

## Opportunity Overview

**Haven** is an opportunity to purchase **60 single-family rental homes** in predominantly low/middle income areas in northwest Miami-Dade County, FL, where market analysis indicates an annual home appreciation rate of 15.6% year over year in Jan-24\*. This offering comprises a rental portfolio of single-family homes meticulously maintained and positioned for appreciation. The owner has accumulated the portfolio and consistently maintained the assets with strict care and after nearly 50 years in the property management business desires to retire. This portfolio offers a unique chance to step into a fully operational and rent generating investment driven by low supply and high demand for a bulk buy of highly desired assets. Expand your real estate investment portfolio with a ready-to-go operation and tap into the ongoing demand for rental homes in a thriving market.

Source (\*): Miami Realtors Monthly Market Summary – January 2024 – Single-Family Homes – Miami-Dade County

### High Demand in a Thriving Locale

Marked by predominantly low to middle-income demographics, robust population growth and limited construction, these properties are positioned to ensure consistent demand for well-maintained single-family rental homes, with many potential buyers opting to rent amidst 7% interest rates in Feb-24, contributing to a limited inventory of comparable homes for rent or sale

### Upgraded Properties

Most units have been thoughtfully updated with remodeled kitchens, bathrooms, tile floors, circuit breakers, water heaters, and central air, enhancing their appeal and value and also mitigating insurance costs

### Income Growth Potential

There is a significant opportunity to increase the rental income to market rent levels, offering a potential increase in return for the new owner. Market rent has increased rapidly, and the owner has prioritized consistent occupancy over rent maximization leading to an opportunity for a new owner to increase rent on units that all have one-year leases

### Extensive Network of Contractor Relationships

Inheriting a team of trusted, skilled independent contractors with over 20 years of experience ensures a seamless transition in property management. These contractors know the properties and tenants, having worked on them for many years

### Experienced Seller Support

The seasoned owner is ready to facilitate a smooth transition, offering valuable insights and assistance in ensuring the continued success of the portfolio

### Market Diversification

This portfolio is strategically diversified across northwest Miami-Dade County, providing a hedge against localized market fluctuations and an opportunity to capitalize on South Florida growth rates.

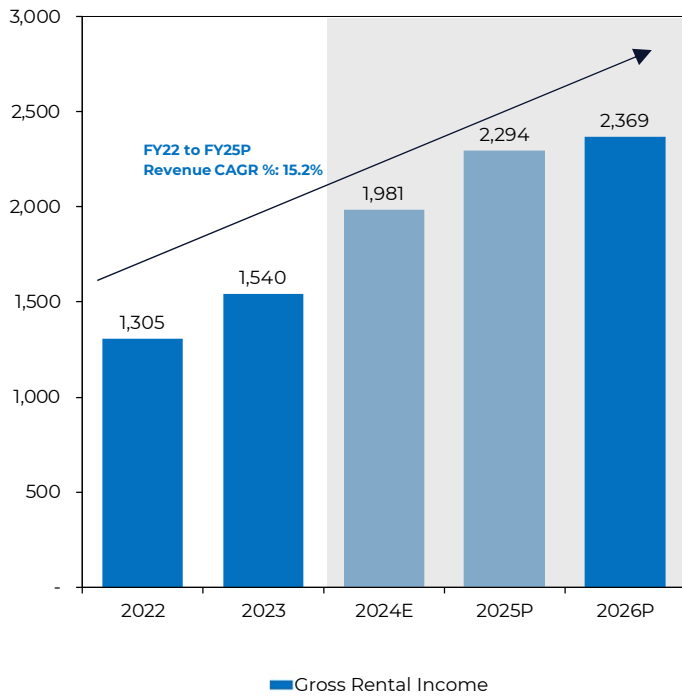
## Historical & Projected Financial Performance

\$USD in 000s	Historical FY23	Actual and YTG FY24E	Projected FY25P
<b>Gross Rental Income *</b>	<b>1,540</b>	<b>1,981</b>	<b>2,294</b>
<i>% Growth</i>	<i>18.0%</i>	<i>28.7%</i>	<i>15.8%</i>
<b>Operating Expenses (Excl.D&amp;A)**</b>	<b>538</b>	<b>662</b>	<b>746</b>
<b>Net Operating Income</b>	<b>1,001</b>	<b>1,319</b>	<b>1,549</b>
<i>% of Gross Rental Income</i>	<i>65.0%</i>	<i>66.6%</i>	<i>67.5%</i>

