

Bricksave's Real Estate Sourcing Software



BRICKSAVE
CAPITAL

The background features a complex, abstract pattern of overlapping, semi-transparent geometric shapes, primarily hexagons and pentagons, in shades of deep blue and magenta. These shapes are interconnected by thin, glowing lines, creating a sense of depth and a network-like structure. The overall effect is a futuristic, data-driven aesthetic.

The combination of data, technology, analytics and industry acumen to streamline investment decision-making.

A world map where the landmasses are filled with a dense network of glowing blue and purple nodes and lines, resembling a data network or a complex system. The nodes are concentrated in major urban centers and along major transportation routes. The text "THE PROBLEM" is centered over the map in a white, sans-serif font.

THE PROBLEM

THE PROBLEM

US Real Estate market size, complexity and competitiveness



Challenges in the continual
analysis of 150m+ residential units



Diverse local market dynamics,
regulations and risk profiles



Supply:demand imbalance, high
liquidity and investment speculation

THE PROBLEM

Sourcing is time-consuming and expensive...

Lack of comprehensive data integration in existing tools

Requires significant financial, real estate and legal expertise / partnerships

Multi-stage desktop and physical due diligence process

Minimum investment amounts are traditionally prohibitive for institutional investors/funds

...leading to missed opportunities

The background features a dark blue gradient with a vertical line on the left side. On the right, there is a complex, abstract pattern of overlapping, semi-transparent geometric shapes in shades of blue and purple, resembling a crystalline or molecular structure. The text "THE SOLUTION" is centered in white, uppercase letters.

THE SOLUTION

THE SOLUTION

Automated real estate sourcing

The product of 8+ months of development, Bricksave's sourcing software is a user-friendly interface that automates top and mid-funnel market exploration, accelerating by multiples the assessment of individual real estate investment opportunities.

Big data

External - market trends, pricing, geodemographics, legal

Internal - transactional, financial, underwriting

Sophisticated, customisable modelling

Financial projections

Investment metrics

Real-time analysis capabilities

Cash flow

Sensitivity and scenario

THE SOLUTION

Unparalleled market intelligence



2m+ data points
analysed per market



275 variables per
property



100 largest US real
estate markets

The background features a dark blue gradient with a vertical line on the left side. On the right, there is a complex, abstract pattern of overlapping, semi-transparent geometric shapes in shades of blue and purple, resembling a crystalline or molecular structure. The text "HOW IT WORKS" is centered in white, uppercase letters.

