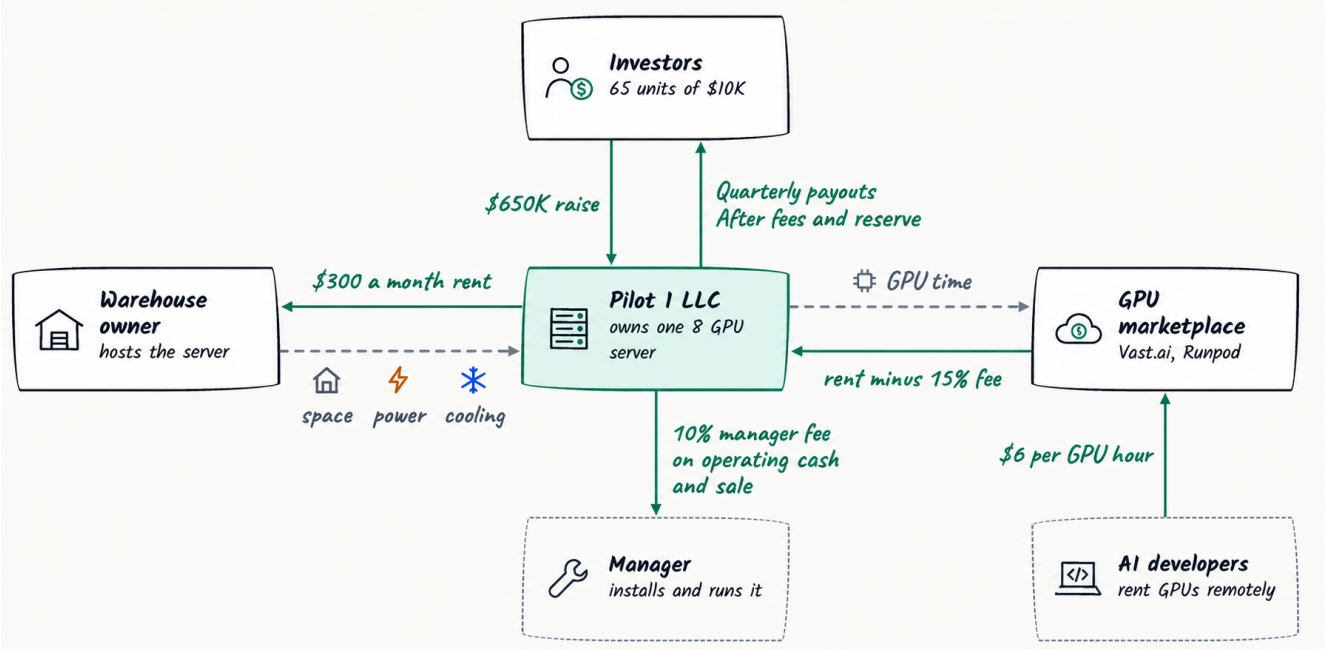
Invest in micro datacenters. Live in weeks. Cash flow within a quarter.

We convert underused warehouse space into a micro data center. We install a server with 8 NVIDIA GPUs and rent its capacity to AI developers. Investors receive quarterly cash distributions. Like real estate, it’s a physical asset that produces income, with a higher projected return, and the hardware can be sold far faster than a building.



Expand diagram ↗

Capital raise	Investment range	Base-case annualized IRR	Total proceeds per $100,000	Payback period
$650,000	**$50K to $200K**	**24.7%**	**$194,186** over 6 years	**3.3 years**

Target signing	Target funding	Revenue starts	First distribution
Dec 4, 2026	Dec 11, 2026	Jan 1, 2027	Mar 31, 2027

How it works

1. **You invest**
   Investors buy units in Las Vegas GPU Pilot 1, LLC, a Nevada LLC that owns this one server and nothing else.
2. **We install**
   The LLC buys the server and installs it at 6000 S Eastern Ave with its own power circuit, cooling and fiber line.
3. **AI developers rent our GPUs**

AI developers rent GPU capacity by the hour. The base case assumes a 15% blended effective marketplace commission fee.

4. **Investors receive distributions**
   Net cash is paid out each quarter, starting March 31, 2027.

Why micro data centers?

