

TVPI Methodology

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Overview

This portfolio demonstrates a textbook venture capital power-law distribution, achieving an estimated Total Value to Paid-In Capital (TVPI) between **5.5x and 6.5x**. This performance is anchored by a concentrated, high-conviction allocation in a generational asset, supplemented by strong capital recycling through strategic exits and yield-generating real estate.

Portfolio Composition

The portfolio comprises 33 distinct allocations across early-stage venture (70%), stabilized real estate syndications (16%), and fund-of-funds / LP positions (14%). Total paid-in capital: **\$634,000**.

Asset Class	Allocation	% of Portfolio
Early & Growth-Stage Venture	\$444,000	70%
Real Estate Syndications	\$100,000	16%
Fund-of-Funds / LP Positions	\$90,000	14%
Total Paid-In Capital	\$634,000	100%

The Power-Law Anchor

The portfolio's outsized return profile is driven primarily by a **\$75,000 allocation to SpaceX** in early 2020, secured at an approximate \$46 billion valuation. SpaceX is currently preparing for a 2026 initial public offering targeting a valuation north of \$1.75 trillion.

Return Mechanics

Moving from a \$46 billion entry to a \$1.75 trillion exit represents an approximate **38x multiple** on invested capital (MOIC). Applying that multiple to the \$75,000 investment yields an unrealized value of **\$2.85 million**.

Portfolio Floor Analysis

Dividing the \$2.85 million SpaceX value solely by the total portfolio cost of \$634,000 generates a **4.5x TVPI floor**. This represents the minimum portfolio return assuming total loss on all remaining positions—a stress-test scenario.

Metric	Value
SpaceX Entry Valuation (Feb 2020)	\$46B
SpaceX Target IPO Valuation (2026)	\$1.75T
SpaceX Capital Deployed	\$75,000
SpaceX Projected Value at IPO	\$2.85M
Implied MOIC (SpaceX)	38x
Total Portfolio Cost Basis	\$634,000
TVPI Floor (SpaceX-only scenario)	4.5x

Remaining Portfolio Value

The remaining \$559,000 of invested capital carries material value. The portfolio has generated realized returns through four strategic M&A; exits: Root AI (acquired by AppHarvest), Vicarious (acquired by Alphabet), Made in Space (acquired by Redwire), and Onramp Invest (acquired by Securitize).

The active portfolio holds significant unrealized value in late-stage private companies including Yassir (\$1.4B+ valuation), Esusu (\$1.2B valuation), and Sanas (~\$500M implied valuation). Applying a conservative 1.5x to 2.0x blended return assumption on this remaining capital adds **\$800,000 to \$1.1 million** in projected value.

Combined with the SpaceX allocation, the aggregate portfolio TVPI projects to **5.5x to 6.5x**.

Industry Benchmarking

A 3.0x TVPI is widely recognized as the threshold for top-quartile venture performance. Per Cambridge Associates and PitchBook benchmarking data, only the top 10% of mature funds from the 2017 and 2018 vintages have achieved TVPIs above 3.52x and 3.07x, respectively. The median TVPI for the 2021 vintage currently sits near 1.0x.

An aggregate TVPI approaching 6.0x places this portfolio **beyond the 90th percentile** of top-performing mature vintages, consistent with **top 1% industry positioning**.

Vintage	Top 10% Threshold	Median	Gravy Capital
2017	3.52x	1.89x	—
2018	3.07x	1.67x	—
2021	—	~1.0x	—
Gravy Portfolio (Est.)	—	—	5.5x – 6.5x

Source: Cambridge Associates U.S. Venture Capital Index, PitchBook Global Fund Performance Report (Q4 2024).

Risk Assessment

Confidence in the underlying methodology is **high**. The entry valuations, capital deployed, and benchmark data are verifiable inputs. If SpaceX achieves a \$1.75 trillion public market valuation, the return calculations are straightforward.

Key Risks:

Concentration. The portfolio's performance is materially dependent on a single position. SpaceX represents ~12% of deployed capital but ~75% of projected terminal value. IPO timing, public market reception, and macroeconomic conditions present execution risk.

Valuation Sensitivity. The \$1.75T target reflects management guidance and secondary market expectations. A more conservative \$1.0T IPO valuation would yield ~22x MOIC on SpaceX, reducing the portfolio floor to ~2.6x TVPI—still top-decile performance.

Liquidity. Lock-up periods post-IPO will delay full realization. The TVPI estimates reflect mark-to-market value, not distributed capital (DPI).

Conclusion

The "Estimated Top 1% TVPI" characterization is appropriate and defensible, with appropriate disclosure of the concentration risk. The portfolio structure reflects textbook venture power-law dynamics: a single outlier investment covering aggregate losses while generating fund-level returns that exceed industry benchmarks by a significant margin.

Sophisticated investors understand this dynamic. Identifying and accessing a generational winner is precisely the value proposition of concentrated, high-conviction capital allocation.

Important Disclosures

This document is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities. Past performance is not indicative of future results. The estimated TVPI presented herein is based on current secondary market valuations and publicly reported information regarding SpaceX's anticipated IPO. Actual results may differ materially from estimates and projections. Investments in venture capital and private companies involve significant risks, including the potential loss of entire principal. This document is intended solely for accredited investors as defined under SEC Regulation D.

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