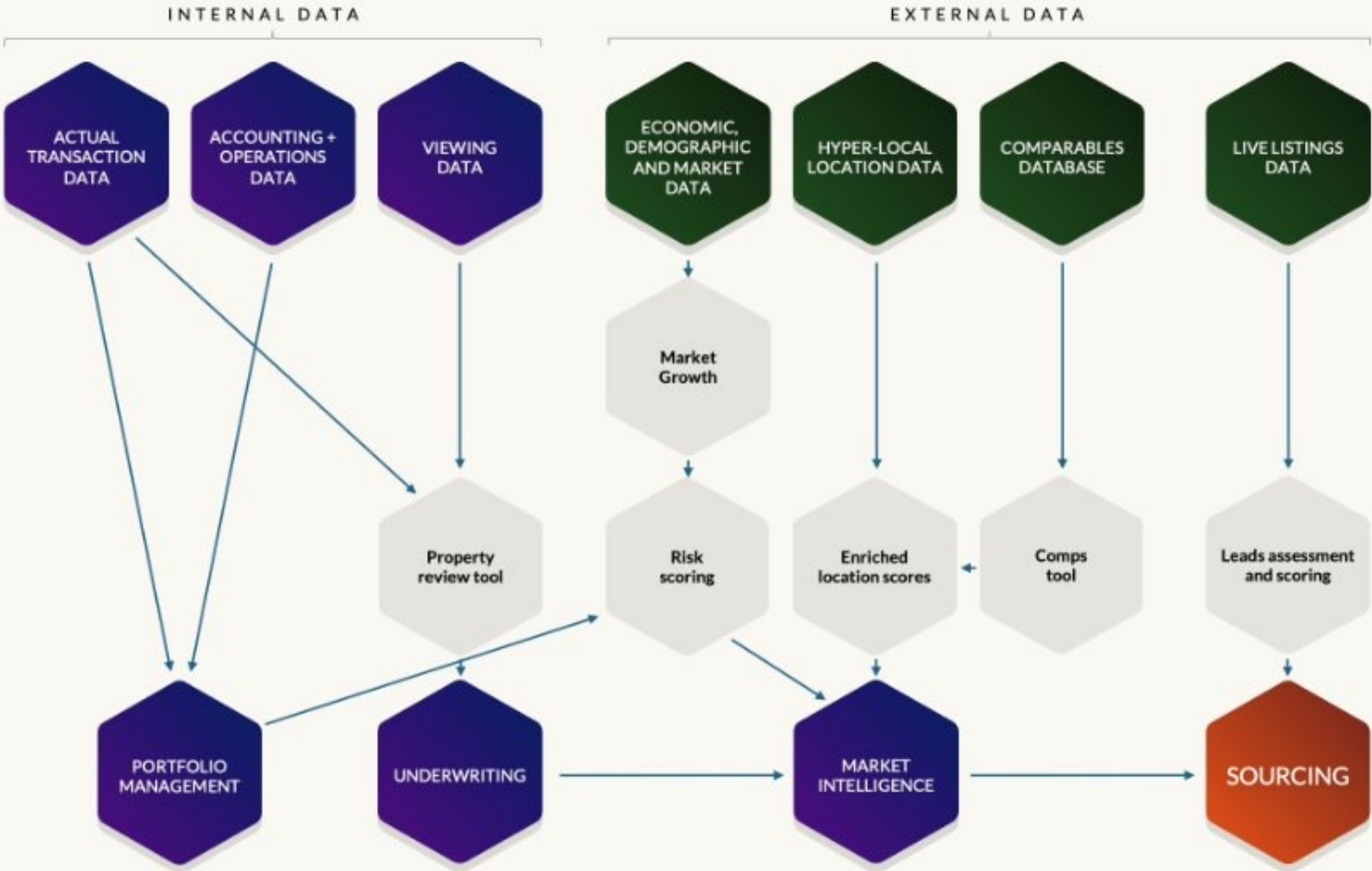
HOW IT WORKS

HOW IT WORKS

1. Data in

- **Primary source** = US Multiple Listings Service – regulated local market datasets
- **Long-term market movement data** including Zillow, House Canary, Roostock, NAR, FRED, Core Logic
- **Local knowledge, long/short-term market movement data** including AirDNA, Neighbourhood Scout
- **Official central and local government data** including Bureau of Economic Analysis, Bureau of Labour Statistics





HOW IT WORKS

2. Filtering

- Hard filters such as market supply levels and liquidity define key qualification conditions
- User-defined variables enhance targeting according to property and investment criteria including net rental yield
- Properties can be filtered according to multiple criteria simultaneously to create highly targeted prospect lists



HOW IT WORKS

3. Analysis and output

Every 24 hours all new properties entered or amended on the MLS are processed and presented for human appraisal



HOW IT WORKS

4. Expert assessment

- **Every data point** available on an individual property is amalgamated into a unique report and assessed by Bricksave acquisition experts
- **Best, worst and mid-case scenarios** calculated for rental and Section 8 rates
- **Fine-tuning of investment and asset management criteria** ensures the most accurate appraisal possible
- **Identified prospects** are further assessed by our network of local property agents before offers are submitted and desktop and physical DD commences



HOW IT WORKS

The most comprehensive property-by-property resource to date

Bricksave Real Estate Sourcing Software

Find a lead by address, zipcode, MSA or attom_id... Hello, Rolando

Home / Boats / Miami Condo up \$200K / 1333 E HALLANDALE BEACH BLVD APT 213

Confirmed lead | For Review | Validated | Accepted/Rejected | Acquired/Closed

Overview | Photos | Property | Financials | Seller/Agent | Rent Comps | Sale Comps | Raw Attom Data

ACTIVE

1333 E HALLANDALE BEACH BLVD APT 213

Status: Open

Type: Condo/Townhome
 Total Rooms:
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Property size: unknown
 Living Area: sq. ft.

Add a Bricksave Ref.
 Add a Lead Assignee

1333 HALLANDALE BEACH BLVD HALLANDALE BEACH, 33005, FL

Description
 CHARMING LARGE 1 BEDROOM 1 BATHROOM, RECENTLY PAINTED, UPDATED BATHROOM, NEW INTERIOR DOORS, NEW FLOORING, 1 ASSIGNED PARKING SPACE, GUEST SPACES FIRST-COME-FIRST-SERVE, COMMUNITY POOL, COMMON LAUNDRY ON FLOOR, ADDITIONAL STORAGE, VEHICLES WASH AREA, FULLY GROWN PETS RESTRICTIONS BY COMMUNITY WITH AGE RESTRICTIONS. CAN LEASE AFTER 1ST YEAR OF OWNERSHIP (LAST OF USE, SHORT DISTANCE TO BEACHES, PLAZAS, MALLS, CASINO, RESTAURANTS, AND ENTERTAINMENT. IF ACTIVE IS AVAILABLE! ALL INFO MUST BE VERIFIED WITH ASSUMING COUNTY RECORDS.

