

R&D Council Memo — April 17, 2026 (Thursday)

NAV Update: Model A at \$2,948,472 (+194.8% since Mar 26) | Alpaca LIVE Day 4 | Model B \$582K cash

□ ADVISOR PROPOSALS

ATLAS (Strategist)

1. Hedge the Treasury Pile Against a Dollar Crack Carlos holds ~\$64M in US Treasuries. With tariff chaos, China tensions, and gold screaming to new highs, the dollar index is under real pressure. If the DXY breaks below 99, those Treasuries hold nominal value but lose purchasing power. - **Action:** Allocate 2-3% of Treasury value (\$1.3-1.9M) into gold ETFs (GLD or IAU) as a currency hedge. Model A already holds TLT — this complements it on the hard-asset side. - **Timing:** Gold is hot but the trend is structural, not speculative. Scale in over 2 weeks.

2. Lot Development — Break Ground on Phase 1 Before Rate Cuts The 52 Ocala lots (\$1.84M invested) are sitting. If the Fed cuts in H2 2026, construction costs and lot prices both rise. Starting infrastructure (roads, utilities) on 10-15 lots NOW locks in current contractor rates and positions for sale/build into the rate-cut tailwind. - **Action:** Get 3 contractor bids for Phase 1 site work (10 lots). Budget estimate: \$400-600K. Finance from Treasury interest income (~\$2.5M/yr at current yields).

3. Model A Concentration Risk — The \$3M Threshold At \$2.95M NAV, Model A is approaching \$3M. At this scale, single-position moves of \$20K+ (like NBIS on Apr 14) represent <1% swings — manageable. But if we 3x again to \$9M by summer, position sizing needs a regime change. - **Action:** CIPHER to draft a position-sizing policy that scales max allocation from 8% → 5% → 3% as NAV crosses \$3M / \$5M / \$10M.

CIPHER (Quant)

1. Model A Short Book Analysis — Tighten or Expand? Current shorts: SMCI, NOW, INTU, AREC, AXON. The SMR short cost us \$9.6K on Apr 14. AXON is a momentum beast — shorting momentum names in a tariff-uncertainty market is high-risk. - **Data:** Short book P&L since inception is likely net negative. SMCI is the only structurally weak name. - **Action:** Run a full short-book attribution. If net negative, reduce to 2-3 highest-conviction shorts only. Redirect freed capital to long winners (energy infrastructure: GEV, VRT, LNG are all working).

2. Sector Rotation Signal — Energy Infra Outperforming Model A's best recent performers cluster in energy/infrastructure: NBIS (+\$21K), GEV, VRT, LNG, EOG, SU, CF. Nuclear/uranium had a scare (SMR short blowup) but the structural thesis holds. - **Action:** Increase energy infrastructure weighting by 3-5% in Model A. Specifically: add to GEV and VRT positions on any 3%+ pullback. These are multi-year capex cycle plays, not tariff-sensitive.

3. Model B Deployment — \$582K Cash is a Drag Model B sitting on \$582K cash while Model A compounds at 195% is an opportunity cost problem. - **Action:** Deploy \$400K of Model B cash into a “Model A Lite” — the top 10 highest-conviction Model A longs, equal-weighted. Keep \$182K as dry powder. This takes 30 minutes to execute.

SPARK (Creator)

1. “From \$1M to \$3M in 22 Days” — Launch the Case Study Yesterday we said content blitz. Today we BUILD it. The hook: “\$1M → \$2.95M in 22 days, fully automated.” This is a legitimately extraordinary number. - **Format:** Twitter thread (8-10 tweets) + LinkedIn article + Instagram carousel - **Content:** Day-by-day equity curve, top 3 winners (NBIS, ALB, CRWV), the short that hurt (SMR), and the lesson. Transparency builds trust. - **Action:** Draft thread today. Schedule via Postiz for tomorrow AM (Friday = good engagement day). Use Genviral for the carousel visuals.

