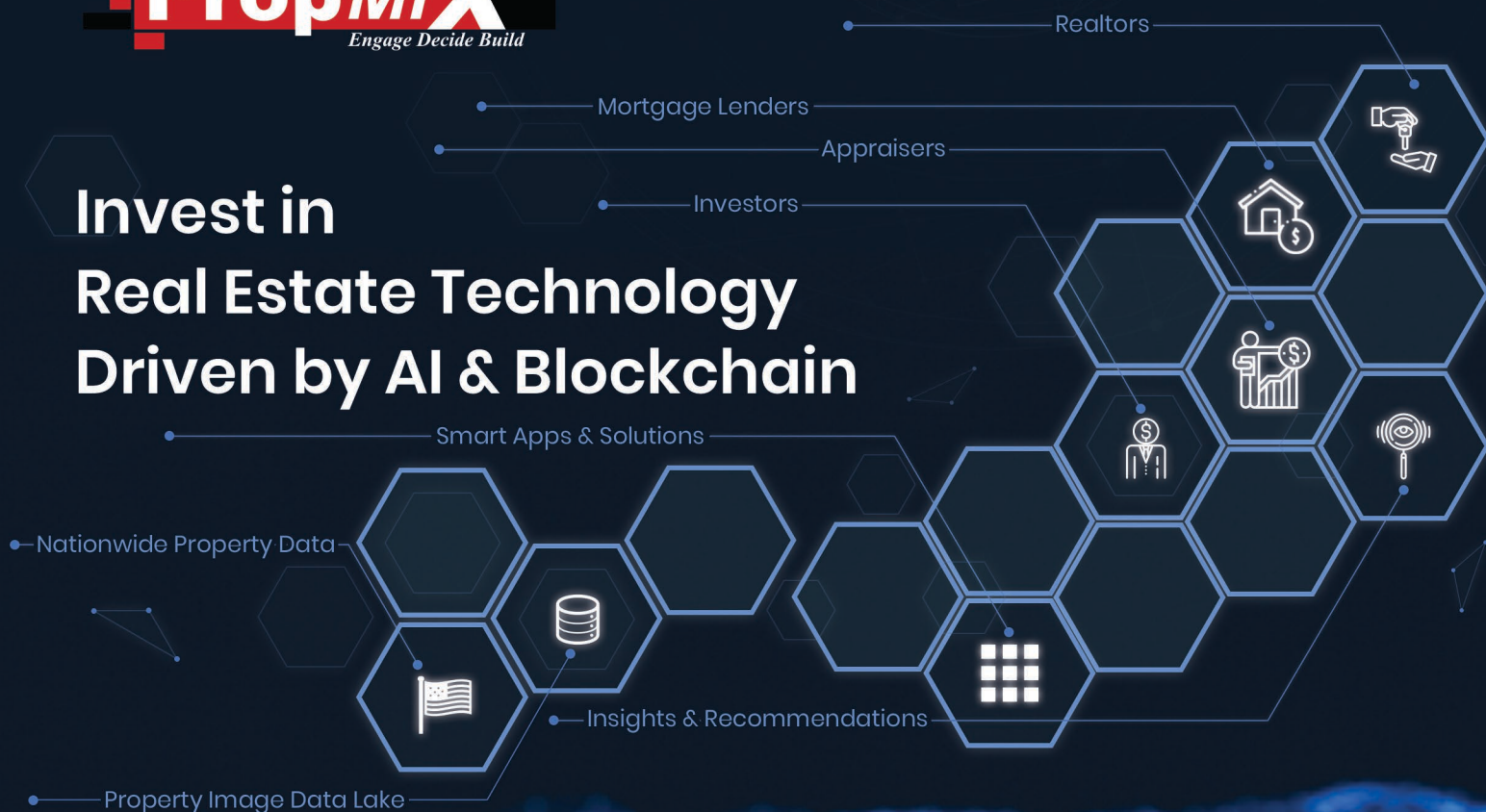


# Invest in Real Estate Technology Driven by AI & Blockchain



PropMix is transforming  
the real estate industry  
with **PropTech 3.0**

EB-5 IT Project that uses technology to disrupt and  
improve the way we buy, rent, sell, invest, and  
manage residential property and create jobs

