



Redefining Residential Real Estate through Co-Homeownership



THE OPPORTUNITY

reSpace delivers **hyper-affordable homeownership** via an innovative, **patent-pending co-homeownership model**. For the cost of renting a one-bedroom apartment, qualified renters can now begin building equity – transforming a monthly liability into a wealth-building asset.

WHY NOW

America is undergoing a **demographic and behavioral housing shift**. Millennials – the largest population cohort – are increasingly embracing **co-living** as a response to affordability and community. Today, most co-living solutions are **rent-only**. reSpace changes that – combining **ownership** with **privacy, luxury, sustainability, and community**.

reSpace SUITE FEATURES

- **Private luxury suites**
including ensuite bath, walk-in closet, W&D hookup, work station and wet bar.
- **Curated shared amenities**
including a gourmet kitchen, designer living room, co-working space and EV-equipped parking
- **Independently salable ownership**
in high-demand urban markets



reSpace IS BOTH

- 1. **An Operating Company** managing a growing portfolio of co-homeownership communities.
- 2. **A Real Asset Portfolio** with downside protection and income-producing assets.



FINANCIAL HIGHLIGHTS

- **Conservatively underwritten** to deliver **20% annual returns**. Post-construction refinancing repays all invested capital and interest.
- Targeting **1,000 homes under management** within 5 years, **generating \$280M in annual EBITDA**.
- Based on public REIT valuation multiples (17.9–21.5x FFO), this **supports a \$2.8–3.4B valuation** for the operating company.

PROJECTED INVESTOR RETURNS

\$10M investment:

- **20%+ annual cash return** from the property portfolio
- **Projected 14x** from equity in the operating company

This hybrid structure offers **private equity upside with real estate downside protection** - a compelling combination for long-term wealth stewards.

A seismic realignment is underway in housing and ownership. We're building high-performing, asset-backed investments designed to meet the moment.

Let's discuss how reSpace can align with your goals.
Call or text Rick at 206-222-8422 for more information.

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