

□ R&D Council Memo — Wednesday, April 8, 2026

Session: Daily Advisory Board **Advisors:** ATLAS (Strategist), CIPHER (Quant), SPARK (Creator), FORGE (Operator) **Context:** Night Shift delivered Dallas Copernico Strategic Options Memo this morning (4 exit paths, \$34.2M at risk analysis). Council independently flagged the same blind spot. Tariff shock week 2. Markets volatile. Energy/defense regime confirmed.

□ TOP 3 RECOMMENDATIONS

1. □ Dallas Copernico — Break the Silence

Proposed by: ATLAS + FORGE | **Impact:** \$1M+/yr potential yield improvement | **Effort:** Low (research), Med (execution)

The idea: ESP Revolution Corp holds \$47.1M in assets / \$43M equity in the Dallas Copernico Sovereign investment. This is Carlos's largest single real estate position and it has appeared in zero previous memos or updates. Debt structure, cash flow, occupancy, exit strategy, and refinancing possibilities are unknown. Unlocking clarity here is a crucial priority to optimize income and leverage.

Debate summary: CIPHER highlights a 1% yield improvement equals \$430K+ annually. FORGE emphasizes pulling financials from the business Google Drive and updating asset summary before action. ATLAS stresses this is the most under-analyzed asset limiting strategic decisions.

Note: Night Shift independently produced a full strategic memo on this overnight — data/dallas-copernico-strategic-memo.md. Recommendation: Hold + Optimize, exit Q1-Q2 2027. Base case: Carlos nets ~\$29M (vs. -\$13.6M loss if selling today).

Next steps: - Carlos reads data/dallas-copernico-strategic-memo.md (PDF in DriveClaw) - Call Ruslan Krivoruchko this week: cash reserve + 2nd lien terms + monthly operating reports - Commission broker opinion of value from Marcus & Millichap or CBRE Dallas

2. □ Ocala Mid-Term Rental Sprint (5 Units)

Proposed by: FORGE | **Impact:** +\$65K-\$85K/yr incremental revenue | **Effort:** Low

The idea: Out of 15 vacant Ocala houses, identify 5 vacant the longest and pivot them to mid-term rentals (30-90 days) targeting travel nurses, remote workers, and contractors via free listing on Furnished Finder. These contracts yield 20-30% above standard leases. Quick implementation recovers ~\$5.4K/month in lost NOI.

Debate summary: ATLAS endorses migration-driven demand in Sun Belt. SPARK advises documenting and promoting this change as viral real estate content. CIPHER quantifies premium income potential.

Next steps: - Filter TurboTenant for units vacant >60 days - List 5 identified units on Furnished Finder by April 14 - Furnish units as needed with modest budget (\$2-3K/unit) - Document the transition as social content

3. **Add EQIX (Equinix) to Real Portfolio**

Proposed by: CIPHER | **Impact:** \$5-10K/yr income + appreciation | **Effort:** Low

The idea: EQIX is the #1 scored holding by both quant models (score 88.42) with strong momentum, benefiting from AI infrastructure demand and full tariff immunity. Adding a \$25-\$50K position captures growth and income with minimal friction.

Debate summary: ATLAS praises tariff immunity and defensive growth qualities. SPARK highlights content opportunity (“AI data centers vs tariffs”). FORGE notes low-friction execution via standard brokerage order.

Next steps: - Check if EQIX is currently held in any personal or trust portfolios - If not, prepare buy order for \$25-\$50K in most relevant portfolio sleeve - Time entry on market dips for cost efficiency

QUICK WINS (do today)

- Ping Carlos: “Apple Health Export app hasn’t synced since March 23 — open app and tap Sync (30 sec)”
 - Read the Dallas Copernico memo in DriveClaw — full analysis ready
 - Call Ruslan Krivoruchko this week (urgent: 2nd lien terms + cash reserves)
 - Identify 5 Ocala units vacant >60 days for MTR pivot
 - Confirm EQIX position status across portfolios; prep purchase if absent
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IDEAS IN DEVELOPMENT

- Schedule developer call ASAP to assess SmartHive app’s current state before content push
 - Define TIPS allocation strategy post receipt of treasury maturity data from Carlos
 - Research Gobundance-related brand deal potential (\$10-30K/post sponsorships)
 - Evaluate gold rebalancing to 20% target funded by trimming high-beta positions
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MOONSHOTS

- Explore distressed land buy in Ocala BTR pipeline triggered by tariff shock dislocation — potential multi-million dollar income boost

- Assess LNG infrastructure (Cheniere + midstream MLPs) for structured income with commodity and geopolitical upside
 - Develop branded content subscription around Carlos’s live quant model success story (“Follow my AI quant journey”), building premium audience
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□ **This Week’s Focus**

Unlock hidden value through information discovery and quick tactical pivots. Primary focus: obtain full updated financials and strategic insights on Dallas Copernico (Night Shift memo ready — Carlos needs to read and act), while securing Schwab/HSBC maturity information for treasury optimization. Execute the Ocala mid-term rental pivot on the longest-vacant homes to recover lost NOI immediately. Add EQIX as a low-friction portfolio enhancement. All other initiatives flow from this foundation.

□ **QUANT MODEL REVIEW**

- **CIPHER:** Both models A and B have executed full regime pivot into energy, defense, defensives + volatility hedges. Top holding EQIX (score 88.42) fully aligned with macro themes. Cash buffers elevated — “wait and see” posture.
- **ATLAS:** Quant models reinforce tilting toward defense/energy while trimming growth. Real portfolios should follow.
- **FORGE:** Quant engine operating smoothly — 67 trades processed in one session, no technical issues.
- **SPARK:** EQIX is prime content material (“AI data centers vs tariffs,” “inside the quant model trades”).

□ **Quant Model Actions**

- Model A: Implement today’s buy signals including ENS, EQIX
 - Model B: Monitor SOXL/SOXS convergence; watch GDXU for surge hedging
 - Personal portfolio: Add EQIX and LMT if not present, trim MSTR and COIN
 - Hold all current energy longs, defense longs, quantum/crypto shorts
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□ **BUSINESS ACTION ITEMS**

Ocala SFR Portfolio

- 15 homes vacant (potential rent lost \$15.75K/mo)
- Identify 5 longest-vacant units for MTR pivot by April 14
- Confirm remaining vacancies listed with updated pricing across Zillow, Apartments.com, TurboTenant
- Use tariff shock as migration demand catalyst for Q2

ESP Apartments / Dallas Copernico

- **Night Shift delivered full strategic memo** — data/dallas-copernico-strategic-memo.md / PDF in DriveClaw
- Recommendation: Hold + Optimize → exit Q1-Q2 2027 (base case \$29M to Carlos)
- Carlos must call Ruslan Krivoruchko this week on the 2nd lien and cash reserves

Schwab/HSBC Investment Portfolios

- Monthly data overdue — ping Carlos for maturity schedules and updated holdings
- Prepare to roll treasury holdings into 50/50 2-year notes/TIPS hybrid for inflation protection

Content/Social Media

- Three “Tariff War” posts ready for Carlos’s approval
- New content idea: EQIX as AI data center play immune to tariffs
- SmartHive content depends on developer call outcome
- Gobundance mastermind content to open brand deal pipeline

Legal/Divorce

- No new updates. Follow estate plan: do not sell Key Biscayne properties.

Health

- Eight Sleep data current; Apple Health auto-export stale since March 23 (reminder needed)
- VO2 levels strong; no protocol changes recommended

Memo generated: April 8, 2026