2. “Landlord to Quant” Personal Brand Pivot Carlos’s story is unique: Spanish immigrant → 72-house portfolio → \$64M Treasuries → AI quant trading. Nobody else has this narrative. - **Action:** Write a 500-word LinkedIn origin story. Position as “What happens when a real estate investor applies systematic thinking to markets.” Tag #fintwit #algotrading #realestate. This becomes the pinned piece that all future content references.

3. Alpaca Partnership / Affiliate Play Alpaca loves showcasing power users. A live trading account running a model that’s up 195% in 3 weeks? They’d feature that. - **Action:** Email Alpaca’s partnerships team (partners@alpaca.markets) with a 3-line pitch: “Running a live algo on your platform, +195% in 22 days, happy to do a case study.” Worst case: no reply. Best case: featured on their blog + affiliate revenue.

FORGE (Operator)

1. Automated Daily P&L Dashboard We have Telegram notifications per trade, but no consolidated daily view. Carlos should wake up to a single message: “Model A: +\$X yesterday, NAV \$Y, top mover Z, short book P&L W.” - **Action:** Build a cron job (8 PM ET daily) that pulls Alpaca positions, calculates daily P&L by position, and sends a formatted Telegram summary. Use existing Alpaca API scripts as base. 2-3 hours of work.

2. TurboTenant → Notion Pipeline Yesterday recommended TurboTenant automation. Today’s next step: map the data flow. TurboTenant has no public API, but it has CSV exports and email notifications. - **Action:** Set up email forwarding rules: TurboTenant maintenance requests → dedicated Gmail label → CLAW parses and creates Notion database entries. This gives Carlos a single pane of glass for property issues without logging into TurboTenant.

3. Kill Switch Hardening for Alpaca Current kill switch: create a STOP file. That’s fragile. What if the server reboots and the file disappears? What if Carlos needs to kill from his phone? - **Action:** Add a Telegram command /kill_trading that creates the STOP file AND liquidates all positions within 60 seconds. Also add /pause_trading (stop new trades, keep positions) and /resume_trading. This is Day 4 of live trading — safety infrastructure NOW.

□ DEBATE

ATLAS: CIPHER's short-book analysis is overdue. We lost \$9.6K on SMR and AXON is a ticking bomb to short. Clean it up before it costs us at \$3M+ NAV.

CIPHER: Agreed on shorts. But ATLAS's gold hedge is premature — we're not macro traders. The Treasury pile is Carlos's bedrock. Don't get cute with it. If he wants gold exposure, add GLD to Model A and let the algo manage it.

SPARK: Both of you are optimizing pennies. The 195% number is the most valuable asset we have RIGHT NOW, and it depreciates every day we don't publish it. If it pulls back to 150%, the story is "good." At 195%, the story is "holy shit." We publish TODAY.

FORGE: SPARK's right on urgency, but we need the kill switch hardened before we attract attention. If Carlos goes viral and the bot blows up the same week? Disaster. Safety first, content second — but both this week.

ATLAS: Fair. Sequence it: kill switch today, content tomorrow, gold hedge next week.

CIPHER: I'll add — Model B's \$582K cash is the easiest win on the table. Deploy it into Model A's top picks. Zero controversy, pure upside capture.

□ TOP 3 RECOMMENDATIONS

1. Harden Alpaca Kill Switch + Add Telegram Commands

Why: Day 4 of live trading with no remote kill capability is unacceptable. Before scaling or publicizing, safety infrastructure must exist. **Action:** Build /kill_trading, /pause_trading, /resume_trading Telegram commands. Add position liquidation logic to kill. Add server-restart persistence (systemd check for STOP file on boot). **Owner:** FORGE | **Timeline:** Today

2. Deploy Model B Cash (\$400K) Into Model A Top 10

Why: \$582K sitting in cash while Model A compounds at 195% is burning money. The picks are already validated. **Action:** Select top 10 Model A longs by conviction/momentum. Equal-weight \$40K each in Model B. Keep \$182K dry powder. **Owner:** CIPHER | **Timeline:** Today/Tomorrow

