



FUTBAL UNLIMITED LLC

FUTBAL UNLIMITED | SPORTS & CIVIC INFRASTRUCTURE PLATFORM

A Private Equity Gateway to Small-City Economic Renewal

Prepared by Futbal Unlimited LLC

www.futbalunlimited.com

June 2025

EXECUTIVE SUMMARY

Futbal Unlimited is a civic-integrated private equity and venture strategy designed to unlock growth, resilience, and long-term returns across underserved U.S. cities through the development of sports infrastructure, innovation hubs, and regional media ecosystems.

The platform aims to make sports-backed urban regeneration investable—both for community investors and sophisticated capital pools—by bundling real estate, digital media, live entertainment, and wellness assets into performance-based civic partnerships.

I. THE OPPORTUNITY

American capital has largely overlooked Tier 3 and Tier 4 cities—urban regions with strong identities, underutilized infrastructure, and large generational wealth transfers underway. At the same time, major private equity and venture firms are:

- Facing illiquidity and delayed exits in traditional VC portfolios;
- Looking for non-correlated real assets with social license and consumer value;
- Competing for limited deal flow in overfunded coastal markets.

Futbal Unlimited proposes a new asset class: regenerative sports infrastructure, with multi-sector monetization and civic alignment built in from the ground up.

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This white paper is for informational purposes only and does not constitute an offer to sell or a solicitation to buy securities. Any forward-looking statements are subject to risks and uncertainties. Prospective participants should seek independent financial, legal, or tax advice before making investment decisions.



II. PLATFORM MODEL OVERVIEW

Each local project under the Futbol Unlimited platform functions as a high-impact investment node, composed of the following core components:

Asset Type	Function	Monetization Pathways
Sports Venue	Year-round professional & community use	Ticketing, naming rights, concessions, events
Training & Academy Hub	Youth training, athlete development	Player IP, tuition, sponsorships
Innovation Center	Tech, education, media production	Tenant revenue, IP licensing, brand deals
Mixed-Use Real Estate	Retail, lodging, food & beverage	Lease income, JV returns, public subsidies
Media & Streaming IP	Storytelling, docuseries, streaming	Licensing, OTT channels, fan engagement tools

Each regionally managed hub plugs into a nationally governed PE stack, with shared operating partners, tech layers, and capital formation structures.

III. CAPITAL STRUCTURE DESIGN

Futbal Unlimited uses a hybrid model that blends public-private infrastructure funding, grassroots capital participation, and institutional co-investment rights.

Civic Capital

Local municipalities participate via:

- Public infrastructure bonds
- Tourism tax incentives
- Land contributions
- Workforce development grants (ARPA, EDA, etc.)

Public capital is structured for return visibility and civic accountability, not extraction.

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Private Equity Capital

- Community investors (retail, accredited) via Reg A+ and Dutch auction mechanics
- UHNW or family office anchor (20–35% equity class with preferred return and board role)
- PE or VC fund sidecars, structured via SAFE notes, GP stakes, or SPVs
- Foundation or endowment co-alignment for social impact tranches

Capital efficiency is increased via 501(c)(3) project layers, land leasebacks, and subsidy-enhanced infrastructure bundles.

IV. MONETIZATION & RETURN STRATEGY

Category	Short-Term Revenue	Long-Term Asset Value
Stadium Events	Ticketing, rentals, game-day revenue	Core physical asset with civic JV upside
Athlete Pipeline	Sponsorships, player sales	Future licensing, IP share, resale proceeds
Media & IP	Content syndication, docuseries deals	Scalable brand equity + tech platform value
Real Estate	Retail leases, hotel stays	Cap rate improvement in emergent submarkets
M&A & Rollups	Stake sales, regional JV rollups	Platform exit or IPO potential

Projects are designed to break even by year 3, with 4–6x MOIC potential over a 7–10 year horizon depending on expansion, real estate, and media activation.

V. SECONDARY MARKET ALIGNMENT

Futbal Unlimited is optimized for the emerging secondary venture and private equity ecosystem, allowing for:

- Tokenized equity or digital asset layering for retail liquidity
- SAFE or Convertible Equity wrappers with board governance built in
- On-platform resale or auction systems (via partners like Forge or CartaX)
- Compliance with Reg A+ Tier 2 or Reg CF frameworks for retail participation

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This opens the door for Carlyle-style secondary funds, alternative asset platforms, and next-gen private equity firms to participate in community-rooted, real-asset-backed growth.

VI. PIPELINE & REPLICABILITY

Following initial deployment in Medford, Oregon, Futbal Unlimited is targeting expansion in the following types of markets:

- Cities with populations between 125K–500K
 - Anchor institutions (universities, military bases, healthcare systems)
 - Underserved sports markets with latent fan bases
 - States with active Opportunity Zones, EDA funding, or tourism incentives
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VII. CONCLUSION

Futbal Unlimited bridges a growing gap between private equity capital seeking purpose and cities seeking growth without displacement. By bundling sports infrastructure, civic partnership, and real asset upside into a scalable PE vehicle, we offer:

- Social license + structural returns
 - Liquidity alignment through secondary enablement
 - Institutional-grade exposure to a new civic asset class
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VIII. COMPLIANCE STATEMENT

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