## A Unique EB-5 Opportunity

PropMix.io is reshaping the PropTech business with ground-breaking technology

- Nationwide Data, Insights, and Apps as a Service
- Predictive Analytics & Recommendations powered by AI & Machine Learning
- Solving hard problems in the Real Estate eco-system with disruptive solutions

## Participate in the WORLD'S LARGEST ASSET CLASS – 2019 in US

**\$5.34 Million** existing homes sold at a median sale price of **\$248K**

**9.3 total loan originations** – new / refinance / home equity loans & credit lines

### Our Technology Helps 3 Market Segments



#### Brokers & Agents

Life-long client relationships

**86,000**  
Brokers

**5.5 Million**  
Existing homes sold  
per year



#### Investors & Investment Advisors

Trustworthy decisions

**271,000**  
Financial advisors

**38,000**  
Real estate investment  
brokers



#### Appraisers & Lenders

Loan Origination & Risk management

**82,000**  
Appraisers

**\$1.75 Trillion**  
Total new mortgages  
in 2017

**17,000**  
Lenders

**67 Million**  
New mortgages in 2017

## Project Financials Over 5 Years

**\$143M**

Total Project Cost

**\$195M**

Total Revenue

**\$52M**

Net Income

**\$9M**

EB-5 Funding

## Why Invest in PropMix.io ?

- Proven business with patent pending technology used by Fortune 500 companies – all set to scale up
- Strong management team that has built successful businesses and has deep experience in AI research
- Opportunity to convert your investment to equity at a deep discount – invest in the future of technology



## Our Data & Technology

151M<sup>+</sup>

Property Data

1.2B<sup>+</sup>

Property Photos

3,100<sup>+</sup>

Counties

60K<sup>+</sup>

Neighborhoods

100K<sup>+</sup>

Schools

### Personalized Recommendations

AI & Machine Learning engine processes 100s of millions of records of data to generate insights best suited for each customer and consumer

### Accurate Valuation & Forecasting

Longitudinal Property Records™ combined with exogenous data – news, employment etc. – helps PropMix create comprehensive valuation & prediction models

### Digital Consumer Engagement

Conversational chatbots, augmented reality and real time insights create personalized and timely consumer engagement opportunities – integrates with marketing automation



- The Real Estate Agent continues to play a larger role as a trusted adviser for a homeowner
- Integrates various aspects of home ownership – the search, closing the transaction, and beyond.
- Suite of capabilities to help the agent to build lasting customer relationships.



- Image recognition using Deep Learning – trained on 22TB of real estate images over 2 years.
- Classifies images into various types – front of structure, living room, kitchen, bedroom, bathroom, etc. with an accuracy of over 90%.
- Identifies objects in a room to improve data accuracy for valuation



- An all in one solution to research, select, download, print and export market data & insights
- Export directly into mortgage underwriting workflows



- Monitor loan portfolios with daily updates
- Alerts when properties have any market activity or distress
- Measure cash flow risk for loan portfolios or derivatives



- Intelligent search for properties & opportunity tracking
- Open to agents, lenders, investors & marketing agencies
- Propensity to Sell/Refinance score powers lead generation

## Comparable Fund Raising

- \$250 Million raised by competitors over the last 2 years
- Investors include: SoftBank Capital, Bain Capital Ventures, Sapphire Ventures, Stripes Group, Bryant Stibel Investments, Northwestern Ventures, LiveOak Venture Partners

**Proven  
Track  
Record**

**35+**  
CUSTOMERS

Long Term  
**CONTRACTS**  
(2+ Years)