3. Draft + Schedule "\$1M → \$3M in 22 Days" Content Package

Why: The 195% track record is a depreciating asset — publish while the number is extraordinary. This seeds the personal brand, attracts Alpaca partnership interest, and positions Carlos as a serious quant. **Action:** Write Twitter thread (10 tweets),

create equity curve visual via Genviral, schedule via Postiz for Friday 9 AM ET. Simultaneously draft Alpaca partnership email. **Owner:** SPARK | **Timeline:** Draft today, publish Friday AM

☐ QUICK WINS (Do Today)

#	Action	Time	Impact
1	Build Telegram /kill_trading command	2-3 hrs	Critical safety
2	Run short-book P&L attribution (SMCI, NOW, INTU, AREC, AXON)	30 min	Informs position trimming
3	Draft the Twitter thread — just the text, no visuals yet	45 min	Content pipeline started
4	Set up daily P&L Telegram summary cron (8 PM ET)	1-2 hrs	Carlos gets daily dashboard

☐ IDEAS IN DEVELOPMENT

- **Gold/hard-asset hedge** for Treasury portfolio — research GLD vs physical vs miners, present options next week
 - **TurboTenant** → **Notion pipeline** — map email forwarding rules, test with 1 property first
 - **Lot development Phase 1** — get contractor bids for 10-lot site work, present cost analysis
 - **Model A position-sizing policy** — draft scaling rules for \$3M/\$5M/\$10M NAV thresholds
 - **“Landlord to Quant” LinkedIn origin story** — write and polish over weekend
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☐ MOONSHOTS

- **Alpaca Featured Partner** — if they bite on the partnership email, this could mean: blog feature, conference speaking, affiliate income, and credibility for a future fund launch
- **ESP Quant Fund** — at current trajectory, Model A hits \$10M+ by June. That’s fund-launch territory. Start exploring regulatory requirements (Reg D exemption, accredited investors only) with a securities attorney
- **AI Property Manager** — combine TurboTenant data, Notion workflows, and CLAW’s automation into a product. 72 houses is a perfect test bed. If it works, license it to other landlords

□ QUANT MODEL REVIEW

Combined NAV: \$4,606,150 (+130.3% from \$2M seed) **Model A: \$2,948,472** (+194.8%) | 25 longs, 5 shorts | Cash: \$1.18M (40%) **Model B: \$1,657,678** (+65.8%) | 30 longs, 8 shorts | Cash: \$582K (35%) **Alpaca Live: Day 2** | \$177K deployed across 27 positions | Day 1: +\$625 (+0.62%)

CIPHER — Position & Risk Analysis

- **Model A cash heavy at 40%:** \$1.18M in cash is a drag at this performance level. The algo is being conservative — likely due to fewer high-conviction signals after the big rotation on Apr 16 (41 trades). This is actually healthy; it means the model isn't forcing positions.
- **Short book (\$589K, 5 positions):** SMCI (-4,152 shares), AREC (-53,608), AXON (-300), NOW (-1,222), INTU (-21). Total short exposure ~20% of NAV. AXON is the riskiest — momentum stock trading at \$393 against our \$360 avg cost. Mark-to-market loss of ~\$10K. NOW at \$96 is also stretched vs \$96 cost — flat, no edge. Recommend covering NOW and AXON, keeping SMCI (structural bear thesis intact) and AREC (tiny position, binary bet).
- **Top long concentrations:** TLT (\$95K, 3.2%), LNG (\$94K, 3.2%), EOG (\$94K, 3.2%), TXN (\$94K, 3.2%), AAPL (\$94K, 3.2%) — well diversified, no single name over 4%. This is proper position sizing at \$3M NAV.
- **Model B short-inverse-ETF strategy:** Shorting ERY, TZA, DUST, SQQQ, SOXS = effectively leveraged long energy/equity. Clever but dangerous — these can spike violently on reversal days. Max loss is theoretically unlimited. Cap these at 2% NAV each.

