

INVESTMENT OPPORTUNITY

# Confidential Information Memorandum

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## Florida Room Rental Portfolio

*January 27, 2026*

# Executive Summary

TURNKEY ROOM-RENTAL PORTFOLIO • FLORIDA

CONFIDENTIAL CIM

## ASKING PRICE

**\$2,900,000**

Entity transfer available • Clean title

## FINANCIAL MOMENTUM

**\$21,763**

JAN 2026 (MTD) REVENUE

Dec 2025 Actual: \$18,930

## PORTFOLIO SNAPSHOT

**4**

HOMES

**31**

ROOMS

Port St. Lucie & Riviera Beach

## OPERATIONAL EXCELLENCE

**94%**

CURRENT OCCUPANCY

Target 95%+

| ★ 29 Members

# Investment Highlights

KEY OPERATIONAL & FINANCIAL DRIVERS

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## Operating Portfolio with Scale

4 active homes totaling 31 rooms. Operated through a major platform with documented dashboard history and established systems.



## Near-Full Occupancy

Currently 94% occupied (29 of 31 rooms). Scheduled move-ins are actively targeting 95%+ occupancy in the near term.



## Top-Tier Quality Metrics

100% of the 29 active members hold "highly rated" status on the platform, indicating strong tenant stability.



## Strong Revenue Momentum

Jan 2026 MTD income at \$21,763, showing growth over Dec 2025's \$18,930. Consistent demand trajectory.



## Concentrated Submarkets

Strategic cluster: 3 homes in Port St. Lucie and 1 in Riviera Beach. Balances efficiency with dual-market exposure.



## Turnkey Operational Setup

Properties are active with platform controls configured, booking approvals enabled, and processes ready for immediate takeover.



## Documented Upside Case

Pro forma modeling supports attractive cash flow with assumptions of stabilized occupancy and ~10% rent uplift.



## Clean Buyer Path









Transparent transaction: Detailed financials, property-level expenses, and supporting documentation available in data room.



# Portfolio Overview

4 ACTIVE PROPERTIES • PORT ST. LUCIE & RIVIERA BEACH SUBMARKETS

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PROPERTY ADDRESS	LOCATION	STATUS	OCCUPANCY
 1212 Southeast Petunia Avenue	Port St. Lucie, FL	 ACTIVE	8 / 8 <span>Fully Occupied</span>
 468 Southwest Prado Avenue	Port St. Lucie, FL	 ACTIVE	8 / 8 <span>Fully Occupied</span>
 303 Northeast Solida Circle	Port St. Lucie, FL	 ACTIVE	6 / 7 <span>85% Occupied</span>
 1075 West 30th Street	Riviera Beach, FL	 ACTIVE	7 / 8 <span>87% Occupied</span>

TOTAL ROOMS

31

OCCUPIED ROOMS

29 Active

VACANCY RATE

~6%

PORTFOLIO OCCUPANCY

94%

 Strategic clustering enables efficient property management & maintenance routing across the portfolio.

