



**the peak
group**

Concierge BRRRR

Buy/Rehab/Rent/Refinance/Repeat



What is BRRRR?

BRRRR stands for: buy, rehab, rent, and refinance.

- **Buy**

- *Off-market properties will be sourced at a discount.*

- **Rehab**

- *The house will be renovated to maximize market value and rent.*

- **Rent**

- *It will then be leased to produce monthly cash flow.*

- **Refinance**

- *After all the previous steps have been completed, the owner will then refinance.*

Pros and Cons to BRRRR

Pros

Provides great cash flow.

Allows the investor to pull cash out at the refinance.

Builds equity.

Allows investors to build a portfolio by recycling their cash.

Cons

Time intensive; every step needs careful attention.

Financing challenges; finding a lender willing to lend on value rather than cost.

Management of the homes and tenants.

Overseeing rehab crews and leasing.

Peak's Solution

- Full-service concierge BRRRR model.
- Off market properties in Birmingham, AL.
- Capitalize on equity & cashflow





HOW IT WORKS



PEAK OFFERING



Properties will only be sent to exclusive BRRRR members.



Once sent out, properties will be reserved on a first come, first served basis.





How to become a member?

1

- **Contact a Peak Real Estate Advisor.**

2

- **Secure pre-approval through Peak Funding.**

3

- **Obtain approval to be a Peak Concierge BRRRR Member.**

BRRRR Example

Purchase Price: \$99,000

Rehab Budget: \$45,000

Rent: \$1,375

All in Price: \$144,000

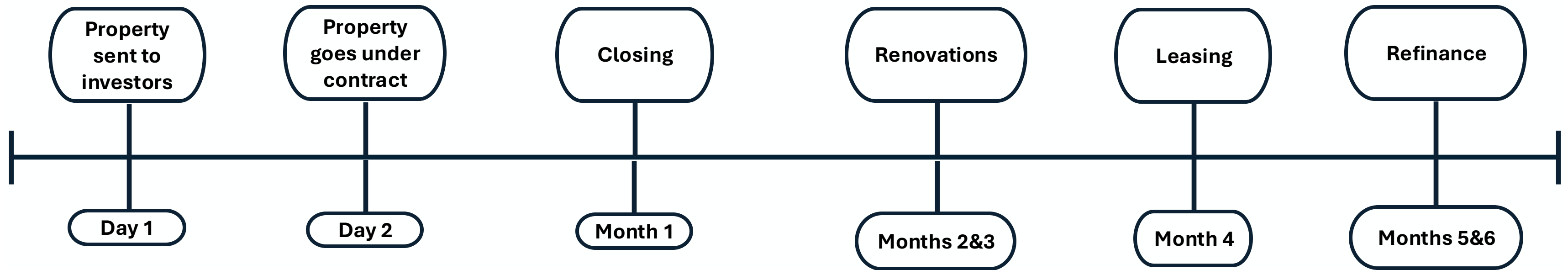
Market Value: \$180,000

All-in to Market Value Ratio: 80%-85%

Rent to Value Ratio: 0.95%



BRRRR Timeline



Our Track Record – Existing SFR Acquisitions

SFR Acquisitions			
Realized Transactions	Number of Homes	Location	Cost
Turn Key Investments	265	Cross Market	26,408,245
Peak Housing REIT Portfolio	659	Cross Market	76,123,073
JV Partnership Portfolios	1200	Cross Market	178,536,852
Total Realized Transactions	2,124		281,068,170

Our Track Record – Existing SFR Acquisitions



SPRINGFIELD, MO
290 Units

Dallas – Fort Worth, TX
729 Units



Our Track Record – Existing SFR Acquisitions



Lubbock, TX
220 Units



Corpus Christi, TX
99 Units

Our Track Record – Existing SFR Acquisitions



Indianapolis, IN
57 Units

Texarkana, TX
425 Units



Our Track Record – Build For Rent

Build For Rent Completed			
Completed Communities	Number of Homes	Location	Cost
Parkside Place	23	North Richland Hills, TX	6,073,347
Holbrook Farms	30	Springtown, TX	4,298,987
The Point	52	Forest Hill, TX	9,256,346
The Woods	76	Forest Hill, TX	14,127,582
Willow Crossing	58	Willow Park, TX	16,008,000
Ballpark Estates	29	Arlington, TX	10,134,190
Magnolia Townhomes	85	Burleson, TX	24,437,565
Woodland Ridge	16	Odenville, AL	3,239,307
Built & Under Management	369		87,575,324

Our Track Record – Build For Rent



Magnolia Townhomes- 85 Units
Burleson, TX

The Woods Townhomes- 76 Units
Forest Hill, TX

Our Track Record – Build For Rent



Woodland Ridge- 16 Units
Odenville, AL



Holbrook Farms- 30 SFH
Springtown, TX

Our Track Record – Build For Rent



**Willow Crossing- 58 Townhomes
Willow Park, TX**



**The Point- 52 Townhomes
Forest Hill, TX**



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LEGAL DISCLAIMER

By purchasing a property sold through The Peak Group, you acknowledge and accept the risks associated with real estate investment. There are no guarantees regarding investment returns, rental income, or property appreciation, as these factors are subject to market fluctuations. Investors should be aware of the potential risks, including vacancy risk, fluctuations in property value, operational and maintenance costs, and changes in zoning or regulatory laws. Units are sold "as-is," and the Seller makes no warranties regarding the property's condition. It is strongly recommended that investors conduct due diligence, including property inspections and legal reviews, before making any decisions.

If the unit is under development, there is no guarantee of completion dates or costs, as delays or changes in the project may occur. Additionally, leasing conditions and tenant stability cannot be guaranteed. Investors are responsible for securing financing, and the Seller does not guarantee the availability or terms of any financing. Any financial projections or estimates provided by the Seller are based on assumptions and are not guarantees of future performance. The Seller's liability is limited to the purchase price of the unit, and no responsibility is assumed for any indirect or consequential damages. The Investor agrees to indemnify the Seller against any claims arising from the ownership or operation of the unit.



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