



SAGE INVESTCO · TESLA BARSTOW · OCTOBER 2026

Tesla Barstow: the plan to raise \$800K



Prepared for Patrick Charriou, Sage Investco · based on the deal sheet, the new appraisal and the October 16 update



Our understanding of the deal

TENANT  TESLA

SPONSOR  SAGE INVESTCO

Today



Lease signed
with Tesla

Month 4



Land acquisition
\$1.65M

Month 10



Site delivered
to Tesla

Month 12



Rent starts
long-term loan

Month 18



Target sale
\$5.56M

20-year lease

Absolute NNN ground lease with Tesla, corporate guaranty, **3%** annual increases.

\$2.46M all-in

Land at **\$1.65M** plus site work, loan fee and interest reserve, on **1** acre off the I-15.

40 units of 1%

\$20,000 each: **\$800K** for **40%** of the project.

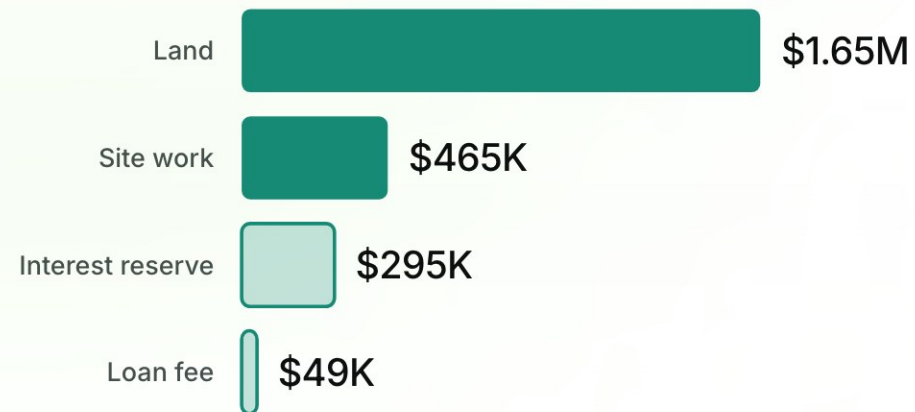
1.56x · ~34% IRR

Target over **18** months, on a **\$5.56M** sale at the appraised **5.50%** cap rate.

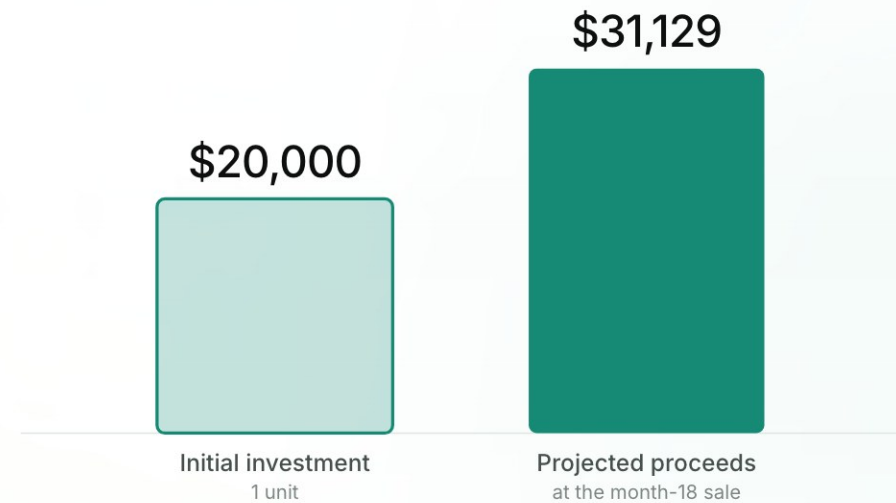


The capital structure and return

Use of the \$2,459,302 loan



One \$20,000 unit



Investors buy their **1%** from Sage, in the LLC that holds the land and the lease. Permanent financing replaces the loan at rent start.

1.56x over **18** months, about **34%** IRR, at the **5.50%** appraisal cap rate. A projection, not a guarantee.



What we will show investors

IN THE ADS

Tesla as the tenant

Own part of a site leased to Tesla, from **\$20,000** a unit.

