio earnings for accredited investors.

The Robert Ventures team has experience in the sectors and has a detailed due diligence process before investing in any asset.

## Main Team Members



**William Guida**  
Head of Strategy

Experience:

- Investor in Digital assets since 2015.
- Deeply connected within the digital asset developer and investment communities.
- Served as research analyst for the last 5 years
- Holberton School of Computer Science Volunteer / Advisor
- Southern Connecticut State University / Sacred Heart University Computer Science guest speaker



**Andrew Ney**  
Data Analyst

Experience:

- Experience researching and investing in digital assets since 2017
- Degree from Clemson University in Chemical Engineering in 2020
- Self-taught data analytics skills in R and Python, including a "Data Scientist with Python" certification from DataCamp



**Matheus Brandão**  
Research Analyst

Experience:

- Experience researching and investing in digital assets since 2017
- Bachelor of Economics and Accounting
- Experience in the growth of blockchain projects
- Wealth Management portfolio background
- Consulting leader at PwC in 40+ projects of financial companies



"Investing with Joe Robert was smooth over the three years when I had personal and retirement capital invested with him. It is hard to find these predictable double-digit returns that I could count on and from someone who was trusted."

**Brian Halligan**



"I was pleased every step of the way, from the start of the presentation through the onboarding and receiving of the monthly payouts in both my bank account and IRA. Joe provided an easy way to access monthly interest payments on a consistent basis."

**Marvin Gordon**



"I've known Joe for over a decade now and he has been more than just a friend but has been instrumental in our holding company to make accountable double-digit returns and has been a blessing. Always could count on him for the payments."

**Steve Lloyd**

## CONTACT ROBERT VENTURES NOW

To learn more about how Robert Ventures will develop a strategy with you to deliver predictable returns and beat inflation, please [schedule a meeting with Joe Robert.](#)

**Schedule a Meeting**

## **DISCLAIMER**

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