- **Live in weeks, not years.**
  Big projects stall on permits and power; small ones earn sooner.
- **Invest from $50K.**
  Big data center deals take millions, shutting most investors out.
- **No new utility hookup.**
  Runs on the building's existing grid connection.
- **Local businesses share the upside.**
  Warehouse owners earn rent from unused space.
- **No water needed.**
  Air cooling keeps local water use at zero.
- **Limited downside risk.**
  The LLC owns one eight-GPU server and related assets. Investors can approve an earlier sale if market prices fall; the operating agreement also requires a sale if GPU rental income stays below operating expenses for 12 consecutive months.
- **Separate LLC per location.**
  Each site is planned as its own LLC with its own server, bank account and investors, so one location is not required to fund another location's operating loss.



Why now

Big data centers are stalling. Small ones aren’t.

- **Weeks, not years.**
  In several major markets, large data centers can wait 4 to 7 years for grid power. Our target is to bring a small site online and earning in weeks.

  JLL 2026 data center outlook
- **Big projects are stuck.**
  Local opposition blocked or delayed projects worth about $130 billion in Q1 and $68 billion in Q2 2026: nearly $200 billion in the first half.

  Data Center Watch Q1 · Q2
- **Demand is high.**
  85% of listed B200 GPUs were marked rented in our November 7 snapshot.

  View the dated listing snapshot
- **Local owners earn too.**
  In Q3 2026, 6.4% of U.S. industrial space sat vacant. We turn unused warehouse space into rent for local owners, so communities share the upside.

  CBRE Q3 2026 U.S. industrial report

The project

Server and site

Server	Supermicro SYS-822GS-NBRT, 8× NVIDIA B200 with 180 GB each
Processors and memory	2× Intel Xeon 6768P, 2 TB RAM
Networking	400 Gb
Condition	Refurbished, 3-year warranty
Power	11.5 kW at full load
Site	6000 S Eastern Ave, Las Vegas, NV 89119
Market rent	$6.00 per GPU-hour: Vast.ai $8.75, Runpod $5.98, Hyperstack $6.00
Demand	At a November 7 snapshot, 85% of listed B200 GPUs were rented overall; 91% of verified and 29% of unverified listings.

Use of funds

Server	$499,000
Sales tax, 8.375%	$41,791
Power circuit, cooling, rack and network	$35,000

LLC formation and legal documents	$15,000
Cash reserve	$59,209
Total raise	$650,000

A $50,000 minimum reserve rounds funding to 65 units of $10,000, leaving $59,209 in reserve. The model assumes 3.32% annualized net yield on a government money market fund, credits income monthly, and replenishes the reserve before investor payouts. Reserve assumptions

Projected cash flows

Year 1, base case

Renters pay 49,932 paid GPU-hours × $6.00	$299,592
Marketplace commission fee 15% of rent	-$44,939
Electricity 124,918 kWh × $0.08, cooling included: 34% of operating costs	-$9,993
Insurance premium $250 a month for equipment and liability coverage	-$3,000
Other operating costs and site Internet, accounting, repairs and $300 a month for space	-$16,800
Management fee 10% of positive operating cash	-$22,486
Net operating cash	$202,374
Reserve investment income 3.32% annualized net-yield assumption	$1,942
Cash to investors	$204,316

Per $100,000 invested: **$31,433** in year 1.

Projected distributions per $100,000

Rental year	Operating cash + interest	Sale value share	Sale fee share	Paid to you
1	$31,433	—	—	$31,433
2	$33,710	—	—	$33,710
3	$29,790	—	—	$29,790
4	$26,246	—	—	$26,246
5	$23,038	—	—	$23,038

Rental year	Operating cash + interest	Sale value share	Sale fee share	Paid to you
6	$20,132	$23,031	$2,303	$49,969

Scenario analysis

Downside

-11.6%

annualized IRR

Total proceeds per $100,000
$65,230
Payback period
Not reached

20% launch-quarter and 50% ongoing utilization; rates fall 20% a year; 25% commission fee; 10% residual value.

Base case

24.7%

annualized IRR

Total proceeds per $100,000
$194,186
Payback period
3.3 years

30% launch-quarter and 85% ongoing utilization; rates fall 10% a year; 15% commission fee; 30% residual value.

Upside

46.1%

annualized IRR

Total proceeds per $100,000
$289,135
Payback period
2.3 years

60% launch-quarter and 95% ongoing utilization; rates fall 5% a year; 3% processing cost; 40% residual value.