PROPERTY 1

ACTIVE

# 1212 Southeast Petunia Avenue

Port St. Lucie, FL

8/8 Fully Occupied



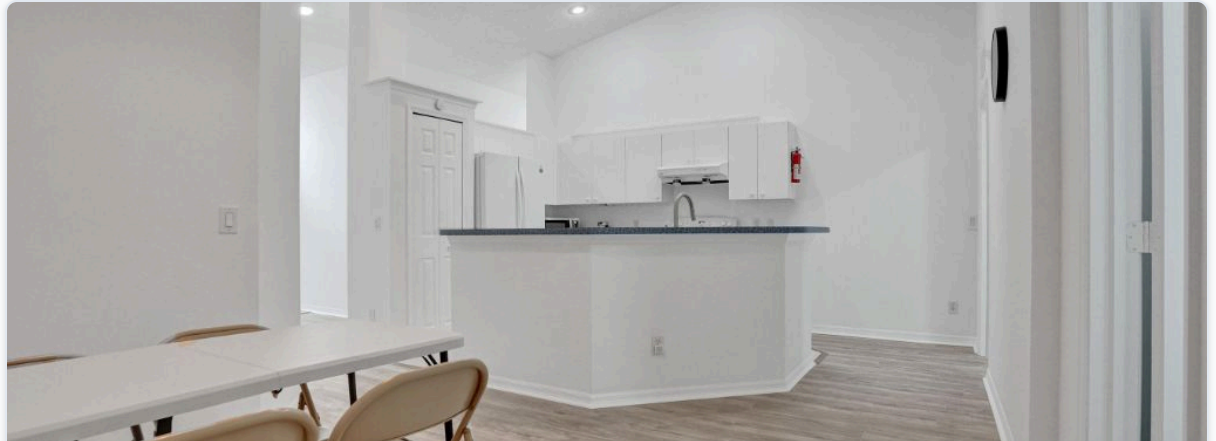
EXTERIOR / FRONT FACADE



INTERIOR / BEDROOM



INTERIOR / BATHROOM



INTERIOR / KITCHEN & DINING

PROPERTY 2

ACTIVE

# 468 Southwest Prado Avenue

Port St. Lucie, FL

8/8 Fully Occupied



EXTERIOR / FRONT FACADE



INTERIOR / BEDROOM



INTERIOR / KITCHEN & DINING



INTERIOR / BATHROOM

PROPERTY 3

ACTIVE

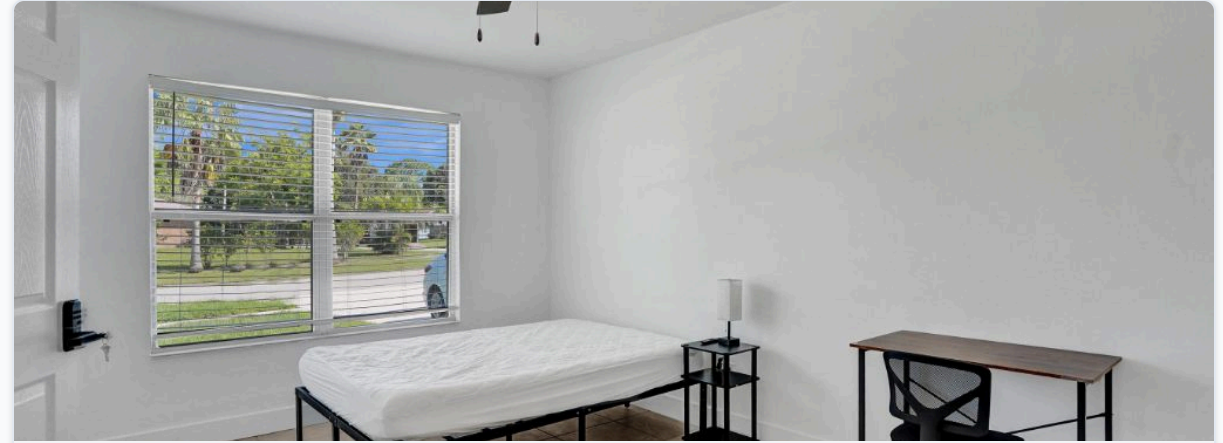
# 303 Northeast Solida Circle

Port St. Lucie, FL

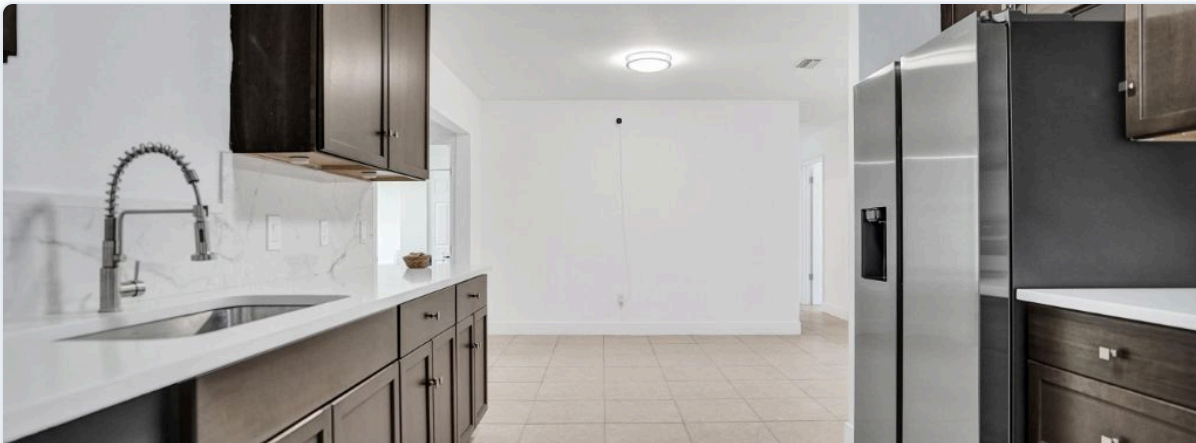
6/7 (85% Occupied)



