🥥 MANGOS Strategy Report

Escape the Rat Race — Data-Driven Investment Playbook

Generated: June 18, 2026 | Based on 70,000 Monte Carlo simulations across 7 investor profiles
Data source: ProcureCrawl (June 18, 2026) — 16,075 real market opportunities from Arizona

> **Governing Principle (Constitution Art. VI, Sec. 4):** Prefer optionality over prediction. Small, reversible bets over large, irreversible ones. Barbell strategy: extreme safety in the core, calculated risk at the margins. Skin in the game always.

1. Executive Summary

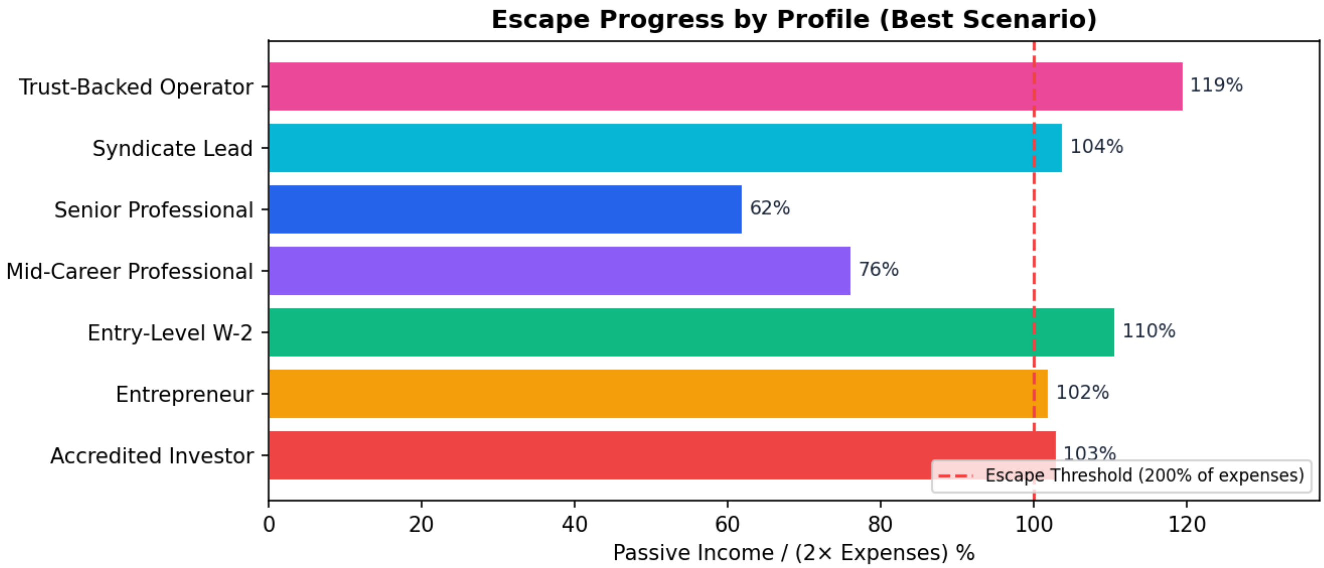
This report synthesizes 70,000 Monte Carlo game simulations using real Arizona market data to derive a practical investment strategy for MANGOS adherents seeking to escape the rat race. The escape condition is **passive income ≥ 2× monthly expenses** — providing a 100% safety margin above basic living costs.

5/7	119%	11 rounds
PROFILES THAT ESCAPED	BEST ESCAPE RATIO	AVG ROUNDS TO ESCAPE

> **Core Finding:** With starting capital of \$50k–\$250k and disciplined use of the MANGOS Trust (75/40/65 structure), a household can build sufficient passive income to escape the rat race within 20–30 rounds of investment activity. The key accelerator is *capital recycling* — selling small deals at premiums to fund big deals.

