Shared homes near work, filled through the employers who bring people to town.

A new nurse accepts a job at Denver's Anschutz Medical Campus. Her start date is weeks away, and she doesn't know a soul in the city.

Near the campus her choices are a 12-month lease on an empty apartment, an extended-stay hotel, or a room from a stranger on a listing site. A few miles away, an owner has a six-bedroom house leased whole to a single tenant, earning less than its rooms are worth. The person who needs a room and the room that needs a person are in the same city, and nobody is connecting them.

WHAT ORBIT DOES

Orbit connects the two. Hospitals, staffing agencies and relocation teams refer new hires with a confirmed start date. Orbit suggests a home nearby based on how people like to live; the newcomer and the housemates both say yes; and the room is furnished and ready on day one. When someone plans to leave, the next arrival from the same employers is lined up before the room empties.

Orbit owns no homes and signs no master leases. Owners keep their house, their lease and their rent, and Orbit takes 8% of rent actually collected, nothing on an empty room. In our Denver model, a six-bedroom home near Anschutz earns its owner about $790 a month more than a whole-home lease, roughly 23%, while a resident pays about $1,150 a month, furnished with utilities included, around $600 less than a one-bedroom alone.

WHY START WITH HOSPITALS

Hospitals already know who is arriving, where and when. About 80,000 travel nurses are on contract in a typical week, roughly 38,000 new medical residents start each summer, and more than one in five newly hired nurses leaves within the first year, at about $60,000 to replace.

WHERE WE ARE

Our COO already runs two co-living homes in Denver. Version one of the platform launches by year end, with the first Orbit residents planned near Anschutz in January 2027 and about eight homes in the first cluster. From there Orbit grows one campus at a time, filled one employer at a time. Not yet: a signed employer, Orbit residents in place, or revenue. Campus one is how we find out.

We are raising on a SAFE with an $8M valuation cap, starting at $125K to launch the platform for Denver campus one, then adding homes and resident outreach. See the full deck at [deck link], or contact Jake Whitfield, CEO, at [email].

AT A GLANCE

OWNER LIFT (MODELED)

+23%

About $790 more a month than leasing the home whole

RESIDENT PAYS (MODELED)

$1,150

A month, furnished, utilities included

HOW ORBIT EARNS

8% of rent collected; nothing on an empty room. No homes owned, no master leases.

FIRST CAMPUS

Anschutz Medical Campus, Denver area: about eight homes

TIMELINE

Version one by end of 2026; first residents January 2027

THE RAISE

SAFE, $8M valuation cap, from $125K

TEAM

Jacob Whitfield, CEO
John E. Hancock, CTO
Tiffany Grimm Fulton, COO

Owner and resident figures are modeled from October 2026 Denver listings, not yet measured. Sources: Staffing Industry Analysts 2025–26; ACGME 2024–25; NSI Nursing Solutions 2026; Rentometer, Feb 2026. By personal invitation to accredited investors only. Not an offer to sell securities; investment only through documents prepared by counsel.