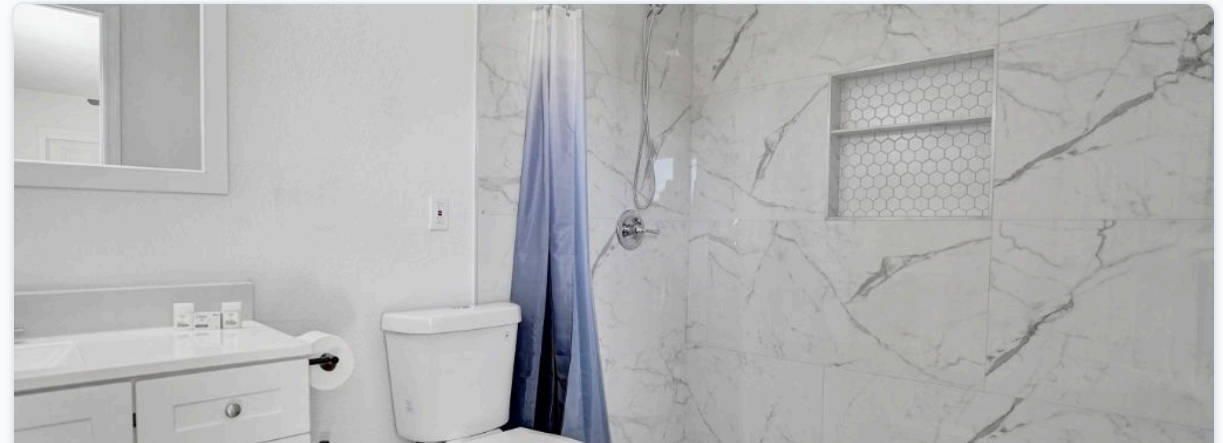
EXTERIOR / FRONT FACADE



INTERIOR / BEDROOM



INTERIOR / KITCHEN & DINING



INTERIOR / BATHROOM

PROPERTY 4

ACTIVE

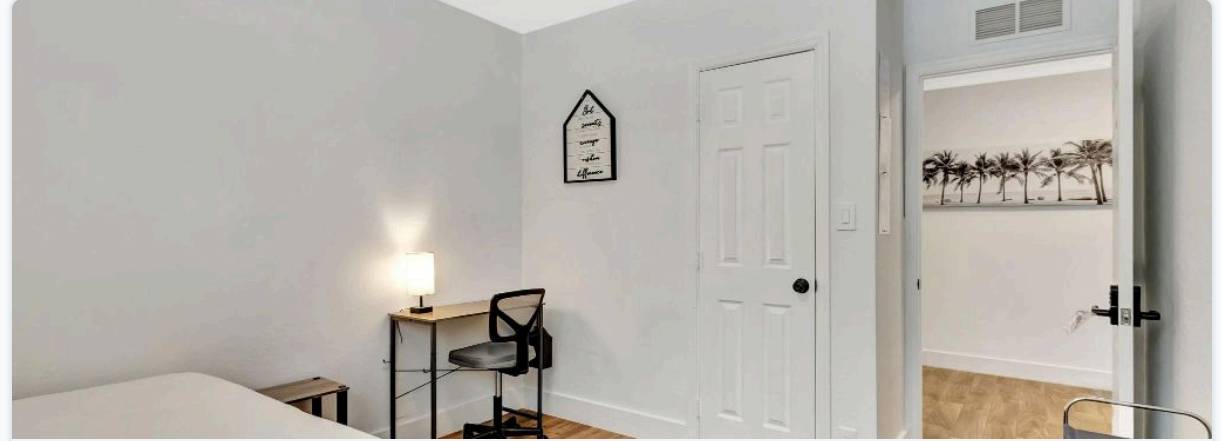
# 1075 West 30th Street

Riviera Beach, FL

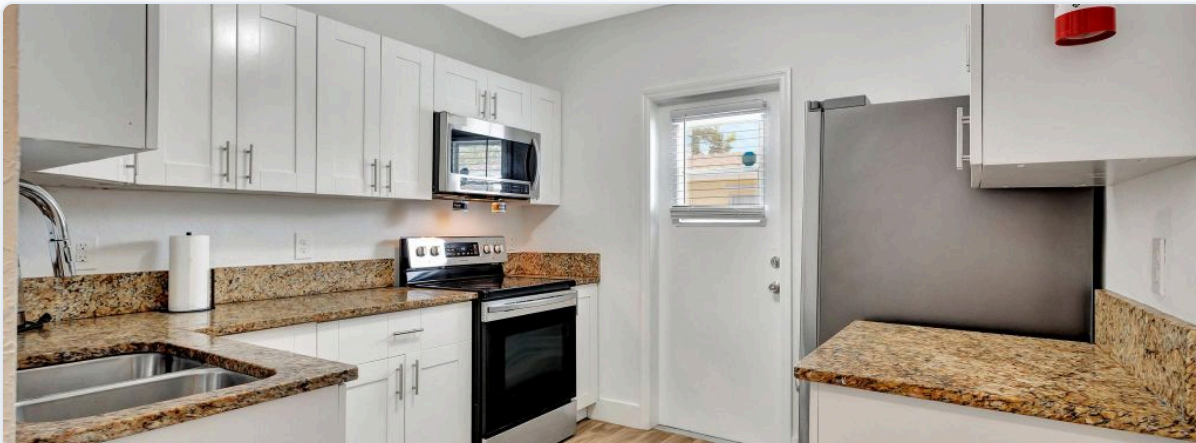
7/8 (87% Occupied)



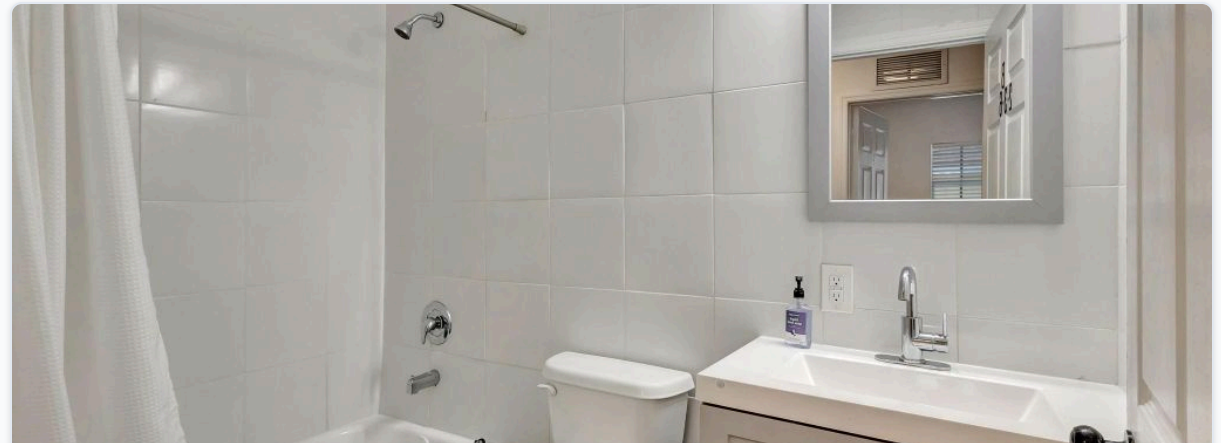
EXTERIOR / FRONT FACADE



INTERIOR / BEDROOM



INTERIOR / KITCHEN



INTERIOR / BATHROOM

# Financial Performance

PLATFORM REVENUE TRENDS & PRO FORMA PROJECTIONS

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## REVENUE TRAJECTORY

**427% Growth**

↑ Since Apr '25



## STABILIZED PRO FORMA (ANNUAL)

**\$215,557**

Total Net Operating Income (NOI)