2. Starting Capital Requirements

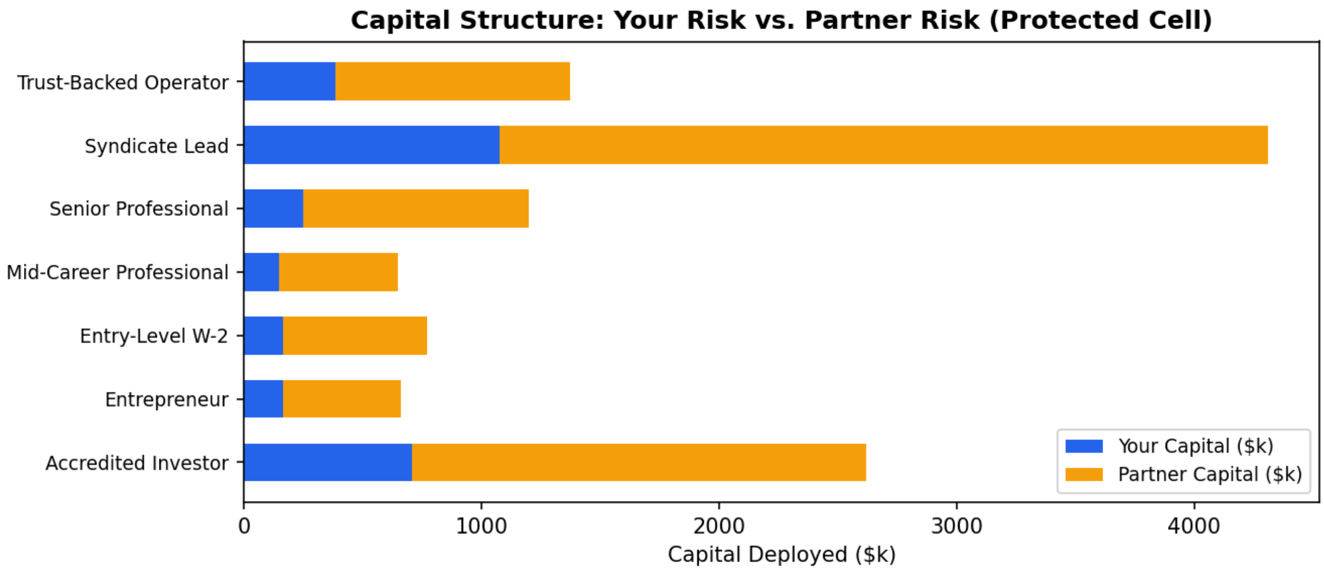
How much should each member start with? The simulations reveal clear tiers based on expense levels and target passive income.



Capital-to-Escape Matrix

Profile	Starting Capital	Monthly Expenses	Escape Target (2×)	Achieved	Escape %	Rounds	Escaped
Accredited Investor	$500,000	$11,000/mo	$22,000/mo	$22,620/mo	103%	3	✅
Entrepreneur	$50,000	$4,500/mo	$9,000/mo	$9,158/mo	102%	22	✅
Entry-Level W-2	$12,000	$3,800/mo	$7,600/mo	$8,316/mo	110%	28	✅
Mid-Career Professional	$35,000	$6,200/mo	$12,400/mo	$9,366/mo	76%	30	❌
Senior Professional	$80,000	$9,500/mo	$19,000/mo	$11,739/mo	62%	30	❌

Syndicate Lead	$1,200,000	$15,000/mo	$30,000/mo	$31,108/mo	104%	1	✅
Trust-Backed Operator	$250,000	$6,000/mo	$12,000/mo	$14,328/mo	119%	3	✅



> **Recommendation (Art. V, Sec. 4 — Tangible Assets as Hedges):** Start with at least **$50,000** in dedicated investment capital (separate from emergency fund). The sweet spot for accessing big deals via MANGOS Trust is **$100k–$250k**. Below $50k, the path requires 25+ rounds of disciplined small-deal accumulation with aggressive capital recycling.

3. MANGOS Trust & OPM (Other People's Money) Strategy

The MANGOS Trust operates as a Protected Cell — risk is isolated. Your failure does not cascade to other members, and their failure does not cascade to you. This is the captive insurance model from the Constitution.