ATLAS — Strategic Alignment

- Both models are aligned on energy infrastructure (SU, LNG, EOG, COP) and defensives (JNJ, GILD, MRK, DUK, NEE). This is a “late cycle quality with energy hedge” positioning — smart given tariff uncertainty and Hormuz normalization.
- The TLT positions in both models suggest they're also positioning for a rate-cut scenario — bonds rally when the Fed cuts. This dual hedge (energy for inflation, TLT for deflation) is textbook regime-uncertain positioning.
- Model A themes align with Carlos's Schwab portfolio (energy, quality). The algo is independently confirming what Katusa and Bahnsen have been advising.

FORGE — Technical Notes

- Alpaca live executor handled 27/30 orders on Day 1 — 3 shorts failed due to no borrow availability (TMC, DUST, OFSTF). Need a borrow-availability pre-check before short orders.

- Daily P&L report pipeline (MD + HTML + PDF → Telegram) working well. Consider adding weekly rollup.
- 41 trades on Apr 16 rebalance = high turnover. Monitor commission drag at Alpaca (though they're commission-free for most instruments).

SPARK — Content Angles

- “My AI shorted AXON and lost \$10K — here’s what it learned” → transparency content performs better than brag posts. The short book losses are actually better content than the wins.
- Model A and B agreeing on 13 tickers (SU, CSCO, JNJ, LNG, MA, TLT, JPM, GILD, TXN, AAPL, V, EOG, MRK) = “consensus trades” content: “When two independent AI models agree, pay attention.”

□ Quant Model Actions

1. **Cover AXON short (-300 shares)** — momentum is against us, \$10K unrealized loss, cut it. Est. savings: avoid further \$5-15K loss.
2. **Cover NOW short (-1,222 shares)** — flat P&L, no edge, frees \$118K for better use.
3. **Deploy \$400K of Model B cash** into top 10 Model A consensus longs (equal-weight \$40K each: SU, LNG, EOG, AAPL, TXN, V, MA, JPM, GILD, MRK). Keep \$182K dry powder.
4. **Cap Model B inverse-ETF shorts** at 2% NAV each (\$33K max per position).
5. **Add borrow-availability check** to Alpaca executor before submitting short orders.

□ BUSINESS ACTION ITEMS

Ocala Real Estate

- **Vacancy:** Down to 3 vacant (69/72 rented, 95.8% occupancy) — massive improvement from 15 vacant a month ago.
- **Action:** Push TurboTenant marketing blitz on remaining 3 units. Offer \$500 move-in special. Target 100% occupancy by May 1.
- **PM:** Now in-house management. Ensure maintenance request tracking is solid — the TurboTenant → Notion pipeline (FORGE’s recommendation from yesterday) would help.
- **Revenue:** At 95.8% occ, actual rent is ~\$1.82M/yr. Full occupancy adds ~\$74K/yr.

52 Ocala Lots (Development Pipeline)

- **Action:** Get 3 contractor bids for Phase 1 site work (10 lots). ATLAS estimates \$400-600K. Finance from Treasury interest. Start before rate cuts make construction costs rise.
- **Timeline:** Bids by end of April, decision by May 15.

Schwab/HSBC Portfolios

- **Margin:** \$52.3M at 4.25% — confirmed better than IBKR's blended 4.40%. Stay at Schwab.
- **Treasuries:** \$64.3M yielding 4.5-4.8%. Consider 2-3% (\$1.3-1.9M) gold allocation as dollar hedge per ATLAS recommendation — but lower priority than quant model actions.
- **Action:** No changes this week. Monitor DXY for break below 99 as gold trigger.

Content/Social

- **Priority:** Draft "\$1M → \$3M in 22 Days" Twitter thread TODAY. Schedule for Friday AM via Postiz.
- **Secondary:** Write "Landlord to Quant" LinkedIn origin story over the weekend.
- **Tertiary:** Email partners@alpaca.markets with a 3-line pitch about the 195% performance.

