



USA Real Estate Clubdeal Benchmark investment

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Clubdeal benchmark investment

Asset: Affordable residential properties already renovated and rented in the United States

Minimum ticket: \$ 25.000
Min. tot. invested capital : \$ 1.000.000
Capital subscription deadline: 90 days
Structure: Fixed and predetermined capital
Duration: 5 years
Early exit: Not bound

Distribution:

- annual
- on company liquidation

Investment Report: Quarterly

Company structure: Investors' residence company + C Corp USA

Initial costs:

- \$ 5.000 C Corp USA
- ? Investors' residence company

Ongoing costs:

- \$ 2.000 p/a C Corp USA accounting
- ? Investors' residence company accounting

Invested capital: \$ 1.014.000
Equity: \$ 1.075.000

ROI 52,06%
IRR 12,81%
in 5 years

Benchmark investment

9 Properties / Invested capital \$ 1.014.000

Units n.	Strategy	Type	Bed	Location	Rent p/m	\$ Gross rent p/a	% Gross rent p/a	% PM p/a	% Property tax p/a	\$ Insurance p/a	% Maintenance/vacancy provision	\$ Maintenance/vacancy provision	\$ Net yield p/a	% Net yield p/a	Price
1	Core plus	Single Family	3	Baltimore, MD	\$ 1.100	\$ 13.200	10,15%	10%	1,00%	\$ 756	0,60%	\$ 780	\$ 9.050	6,96%	\$ 130.000
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6	Core plus	Single Family	3	Detroit, MI	\$ 800	\$ 9.600	10,55%	10%	1,25%	\$ 840	0,75%	\$ 683	\$ 5.978	6,57%	\$ 91.000
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TOTALE					\$ 8.700	\$ 104.400	10,30%	10%	1,09%	\$ 7.140	0,65%	\$ 6.630	\$ 69.162	6,82%	\$ 1.014.000

Benchmark investment

Investment Strategy: **Core plus**

Investment strategy	Core	Core plus
Capital improvements	<ul style="list-style-type: none"> Limited CapEx Maintenance-oriented 	<ul style="list-style-type: none"> Modest CapEx Enhanced maintenance
Occupancy	<ul style="list-style-type: none"> High occupancy 	<ul style="list-style-type: none"> > 90% Low lease risk
Focus	<ul style="list-style-type: none"> Rental yield-oriented Average, stable and continuous rental yields with a modest upside over time Capital gain opportunities 	<ul style="list-style-type: none"> Rental yield-oriented High, stable and continuous rental yields with a modest upside over time Capital gain opportunities
Exit Strategy	<ul style="list-style-type: none"> Buy&Hold Short-medium term; 3 - 5 years 	<ul style="list-style-type: none"> Buy&Hold Medium-long term; up to 10 years

Benchmark investment indicative financial projection

9 Properties / Invested capital **\$ 1.014.000** / **5 years** exit strategy



Initial yield

Rented for:
\$ 104.400 p/a = 10,30% p/a

Net rental yield:
\$ 69.162 p/a = 6,82% p/a



Final yield

Rented for:
\$ 121.899 p/a = 12,02% p/a

Net rental yield
\$ 370.009 = **36,49%**
\$ 78.988 tot = 7,79% p/a

Cap rate = 8,74% avg p/a




Net capital gain 17,30%

Resale price: \$ 1.325.257
Capital gain: \$ 311.257; 30,70%
Purchase costs: \$ 33.800
Resale costs: \$ 102.015

Benchmark investment indicative financial projection

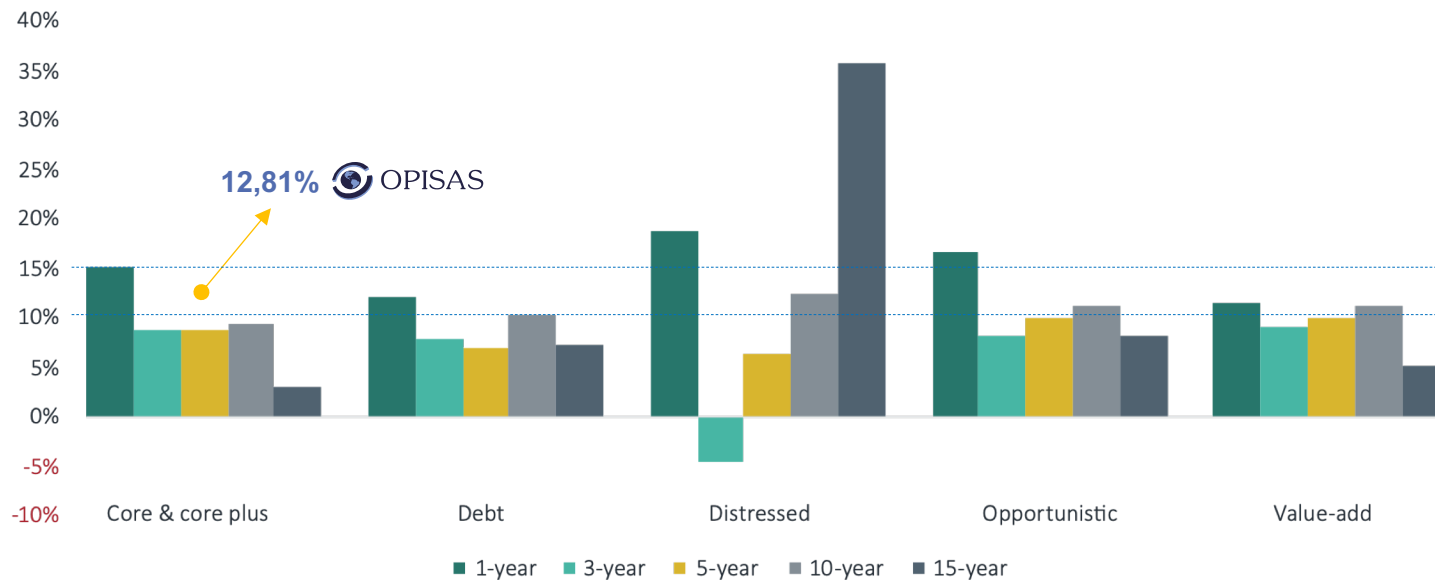
9 Properties / Invested capital **\$ 1.014.000** / **5 years** exit strategy

Equity	\$	1.047.800	103,33%	
Invested Capital	\$	1.014.000	96,77%	
Exit Value	\$	1.325.257	130,70%	
Yrs of ownership		5		
Net rental yield	\$	370.009	36,49%	
Net capital gain	\$	175.442	17,30%	
NOI	\$	545.451		
ROI		52,06%	10,41% p/a medio	
NPV	\$	342.292		
Discount Rate		3,68%	 US Treasury 5Y	30/03/23
IRR		12,81%		
Equity Multiple	\$	1,52		
Avg Cap Rate		8,74%		

Benchmark with global real estate funds

9 Properties / Invested capital **\$ 1.014.000** / **5 years** exit strategy

Real estate pooled horizon IRRs by strategy*



Source: PitchBook | Geography: Global
*As of June 30, 2021

With the same strategy and same period of ownership, we manage to overperform the average of global real estate funds thanks to the direct selection of properties.

The exclusive ownership of assets allows total control over all operations and on the exit strategy.

The complete management through a single point of reference offers the same cost-effectiveness.

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