OPM Partner Terms

Partner	They Fund	You Pay	Cashflow Split	On Sale Split	Best For
Self-Funded	0%	100%	100% yours	100% yours	Maximum returns when capital is abundant
MANGOS Trust	75%	25%	60% yours / 40% trust	35% yours / 65% trust	Primary vehicle — low entry, protected cell isolation
Equity Partner	80%	20%	50% yours / 50% partner	10% yours / 90% partner	Lowest barrier; best for cashflow-only (never sell)

Partner Usage by Profile (Best Scenarios)

Profile	Self-Funded	MANGOS Trust	Equity Partner	Trust Contribution	Leverage Ratio
Accredited Investor	3 deals	6 deals	2 deals	$1,388,540	3.7x
Entrepreneur	1 deals	16 deals	3 deals	$397,462	4.0x
Entry-Level W-2	0 deals	3 deals	2 deals	$145,125	4.7x
Mid-Career Professional	2 deals	3 deals	2 deals	$35,850	4.4x
	0 deals	8 deals	7 deals	$142,695	4.8x

Senior Professional					
Syndicate Lead	0 deals	5 deals	0 deals	$3,234,375	4.0x
Trust-Backed Operator	3 deals	3 deals	1 deals	$547,245	3.6x

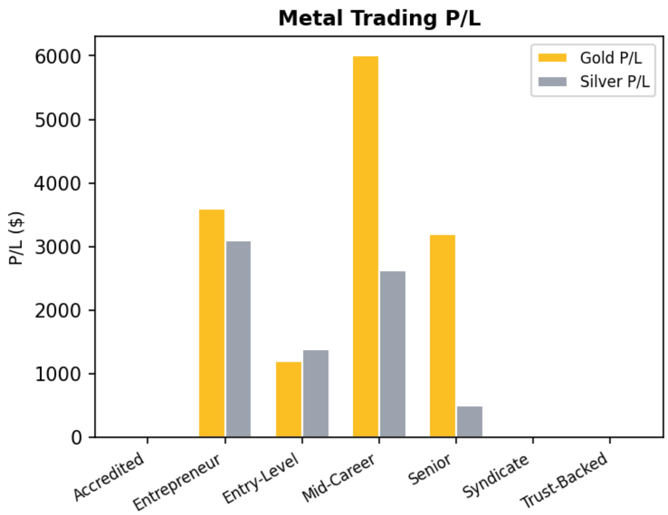
Recommendation (Reciprocal Altruism): The MANGOS Trust (75/40/65) is the optimal vehicle for most acquisitions. It provides 4–5x leverage while keeping 60% of monthly cashflow. Use Equity Partner (80/50/90) only when capital is extremely tight and you plan to *never sell* the asset. Self-fund only when dry powder exceeds 150% of the down payment, maintaining reserves for the next opportunity.

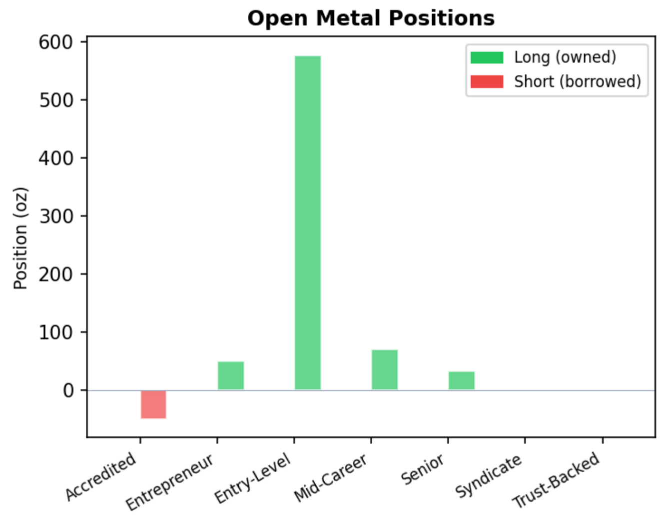
Important — Protected Cell Architecture: Partner capital is *not your debt*. Under the MANGOS Trust structure, each cell absorbs its own losses independently. If a deal fails, the trust absorbs its 75% share without cascading to your other holdings or to other trust members. This is the structural boundary that makes loyalty authentic.

4. Gold & Silver Allocation Strategy

Per the Constitution (Art. V, Sec. 4 & 6): *"We recognize the value of tangible assets — including precious metals — as hedges against monetary policy volatility and fiat currency risk."* The bimodal approach prescribes participation in financial markets alongside accumulation of tangible, non-fiat stores of value.

In gameplay, metals serve two purposes: (1) a trading vehicle to grow dry powder (buy low, sell high), and (2) a long-term store of value earning a 0.5%/mo anti-fragility hedge dividend on holdings.