## PROJECTED CAP RATE

**8.0%**

Based on stabilized NOI

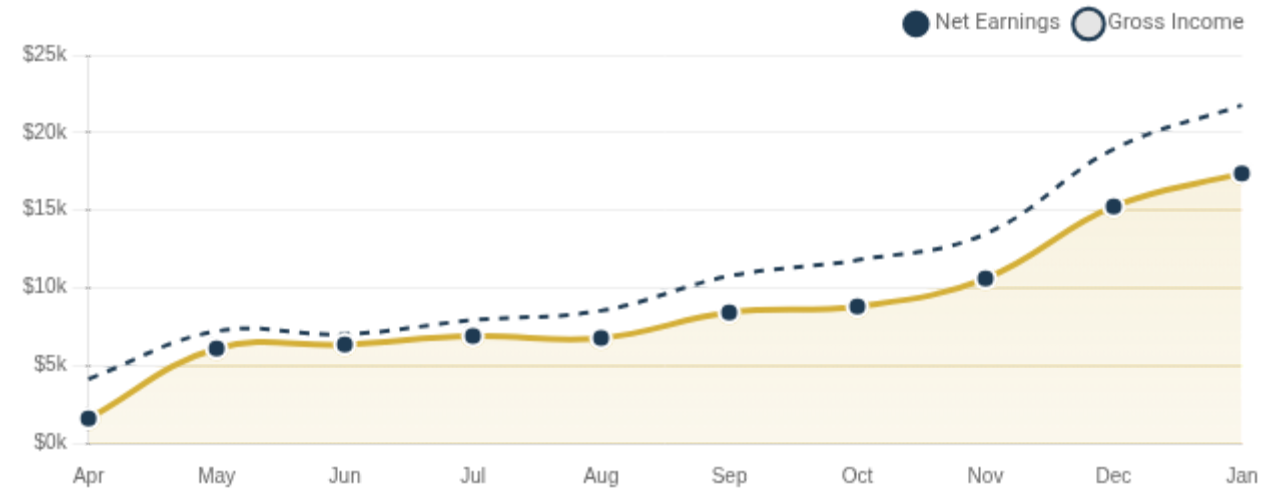


## MONTHLY PLATFORM INCOME

MONTH	INCOME	EARNINGS
Jan 2026 (MTD)	\$21,763	\$17,379
Dec 2025	\$18,930	\$15,241
Nov 2025	\$13,477	\$10,589
Oct 2025	\$11,783	\$8,800
Sep 2025	\$10,753	\$8,395
Aug 2025	\$8,522	\$6,763

## MONTHLY EARNINGS TRAJECTORY

Apr '25 - Jan '26



### Upside Potential

Current underwriting assumes conservative 90% occupancy vs. actual 94-95% performance, providing buffer for increased returns.