A signed 20-year lease

One tenant, with Tesla paying the taxes, insurance and upkeep.

An 18-month target hold

The sale of the property is targeted for month **18**.

AFTER THE AD

Landing page

After the accreditation check: the return profile and the timeline to the sale.

Qualification call

Our setter confirms accreditation, units and timing, then books the investor call with you.

Investor call

Under NDA: the signed lease, the appraisal, the financial model and the operating agreement.

Returns are not shown in the ads. Angles to test: the EV freight corridor, the **40**-unit allocation, French investors. To confirm: may we reference Tesla, given the deal sheet is marked confidential?

The investor journey

9:41

facebook

 Sage Investco
Sponsored

Accredited investors: own part of a 1-acre site leased to Tesla on a signed 20-year lease, from \$20,000 a unit.



**Leased to Tesla
20 years**

Units from \$20,000 · Barstow, CA

SAGEINVESTCO.COM
Own part of a Tesla-leased site [Learn more](#)

Like Comment Share

1

The ad

9:41

 Sage Investco
Own part of a site leased to Tesla

Are you an accredited investor?

☒ Yes
☐ No

How many units are you considering?

☐ 1 unit (\$20K)
☒ 2-4 units
☐ 5+ units (\$100K+)

Contact information

Full name · email · phone
Pre-filled by Meta

[Submit](#)

By clicking Submit, you agree to send your info to Sage Investco, who agrees to use it according to their privacy policy.

2

The Meta lead form

9:41

sagetestlapilot.leadfins.com/lp

 [Book a call](#)

Watch: the Tesla Barstow opportunity
3 min · video placeholder

 NOW OPEN · ACCREDITED INVESTORS

Own 1% of a site leased to Tesla, from \$20,000

A 20-year lease with Tesla's corporate guaranty in Barstow, CA, with a sale targeted for month 18.

1.56x target multiple* ~34% target IRR* 20 yrs Tesla lease

[Book your 30-minute investor call](#)

*Projection, not a guarantee. 40 units only.

3

The landing page and video

9:41

On call · 02:14

Mark Davis
California · from the Tesla Barstow campaign

Accredited 2 units

QUALIFICATION

- ✓ Accredited investor, confirmed
- ✓ Units: 2, confirmed
- ✓ Timing: funds ready this quarter
- ✓ Watched the overview video

[Book with Patrick](#)

4

Our setter's qualification call

9:41

Calendar

WED 21 Investor call: Tesla Barstow
2:30 – 3:00 pm ET · Video call
With Patrick Charriou, Sage Investco

Yes Maybe No

Sage Investor Desk

Hi Mark, you're confirmed for Wednesday at 2:30 pm ET with Patrick. We'll text you a reminder an hour before.

[Perfect, see you then.](#)

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The booked investor call

Investor analysis

Average ticket	Investors for half (\$400K)	Booked calls for half	Investors for the full \$800K	Booked calls for the full raise
1 unit, \$20K	20	143–286	40	286–571
2 units, \$40K	10	71–143	20	143–286
5 units, \$100K	4	29–57	8	57–114

2 units

Our base case for the average investor.

50–70

Booked calls expected in the 45-day pilot.

Half or more

Of the raise in the pilot at 5 units per investor; a fifth to half at 2 units.

Booked calls needed at a 70% show rate and a 10–20% close rate. Show and close rates are planning assumptions.



The 45-day pilot

Base: 2 units

50–70 booked calls, 4–10 investors, \$160K–\$400K.

5 units per investor

Same calls: \$400K to the full \$800K.

\$7,500–9,750

Total cost over the 45 days: fee and ad spend.

TERMS

\$3,000 for the 45-day pilot. Ad spend of \$100–150 per day, paid directly to Meta, with no markup. A 7–12 day optimization period comes first and is not counted in the 45 days.

REQUIRED FROM SAGE

Approval to reference Tesla, access to the Meta ad account with a payment method on file, calendar access, and the appraisal summary.

Days 1–10

Build of the ads, landing page and setter script

Optimization, 7–12 days

Booked calls per dollar of ad spend established

45 days, then review

Live with weekly reporting; then scale, expand to France, or conclude