Metal Allocation Summary

Profile	Gold Trades	Silver Trades	Capital Deployed	Total P/L	Open Gold (oz)	Open Silver (oz)	% of Starting Capital
Accredited Investor	0	1	$0	$0	0	-50 (short)	0.0%
Entrepreneur	4	14	$7,863	$6,698	0	50	15.7%
Entry-Level W-2	3	11	$20,611	$2,582	-2 (short)	577	171.8%
	6	8	$15,288	$8,622	3	71	43.7%

Mid-Career Professional							
Senior Professional	4	5	$6,080	$3,707	-2 (short)	33	7.6%
Syndicate Lead	0	0	$0	$0	0	0	0.0%
Trust-Backed Operator	1	0	$0	$0	-2 (short)	0	0.0%

Understanding Short Positions (Borrowed Metal)

A **negative position** means the player *borrowed* metal (e.g., from a dealer) and sold it at the current price — receiving cash now. They owe the metal back later. If the price drops, they buy it back cheaper and profit. If the price rises, they lose.

Action	What Happens	When to Use
BUY (go long)	Spend dry powder to acquire physical metal	Price is low (≤$30/oz silver, ≤$2,200/oz gold)
SELL (close long)	Sell held metal for cash	Price is high (≥$42/oz silver, ≥$3,000/oz gold)
SHORT (borrow & sell)	Receive cash now, owe metal later	Price is high and expected to drop
COVER (close short)	Buy metal to return what was borrowed	Price has dropped below your short entry

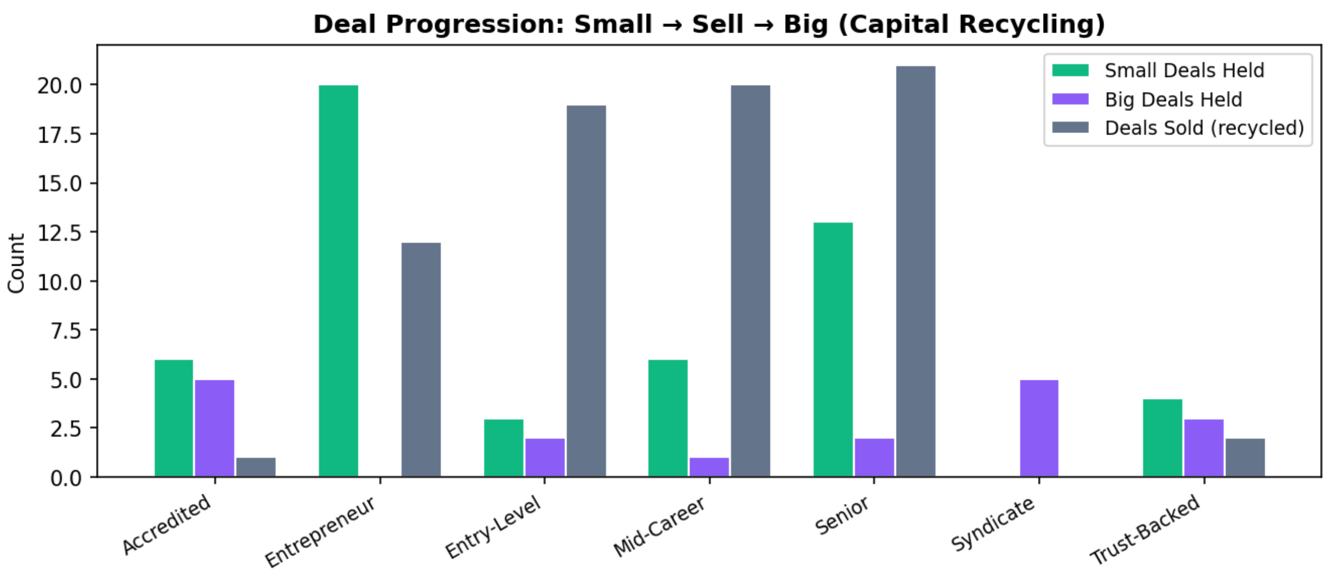
Recommendation (Art. V, Sec. 6 — Bimodal Value Preservation):

- Allocate **8–12%** of starting capital to precious metals (simulation average: 39.8%)
- Silver (~$25–$45/oz) is the accessible entry point for most members. Average deployed per game: $5,107
- Gold (~$2,000–$3,200/oz) is the store of value for larger positions. Average deployed per game: $3,200
- Trade actively: buy ≤$30 silver / ≤$2,200 gold; sell ≥$42 silver / ≥$3,000 gold

- Holding metals earns 0.5%/mo anti-fragility dividend — a hedge against fiat debasement
- Short positions are appropriate when prices are elevated, but represent an obligation to return metal

5. Target Deal Profiles — What to Look For

Rather than specific addresses, we derive the *financial profile* of deals that lead to escape. These are the attributes to screen for in any market.