# Pro Forma Financial Analysis

 95%+ Occupancy with No Loan

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Line Item	1075 W 30th Riviera Beach	303 NE Solida Port St. Lucie	1212 SE Petunia Port St. Lucie	468 SW Prado Port St. Lucie
<b>Total Revenue</b>	<b>\$93,024</b>	<b>\$69,586</b>	<b>\$73,188</b>	<b>\$74,328</b>
<b>OPERATING EXPENSES</b>				
Fixed Costs (Utilities)	(\$3,600)	(\$3,000)	(\$1,800)	(\$1,800)
Variable Costs	(\$4,000)	(\$3,000)	(\$2,500)	(\$2,500)
Property Tax	(\$5,500)	(\$6,500)	(\$8,350)	(\$5,500)
PadSplit Commission	(\$13,219)	(\$9,888)	(\$10,400)	(\$10,562)
<b>NET OPERATING INCOME</b>	<b>\$66,705</b>	<b>\$47,197</b>	<b>\$50,138</b>	<b>\$53,966</b>
<b>VALUATION &amp; RETURNS</b>				
Full Cost	\$845,880	\$602,785	\$639,498	\$687,860
<b>CAP RATE</b>	<b>7.89%</b>	<b>7.83%</b>	<b>7.84%</b>	<b>7.85%</b>

 Figures based on pro forma modeling with 95%+ stabilized occupancy with no loan.

# Resident Quality & Demographics

VERIFIED TENANT PROFILE & STABILITY METRICS

## Behavioral Indicators

Based on Applicant Surveys



### Rule-Friendly

High comfort (4.8/5) with structured house rules ensuring quiet & order.



### Tidy & Organized

Strong "clean-as-you-go" habits reported in shared spaces.



### Payment Confidence

Verified income stability & auto-pay enrollment reduce risk.



### Low Guest Impact

Overnight guests consistently reported as "never" or "rarely".

## Demographics & Stability Metrics

The portfolio attracts a stable workforce demographic prioritizing affordability, flexibility, and proximity to employment centers.



### CORE INDUSTRIES

Healthcare, Logistics, Retail & Service



### WORK SCHEDULES

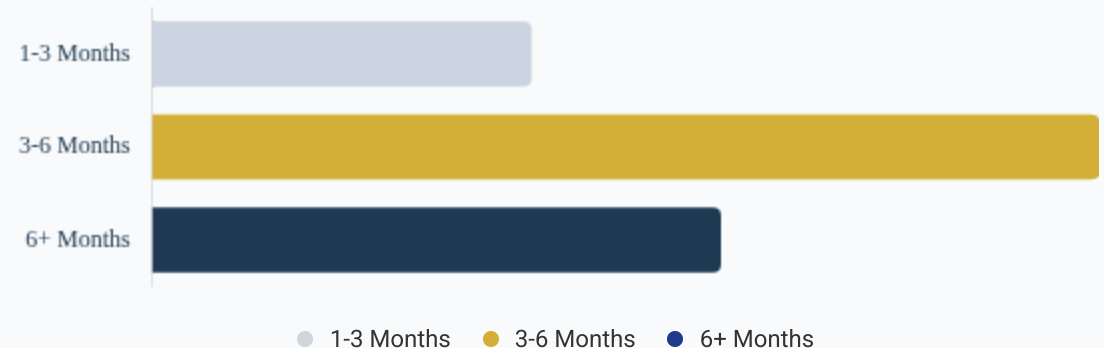
Mixed Shifts (Day / Night / Flexible)



### ORIGIN

Local Workforce & State In-Migration

### Intended Length of Stay





## Core Operating Workflow

SIMPLE & REPEATABLE

1

### Lead Flow & Screening

Automated platform screening for income, credit & background checks to ensure qualified applicants.

2

### Booking Control

Owner dashboard approvals enabled to review & accept qualified residents based on criteria.

3

### Move-ins & Turnovers

Standardized room prep checklists and scheduled move-ins minimize vacancy and turnover time.

4

### Resident Experience

Clear house rules & responsive support templates drive high ratings and resident satisfaction.

5

### Maintenance

Defined vendor workflow for repairs; utilities managed as portfolio cost.



## What Buyer Acquires



### Real Estate

4 Active Homes (31 Rooms) in key FL submarkets.



### Active Listings

Fully optimized platform profiles with history.



### Ops Package

Rules templates, vendor contacts & onboarding workflows.



### Existing Revenue

Immediate cash flow from day one.

## SCALABILITY BENCHMARK



1 Trained Manager can effectively oversee up to ~10 similar homes.

Operations designed to be repeatable and scalable.

