

Estym8 — Investor one-pager

Ask: \$150–200K · post-money SAFE · ~12 months lean runway

Plan: get to market → revenue → make noise → **strategic acquisition**

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What we built (without investors)

Estym8 is an **AI-first** construction preconstruction platform — folder-native plan reading, organic multi-trade takeoffs, plan intelligence, and estimate docs. Most of the product is **already built and self-financed**. Same spine powers **Bodi** (ICT/BOD) and discovery SKUs **ClearToPermit** (cities) + **ClearToIssue** (A/E QA) — raise stays **Estym8-first**.

> One line: days of manual takeoff → one AI-native run on a full bid folder.

The ask

Amount	\$150–200K (illustrative close ~\$175K)
Instrument	Post-money SAFE (valuation cap) — cash now, equity later at a cap
Runway	~12 months at ~\$10K/mo all-in (founder + AI compute + tools)
Profile	Angels / operator angels / warm intros — small checks welcome

Use of funds (~\$175K)

Bucket	Amount
Lean ops (~\$10K/mo × 12)	\$120K
Marketing / attention	\$25K
Legal (SAFE)	\$15K
Key-person insurance	\$5K
Reserve	\$10K

Not in this raise: new staff hires · ~\$5M seed · board capital-raiser.

Team (lean)

Who	Role
Shannon Horn	Founder & CEO — full-time product, engineering, fundraising
Jonas Burt	COO / equity partner — beta, demos, field GTM

Paul Vizgirdas	Industry equity partner — plan sets, intros, ClearTolssue discovery
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No new hires until revenue. Key-person life insurance on founder **payable to investors**.

Why now / exit

1. Finish calibration + UX → closed beta → **Stripe revenue**
2. **~\$25K marketing** + network — make attention
3. **Strategic acquisition** (Trimble / Procore / Autodesk-class) — hope sooner than 12 months; raise covers a full year

We are **not** raising to IPO or fund a large independent scale-up.

Links (share these)

Doc	URL
This one-pager	estym8.ai/docs/investor-one-pager
One-pager PDF	estym8.ai/docs/estym8-investor-one-pager.pdf
Pitch deck	estym8.ai/docs/pitch-deck
Pitch PDF	estym8.ai/docs/estym8-pitch-deck.pdf
Investor overview	estym8.ai/docs/investor
Valuation framework	estym8.ai/docs/valuation

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