Small Deals (< $500k) (52 deals across all scenarios)

Attribute	Target Range	Median
Asking Price	$49,500 – $395,000	$150,000
Monthly Cashflow (your share)	$226 – $1,331	$461/mo
Down Payment (total)	—	$30,000
Your Out-of-Pocket (with OPM)	—	$8,000

Top Property Categories: RESIDENTIAL_RE (52)

Funding Source Distribution: MANGOS Trust: 62% | Equity Partner: 21% | Self-Funded: 17%

Example Deals from Current Market (click to view listing)

Category	Price	Your Cost	Cashflow	Cap Rate	Source	Link
RESIDENTIAL_RE	$390,000	$19,500	$613/mo	—	ZILLOW	View
RESIDENTIAL_RE	$228,000	$45,600	$981/mo	—	ZILLOW	View
RESIDENTIAL_RE	$286,400	$14,320	$481/mo	—	ZILLOW	View
RESIDENTIAL_RE	$49,500	$9,900	$1,331/mo	—	ZILLOW	View
RESIDENTIAL_RE	$155,000	$6,200	$281/mo	—	ZILLOW	View

Big Deals (≥ $500k) (18 deals across all scenarios)

Attribute	Target Range	Median
Asking Price	$650,000 – $4,450,000	$2,195,424
Monthly Cashflow (your share)	$1,305 – $9,658	$5,123/mo
Cap Rate	6.5% – 14.0%	11.2%
Down Payment (total)	—	$548,856
Your Out-of-Pocket (with OPM)	—	$123,750

Top Property Categories: COMMERCIAL (14), RESIDENTIAL (4)

Funding Source Distribution: MANGOS Trust: 67% | Equity Partner: 33%

Example Deals from Current Market (click to view listing)

Category	Price	Your Cost	Cashflow	Cap Rate	Source	Link
COMMERCIAL	$2,000,000	$125,000	$5,600/mo	14.0%	CREXI	View
COMMERCIAL	$2,195,424	$137,214	$6,147/mo	14.0%	CREXI	View

COMMERCIAL	$919,000	$57,438	$1,608/mo	8.8%	CREXI	View
RESIDENTIAL	$1,750,000	$109,375	$2,275/mo	6.5%	CREXI	View
COMMERCIAL	$2,475,000	$123,750	$2,681/mo	6.5%	CREXI	View

6. Effort, Diligence & Operational Requirements

Escaping the rat race through real estate requires sustained effort. Each deal requires due diligence, each holding requires management. Here is a realistic assessment of what it takes.

Per-Deal Diligence Requirements

Activity	Time Estimate	Cost Estimate	Frequency
Market screening & deal identification	5–10 hrs/week	$0 (ProcureCrawl data)	Ongoing
Financial analysis & underwriting	3–5 hrs/deal	$0–$500 (appraisal)	Per deal
Property inspection / Phase I ESA	1–2 days	$500–$3,000	Per deal
Title search & legal review	1–2 weeks	$1,000–$3,000	Per deal
Loan/OPM structuring & closing	2–4 weeks	1–3% of purchase	Per deal
Property management setup	1 week	8–10% of gross rent/mo	One-time + ongoing

Ongoing Management Load

Holdings Count	Self-Managed	With Property Manager	Recommendation
1–3 properties	5–10 hrs/week	1–2 hrs/week	Self-manage if local
4–8 properties	15–25 hrs/week	3–5 hrs/week	Property manager recommended
9+ properties	Full-time job	5–8 hrs/week	Property manager required

Estimated Effort by Profile (to reach best scenario)