# Deal Structure & Transaction Terms

INVESTMENT OVERVIEW & PATH TO CLOSING

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TURNKEY PORTFOLIO ASKING PRICE

# \$2,900,000

Entity transfer available • Clean title

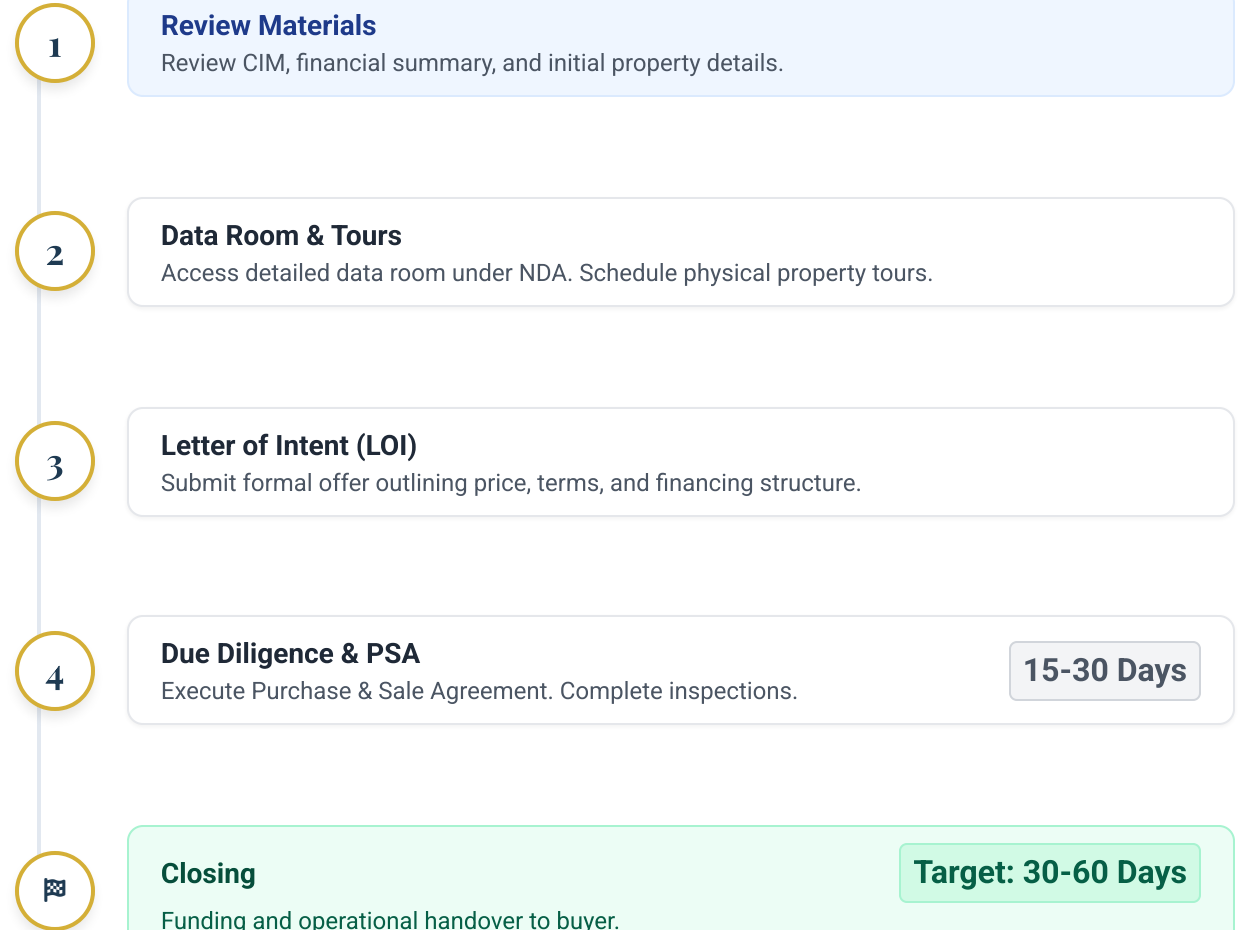
## Included in Sale

- ✓ **Real Estate Assets**  
4 Single-Family Homes (31 Rooms Total) in key Florida submarkets.
- ✓ **Operating Setup**  
Full transfer of active platform listings, guest reviews & account configuration.
- ✓ **Operational Package**  
Complete house rules, communication templates & turnover checklists.
- ✓ **Vendor Network**  
Direct handover of existing handyman & maintenance contacts.