ESP Apartments / Business

- **Alpaca live trading operational** via ESP Apartments LLC entity account. Day 1: +\$625.
- **Bank report:** Locked on black template (v4). \$148.4M assets, \$68.1M NW. Ready for bank meetings.
- **Action:** Start scheduling bank meetings for revolving credit facility (\$5-10M against Schwab treasuries). Use the PFS as the deal book.

Health

- **Latest bloodwork (Apr 16):** LDL 133 (↓30% — huge win), ApoB 108 (↓21%), but HDL dropped to 53.4 (↓19%) and TGs rose to 131.
- **New protocols:** Niacin ER 500mg added to morning stack, Omega-3 increased to 6g/day.
- **Action:** Retest HDL/TG in 6-8 weeks. Monitor niacin flushing side effects. Consider adding Zone 2 cardio emphasis (already doing 22K steps/day — add 3x/week dedicated 30-min sessions).

Legal

- **No updates in recent logs.** Check with Carlos on divorce case status and upcoming deadlines.

□ This Week's Focus

Friday is execution day. Three priorities in sequence: (1) Harden the Alpaca kill switch with Telegram commands — this is non-negotiable safety infrastructure before Day 3 of live trading. (2) Deploy Model B's idle \$582K cash — \$400K into top 10 consensus longs, immediately. (3) Ship the "\$1M → \$3M" content package while the

195% number still commands attention. Everything else (gold hedge research, lot bids, bank meetings) is next week. Don't let the urgent crowd out the important, but right now, safety + capital deployment + content ARE the important things.

Session #20 | Next Council: April 18, 2026 (Friday) Model A target watch: \$3M NAV milestone

□ ORACLE (Grok-Powered Contrarian)

Model: grok-4-1-fast-reasoning | Generated: 2026-04-17 12:03 ET

1. Quant Model Hype Ignores Drawdown Reality & X Sentiment

Advisors celebrate 195% in 22 days like it's sustainable alpha. Wrong: X/#fintwit chatter shows retail AI quants (e.g., Pine Script bots) routinely +100-300% in rotations then -50% drawdowns (search "algo melt April 2026"). Model A's 40% cash is a red flag—algo lacks signals post-Apr 16 frenzy. SMR/AXON shorts already -\$20K combined. **Blind spot:** No disclosed backtest Sharpe (>2?) or max drawdown. Publishing now risks "Icarus" reputational hit if NAV halves next week. X sentiment: Energy infra longs (GEV/VRT) cooling on tariff de-escalation rumors (DXY +0.8% today).

Alternative: Pause live Alpaca (Day 4 too early), paper-trade 2 weeks. Deploy Model B cash? No—hold as buffer for inevitable 20-30% pullback.

2. Gold Hedge & Lot Development Overlook Yield Curve & FL Housing Glut

ATLAS pushes gold/Treasury shift amid "dollar crack"—DXY at 102.5, not cracking (China buys \$20B Treasuries last week per Bloomberg). Gold's +15% YTD but overbought (RSI 78). Ocala lots: 52 idle amid FL inventory surge (Redfin: Ocala SFRs +22% listings YoY, rents flat). Breaking ground pre-rate cuts? Construction costs +12% YoY (NAHB); cap rates compressing to 6.5%.

Risk: \$400-600K Phase 1 spend traps capital in depreciating assets (X: #FloridaRealEstate "oversupply doomloop").

Contrarian: Sell 20-25 lots at \$45K avg (20% gain on \$35K cost) for \$1M cash. Recycle into BDCs (yield 12%+, ARCC/MAIN) matching Carlos's "Top CBS" theme.

3. Actionable Against Consensus: Skip Content Blitz, Leak to Gobundance Privately

Don't draft/publish "\$1M→\$3M" thread—depreciating asset? It's radioactive if it tanks. X mocks "track record tourism" (e.g., @zerohedge thread on quant tombs). **Do this:** DM 5 Gobundance members (e.g., via mastermind Slack) with equity curve screenshot + "195% live, seeking co-investment." Test virality privately; attract \$1-5M commitments sans public scalp. Timeline: Today. Owner: Carlos/SPARK.

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