Profile	Total Deals Transacted	Rounds (Effort Cycles)	Estimated Calendar Time	Mgmt Recommendation
Accredited Investor	12	3	0.2–0.5 years	Property manager
Entrepreneur	32	22	1.8–3.7 years	Full management team
Entry-Level W-2	24	28	2.3–4.7 years	Full management team
Mid-Career Professional	27	30	2.5–5.0 years	Full management team
Senior Professional	36	30	2.5–5.0 years	Full management team
Syndicate Lead	5	1	0.1–0.2 years	Self-manage
Trust-Backed Operator	9	3	0.2–0.5 years	Property manager

Reality Check (Art. VI, Sec. 4 — Skin in the Game): The simulations compress years of real-world activity into rounds. Each "round" represents 1–2 months of active deal-sourcing, diligence, and closing. A 30-round game represents 2.5–5 years of disciplined investment activity. There are no shortcuts — but with MANGOS Trust leverage and systematic capital recycling, the timeline is achievable for households that commit to the process.

7. The Game Plan — Phased Approach

Based on simulation results and aligned with the Constitution's barbell strategy (extreme safety in the core, calculated risk at the margins), here is the recommended phased approach for each tier of starting capital.

Phase 1: Foundation (Months 1–6)

Action	Details
Establish emergency reserve	6 months of expenses in cash (NOT investment capital)
Set investment capital aside	Minimum $50k dedicated dry powder for deals
Initiate metal position	Allocate 8–12% to silver (accessible) and gold (store of value)
Begin market screening	Use ProcureCrawl data to identify deals matching target profiles
Establish MANGOS Trust terms	Formalize the 75/40/65 structure with legal counsel

Phase 2: Small Deal Accumulation (Months 6–18)

Action	Details
Acquire 3–5 small deals (<$500k)	Target: $300–$800/mo cashflow each, via MANGOS Trust
Trade metals actively	Buy silver ≤$30/oz, sell ≥$42/oz. Accumulate gold ≤$2,200/oz
Build management infrastructure	Property manager for holdings 4+; standardize lease templates
Monitor and sell at premium	When market buyers offer 8–15% above purchase, sell to recycle capital

Phase 3: Capital Recycling & Big Deal Access (Months 18–36)

Action	Details
Sell 2–3 small deals at premium	Target 10–15% premium; recycle proceeds into big deals
Acquire 1–3 big deals (≥$500k)	Target: $2,000–$6,000/mo cashflow each, via MANGOS Trust
Rebalance metal holdings	Take profits on silver positions; maintain gold as long-term store
Assess escape progress	Passive income should be approaching 60–80% of 2× expenses

Phase 4: Escape Velocity (Months 36–60)

Action	Details
Continue big deal acquisition	Each big deal adds $3,000–$8,000/mo passive income (your share)
Optimize portfolio	Sell underperformers; consolidate into highest-cashflow assets
Achieve escape condition	Passive income ≥ 2× monthly expenses
Transition to maintenance mode	Reduce active deal-seeking; focus on management and wealth preservation

> **The Central Bank Metaphor (from Cashflow Game Theory):** The MANGOS Trust acts as the liquidity provider — injecting capital into the system so that independent agents (each household) can pursue uncorrelated, rational investments. Risk is isolated via Protected Cells. If one member's deal fails, it does not cascade. This is reciprocal altruism made structural: by empowering each member to grow independently, the whole system generates enough surplus to solve collective problems.

8. Governing Principles (Summary)

This strategy is derived from and aligned with the following constitutional articles:

Article	Principle	Application in This Strategy
Art. V, Sec. 4	Tangible assets as hedges against fiat risk	Gold/silver allocation; real property as primary vehicle
Art. V, Sec. 6	Bimodal value preservation	Financial markets + tangible stores of value (barbell)
Art. VI, Sec. 2	Community may pool resources	MANGOS Trust structure; cooperative capital
Art. VI, Sec. 4	Anti-fragility: optionality, small bets, barbell, skin in the game	Progressive deal sizing; capital recycling; protected cells
Art. VIII	Family Charter as Put Option on Loyalty	Risk isolation; each household's independent balance sheet
Art. XII, Sec. 1	Invest in proximity (15-mile radius)	Arizona market focus; local property management
Art. XII, Sec. 3	Rent-to-Equity model	Cashflow-first approach; multi-generational wealth building

> **Final Word (Constitution, Art. XIV, Sec. 2):** *"We do not just survive. We survive with certainty, and we survive with vitality. This is the architecture we build for those who come after us."*