## Financing Options

Cash Purchase   DSCR Loan   Conventional

## Transaction Timeline



# Key Risks and Mitigations

OPERATIONAL • FINANCIAL • REGULATORY • ASSET PRESERVATION



## Occupancy and Turnover Risk

**Mitigation:** Portfolio currently at 94% occupied with standardized turnover process. Booking approvals enabled across all properties.



## Rent Collection / Payment Reliability

**Mitigation:** Platform-based payment flow and resident screening reduce friction. 100% highly rated resident base.



## Platform Dependency

**Mitigation:** Maintain documented SOPs and independent marketing channels as backup. Confirm transfer requirements during due diligence.



## Regulatory and Zoning Risk

**Mitigation:** Keep operations compliant with property standards and occupancy limits. Use consistent house rules to reduce complaints.



## Property Condition / CapEx Risk

**Mitigation:** Maintain reserve budgeting and preventive maintenance schedule. Capex/condition summary provided in data room.



## Insurance and Liability Risk

**Mitigation:** Maintain appropriate landlord/property coverage and umbrella liability. Enforce house rules and document incidents.



## Utilities Cost Volatility

**Mitigation:** Monitor usage monthly, standardize thermostats. Underwriting includes conservative utility assumptions and reserve.



Comprehensive risk management strategy in place.



# Thank You

## FLORIDA ROOM RENTAL PORTFOLIO

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For additional information, data room access, or to schedule property tours,  
please contact the listing team.

 [Inquire for Data Room](#)

 [Schedule Tour](#)

# Pro Forma Financial Analysis

📈 95%+ Occupancy + DSCR Loan (7.5%)

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Line Item	1075 W 30th Riviera Beach	303 NE Solida Port St. Lucie	1212 SE Petunia Port St. Lucie	468 SW Prado Port St. Lucie	PORTFOLIO TOTAL Annualized
<b>Total Revenue</b>	<b>\$93,024</b>	<b>\$69,586</b>	<b>\$73,188</b>	<b>\$74,328</b>	<b>\$310,126</b>
<b>OPERATING EXPENSES</b>					
Fixed Costs (Utilities)	(\$3,600)	(\$3,000)	(\$1,800)	(\$1,800)	(\$10,200)
Variable Costs	(\$4,000)	(\$3,000)	(\$2,500)	(\$2,500)	(\$12,000)
Property Tax	(\$5,500)	(\$6,500)	(\$8,350)	(\$5,500)	(\$25,850)
Platform Commission	(\$13,954)	(\$10,438)	(\$10,978)	(\$11,149)	(\$46,519)
Loan Payment (DSCR)	(\$25,500)	(\$23,625)	(\$24,000)	(\$24,750)	(\$97,875)
<b>Net Operating Income</b>	<b>\$40,470</b>	<b>\$23,023</b>	<b>\$25,560</b>	<b>\$28,629</b>	<b>\$117,682</b>
<b>INVESTMENT BASIS &amp; RETURNS</b>					
Full Cost (w/ repairs)	\$472,497	\$400,347	\$422,800	\$450,900	\$1,746,544
Business Costs	\$272,207	\$144,881	\$152,798	\$165,388	\$735,274
<b>Total Investment</b>	<b>\$744,704</b>	<b>\$545,228</b>	<b>\$575,598</b>	<b>\$616,288</b>	<b>\$2,481,818</b>
Loan Amount	\$340,000	\$315,000	\$320,000	\$330,000	\$1,305,000
<b>Personal Investment</b>	<b>\$404,704</b>	<b>\$230,228</b>	<b>\$255,598</b>	<b>\$286,288</b>	<b>\$1,176,818</b>

*Figures based on pro forma modeling with 95% stabilized occupancy. Debt service modeled at 7.5% interest rate.*