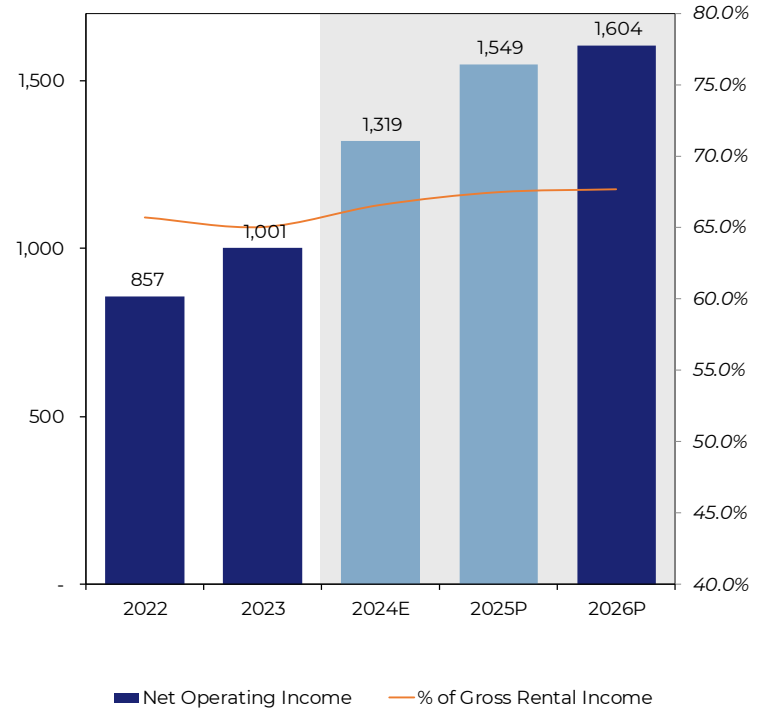
\*Gross Rental Income for the period from 2023 to 2024 is based on signed lease agreements. Projected revenues from Mar-25 through Dec-25 reflect market rent as per Zillow Rent Zestimates.

(\*\*)Operating expenses for the period from 2023 to 2024 are based on amounts paid by the owner.

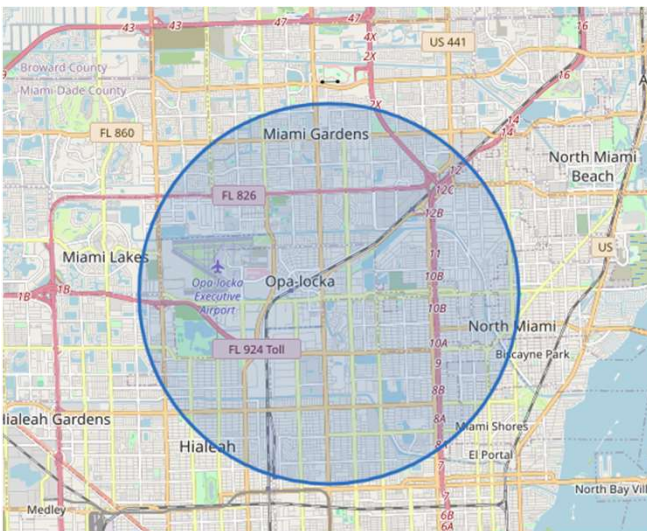
## Gross Rental Income



## Net Operating Income (NOI) & NOI as a % of Gross Rental Income



## Geographic Footprint



## Number of Properties by Postal Code

Postal Code	Neighborhood	# of Properties
33054	Miami Gardens	20
33056	Miami Gardens	16
33147	West Little River	4
33167	Westview	8
33168	North Miami	3
33055	Miami Gardens	2
33162	North Miami Beach	2
33169	Miami Gardens	2
33127	Wynwood	1
33142	Allapattah	1
33142	Pinewood	1
<b>Total</b>		<b>60</b>

Haven is a closely-held, family-owned Company. The Owner has retained BayBridge Capital Advisors to serve as the Company's exclusive financial advisor to explore strategic alternatives. **All communications, inquiries and requests for information should be addressed to the professionals listed below:**

**Fabio DeFilippo**

(305) 960-1253

fdefilippo@baybridgecapitaladvisors.com

**George Borrero**

(305) 960-9302

gborrero@baybridgecapitaladvisors.com