**17+** Years  
IN REAL ESTATE  
TECH

**Strategic  
partnerships:**  
Joint Development  
w/ a Top 3 Credit  
Bureau

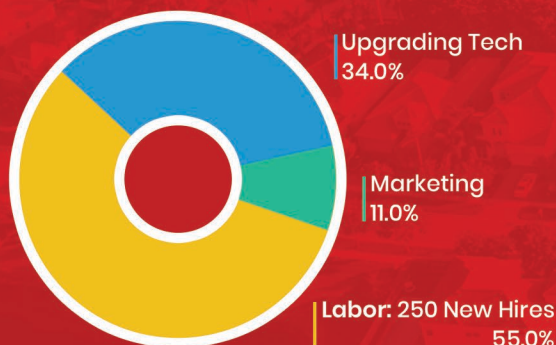
**2019**  
GROWTH

Customers  
**215%**  
GROWTH

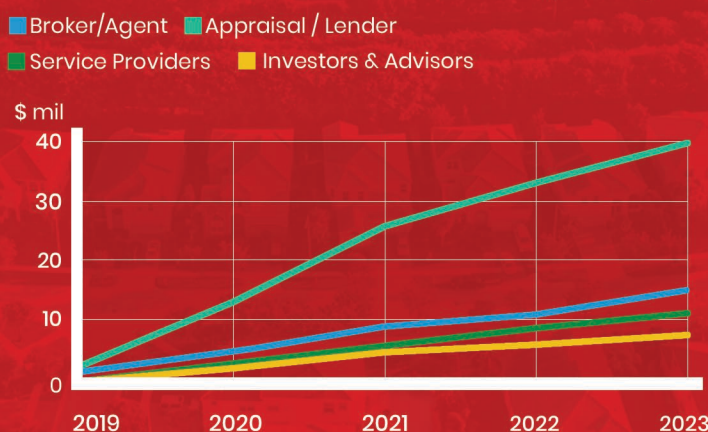
**3+**  
Fortune 1000  
Customers

Overall Usage  
**33%**  
GROWTH

## Investment Plan



## 5 Year Revenue Growth By Segment



## Strong Management Team With Many Successful Businesses

- Globally recognized industry thought leaders with 60+ publications in AI & related fields
- Pedigree: Freddie Mac, JP Morgan Chase, Citi, IBM, CA, Cognizant, HCL, AT&T, Dow Jones, First American
- Headquarters: New York. Offices: Washington DC Metro, New Jersey, Boston, Atlanta, & Trivandrum Technopark, India



**Matt Kumar**  
Chairman

30+ years, Global Experience  
Big Data, Serial Entrepreneur  
Software Incubator,  
Innovation Incubator, CA,  
RealtyBargains.com



**Umesh Harigopal, PhD**  
CEO

25+ years, US Experience  
Artificial Intelligence &  
Financial Services  
Freddie Mac, JP Morgan  
Chase, Citi, Dow Jones,  
Innovation Incubator



**Antony Satyadas**  
Interim CTO

30+ years, Global Experience  
Cognitive Computing,  
Strategy  
Innovation Incubator, IBM  
Watson Health, AT&T, Dell, HCL



**Daniel Mancino**  
VP Data Solutions & Sales

30+ years in US Real Estate  
Tech  
Data, Portfolio Valuation,  
Distressed  
First American, LPS, CoreLogic,  
Digital Map



**Sakeer Hassan**  
Chief Marketing Officer

15+ years, Global Experience  
IIM Ahmedabad, Real Estate,  
Banking, IT Services  
Cognizant, HCL, Bank of NY  
Innovation Incubator

PropMix.io LLC is represented by:



**MONA SHAH & ASSOCIATES GLOBAL**  
ATTORNEYS AT LAW

232 Madison Avenue, Suite 1001, New York, NY 10016  
(212) 233-7473 | fax (212) 233-4877  
info@mshahlaw.com | www.mshahlaw.com

### PropMix.io LLC

61-20 220th Street, Bayside, NY 11364 USA

#### Umesh Harigopal

CEO  
umesh@innovationincubator.com  
umesh@propmix.io  
Ph: +1-732-979-9507

#### Sakeer Hassan

Chief Marketing Officer  
sakeer@innovationincubator.com  
sakeer@propmix.io  
Ph: +91-965-686-7776