Model assumptions

Starting rental rate
$6.00 per GPU-hour

Launch-quarter utilization
30% of GPU-hours

Ongoing utilization
85% of GPU-hours

Annual rental-rate change
−10% a year

Marketplace host fee
15%

Electricity
$0.08 per kWh

Operating expenses and site
$1,650 a month

Holding period
6 years, to December 2032

Residual value
30% of purchase

Structure and terms

Structure	Las Vegas GPU Pilot 1, LLC: one Nevada LLC that owns this one server, an SPV rather than a fund. Each pilot is its own LLC.
Units	65 Class A units of $10,000. Accredited investors, 5 to 20 units each. All or nothing.
Manager	Nebula Innovations, LLC, run by Nimrod Rotem. It buys, installs and runs the server, lists it on the marketplaces and keeps the books.
Manager fees	10% of positive annual operating cash, plus 10% of the gross final server sale price.
Payments	Quarterly at each calendar quarter end, beginning March 31, 2027.
Term	Six rental years from the actual start date. The initial model targets December 31, 2032 for the sale; a later Closing shifts the date.
Tax	Partnership with a K-1 each year. 100% bonus depreciation on the server in 2027.

Return drivers and risks

The base case includes a 30% launch-quarter utilization assumption, 85% thereafter, a 10% annual rental-rate decline, 3% annual cost inflation and a repairs budget. The downside scenario tests lower utilization, faster rate declines and higher marketplace charges. Extended outages and a total equipment loss are separate risks the model does not quantify.

Upside

- **Direct customers.** Renting every hour directly cuts the commission to about 3%: **31.8%** a year.
- **Higher utilization and lower costs.** At 60% launch-quarter and 95% ongoing utilization, a 5% annual rental-rate decline, 3% direct processing cost and 40% residual value, annualized IRR is **46.1%**.
- **Longer life.** Running 15 years instead of 6: **26.7%** a year and **$269,006** back per $100,000.
- **Tax.** 100% bonus depreciation on the server reaches investors through their K-1s.

- **Ownership units.** Investors may seek a buyer for Class A units during an annual transfer window after the first year, subject to the operating agreement, manager consent and securities law. A buyer is not guaranteed.

Downside

- **Rent falls faster.** Newer GPUs push B200 rent down 20% a year: **15.4%** a year.
- **Lower utilization.** With a 30% launch quarter, 60% ongoing utilization yields **10.9%** annualized IRR.
- **Higher marketplace charges.** A 25% effective commission fee reduces annualized IRR to **18.8%**.
- **Combined downside.** 50% utilization, a 20% annual rental-rate decline, 25% marketplace commission fee and 10% residual value return **$65,230** per $100,000 invested.
- **Breakdowns and outages.** A failed part after the warranty, or a power or internet outage, stops income until it is fixed.

Investment process

1. **Reserve units**
   Contact michael@computepeople.com with the number of units you want.
2. **Sign and verify**
   Complete the subscription agreement and accreditation check. December 4, 2026 is the initial target.
3. **Fund**
   Wire to the LLC account after the full raise is confirmed. December 11, 2026 is the initial target.
4. **Earn quarterly**
   The model assumes rental revenue starts January 1, 2027 and distributions begin March 31, 2027. A later closing moves those dates.

FAQs

What if the $650,000 is not fully raised?
The raise is all-or-nothing. If the full $650,000 is not raised within six months after the offering opens, the project is canceled and each investor receives back exactly the amount they contributed, with no fee or deduction. No investor funds are deployed before the full raise. A later closing moves the installation and distribution schedule.

Who bears a loss from water damage?
Under the modeled equipment policy, water damage to the server is covered. The insurer pays covered repair or replacement costs up to the policy limit, less the deductible. The LLC bears the deductible, any loss above the limit, and rental income lost while the server is down.

What happens if the server is stolen?
If the equipment policy covers theft, the manager would file a claim. Insurance proceeds belong to the LLC. The LLC bears any deductible, excluded loss and rental downtime; investors bear the resulting reduction in proceeds.

What insurance is in the financial model?

The base case includes a $250 monthly premium for replacement-cost equipment coverage and general liability insurance. For these FAQs, water damage to the server is assumed covered. The simulator lets you change the premium. The insurer, deductible, policy limit and theft terms are not specified in the model.

Does the model include lost-income insurance?
No. The model does not include business-interruption coverage or an insurance recovery. A covered equipment claim could pay for hardware, while rental revenue lost during an outage would still reduce cash distributions.

Can the server be sold before six years?
Yes. Investors holding a majority of units may approve an early sale. The operating agreement also requires a sale after 12 consecutive months when rent after marketplace charges does not cover running costs. There is no fixed percentage price-drop trigger in the current agreement.