

Invest in the Future of AI-Driven Real Estate: US Capital Global Securities Announces \$33.1 Million Financing Opportunity for Kiteville



Explore an investment opportunity in Kiteville, a technology-enabled real estate platform acquiring and repositioning underperforming hospitality assets into flexible living communities.

SAN FRANCISCO, SEPTEMBER 2026 – US Capital Global Securities LLC, the SEC-registered broker-dealer affiliate of the global financial group **US Capital Global**, is pleased to present eligible investors with the opportunity to participate in a \$33.1 million debt and equity financing for Kiteville Investment LLC (“Kiteville” or the “Company”).

The proposed capital structure comprises a senior term loan of up to \$23.17 million, a \$6.62 million third-party equity investment, and a \$3.31 million sponsor equity contribution. The financing is intended to fund the acquisition and repositioning of an identified portfolio of 11 hospitality assets, together with refinancing, working capital, and related transaction costs.

Kiteville is a technology-enabled real estate operating platform focused on acquiring underperforming motel and limited-service hotel properties in secondary and tertiary U.S. markets. The Company renovates and repositions these assets as modern short-term, workforce, and extended-stay living communities.

Unlike a traditional single-property operator, Kiteville combines real estate ownership, centralized operations, proprietary technology, and AI-assisted asset optimization within one scalable platform. Its operating model integrates revenue management, procurement, maintenance, guest services, finance, reporting, and portfolio intelligence across owned and managed properties.



The Company seeks to acquire assets below replacement cost, complete targeted renovations, deploy its operating platform, and increase occupancy and net operating income. Kiteville's Phase 1 acquisition pipeline includes 11 properties across Illinois, Indiana, Ohio, Michigan, and Pennsylvania. The identified portfolio comprises approximately 780 units, with assets currently in the letter-of-intent stage.

"Our strategy is to acquire under-optimized real estate at an attractive basis and apply a disciplined, technology-enabled operating model to improve performance," said Budo H. Bunul, Founder and CEO of Kiteville. "By centralizing operations and deploying our proprietary platform across each property, we aim to create high-quality flexible living communities while building a scalable institutional real estate platform."

Kiteville's primary revenue is expected to come from nightly, weekly, and monthly room and unit rentals across short-term, workforce, and extended-stay segments. Additional revenue streams include ancillary guest services, property-management income, direct bookings, and the potential future licensing of Kiteville's operating technology to third-party hospitality operators.

"Kiteville represents an opportunity to invest in the convergence of real estate, flexible living, and AI-enabled operations," said **Charles Towle**, CEO of US Capital Global Securities LLC. "The Company has established an operating platform designed to acquire fragmented, underperforming assets and improve their economics through centralized execution, targeted capital improvements, and proprietary technology. We are pleased to be assisting Kiteville with this capital formation and **invite eligible investors to learn more about the opportunity.**"

About Kiteville Investment LLC

Founded in 2018 and headquartered in Philadelphia, Kiteville is a technology-enabled real estate operating company focused on acquiring, repositioning, and managing underperforming motel and limited-service hotel assets, transforming them into modern flexible living communities serving short-term, workforce, and extended-stay residents. By combining real estate ownership with centralized operations and proprietary technology, Kiteville seeks to improve occupancy, operating efficiency, and asset value through a scalable platform that supports owned properties, managed communities, future acquisitions, and potential technology and platform-service revenue.

About US Capital Global

US Capital Global Securities LLC ("USCGS") serves as the FINRA-member broker-dealer division of US Capital Global, specializing in facilitating growth-stage investments. Since 1998, US Capital Global has been dedicated to providing lower middle market businesses and investors with sophisticated investment opportunities. For further details about this investment opportunity, contact **Ish Spencer**, Managing Director and Partner, at ish@uscapital.com.

Disclaimer: USCGS or its affiliates may provide advice to, be compensated by, have other business relationships with, or may from time to time acquire, hold, or sell a position in the securities of the issuers mentioned herein. Any offer or solicitation shall be made only pursuant to the confidential private placement memorandum. View USCGS' Form CRS at www.uscapglobalsecurities.com/crs.html.