Pricing & Valuation
 Latest Listing Price: \$195,900 (Used on 2024-02-28 10:00:00)
 Original Listing Price: Unknown (Used on 2024-02-28 10:00:00)
 Market Value: \$164,250
 Rental Estimate: \$1,874
 SB Rental Estimate: \$1,600

Rental Value Estimates (from MLS)
 Minimum: \$1,571 | Actual: \$1,874 | Maximum: Unknown

Section 8 Rental Data for Zipcode 33009
 0 Beds: \$1,480 | 1 Bed: \$1,600 | 2 Beds: \$1,990 | 3 Beds: \$2,760 | 4 Beds: \$3,380

Gross Yield: 8.29% | Net Yield: 6.28% | Net Yield (Section 8): 5.26%

Financial Summary
 In development.

Additional Information from MLS
 Location Info, Valuation, Listing, Neighbourhood

DECLINE LEAD | PUSH TO TRELLO | MARK AS SUPERSTAR

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YEAR BUILT: 1996 (867 (effective))

OWNERSHIP DESCRIPTION

Rooms, Bathrooms, etc.

Utilities & Basement Info
 Utilities: No utilities documented.
 Basement: No basement features documented.

Property Condition
 No property condition documented.

Building Details
 This property is located in a senior community.

Lot
 Lot Size (sq. ft.), Lot Size (acres), Lot Features, Building Area (total), Construction Materials

Water
 Name of Water Body, Is Property on Waterfront?, Waterfront Features

Building Features
 No building features listed in the MLS data.

Internal Structures

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Each photo includes an 'Add a Caption' button below it.

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Financial Calculations Breakdown

Category	Item	Value	Value	
Purchase Price	Asking Price	\$198,900	\$198,900	
	Discount (0.0%)	\$198,900	\$19,990	
	BRICKSAVE OFFER PRICE	\$178,910	\$178,910	
Closing Costs	Total Acquisition / Closing Costs	\$5,000	\$5,000	
	Total Closing Costs	\$5,000	\$5,000	
Capital Expenditure	Total Interior	\$0	\$0	
	Total Exterior	\$0	\$0	
	Utilities During Renovation	\$0	\$0	
	Furnishing	\$0	\$0	
	Renovation Contingency	\$0	\$0	
	Assumed Capex Percentage	Assumed Capex Percentage	\$1,999	\$1,999
	Bricksave Development Management Fee	Bricksave Development Mgmt	\$2,099	\$2,099
	Total Capex (minus Bricksave Development Management Fee)		\$17,991	\$17,991
	TOTAL INITIAL CAPEX		\$20,690	\$20,690
	ACQUISITION COSTS INCLUDING CAPEX		\$206,600	\$206,600
Bricksave Acquisition Fees & Structuring Costs	Bricksave Sourcing Fees	\$0	\$0	
	Bricksave Structuring Fees	\$10,280	\$10,280	
	SPV Legal Fees	\$3,000	\$3,000	
	Local Legal Fees	\$2,090	\$2,090	
	Vacancy Reserve	\$5,822	\$4,800	
	Maintenance Reserve Float	\$500	\$500	
	Bricksave Repairs Insurance	\$2,056	\$2,056	
	Onboarding Fees	\$1,874	\$1,800	
	FX Related Fees	\$4,112	\$4,112	
	TOTAL ACQUISITION FEES & STRUCTURING COSTS	\$28,504	\$28,408	
TOTAL ACQUISITION COSTS (excluding reserves)	\$236,104	\$234,008		
Reserves	Renovation Reserve	\$0	\$0	
	Furnishing Reserve	\$0	\$0	
	Cash Reserve	\$0	\$0	
TOTAL RESERVES	\$0	\$0		

A 3D wireframe dome structure, resembling a geodesic dome, is rendered in a light purple color. The dome is composed of a network of thin lines forming a series of triangles. Inside and around the dome, numerous reflective spheres of varying sizes are scattered. The spheres are highly reflective, showing highlights and shadows. The background is a dark, gradient purple. The word "BENEFITS" is centered in the middle of the image in a white, sans-serif font.

BENEFITS

BENEFITS

Company and client-side competitiveness

Bricksave's software provides a competitive edge in a fast-paced market: the ability to rapidly and comprehensively source deals on a micro level that are otherwise out-of-reach for traditional real estate investors.

Investment strategy

Investment professionals working directly with investors on presenting market intel insights and identifying investment strategies.

Investment insights are standardised, so little additional research is required besides what is created in our market intelligence systems

Sourcing / lead scoring

Enables the Real Estate team to make quick decisions on what properties to inspect.

Creates hard filters where decisions are binary (such as location) and soft filters where human intuition is needed to filter the asset

Asset Underwriting / Management

Facilitates underwriting the asset and preparing investment proposals for investors and ongoing property performance reviews and reporting on the development of their investments

Business Intelligence

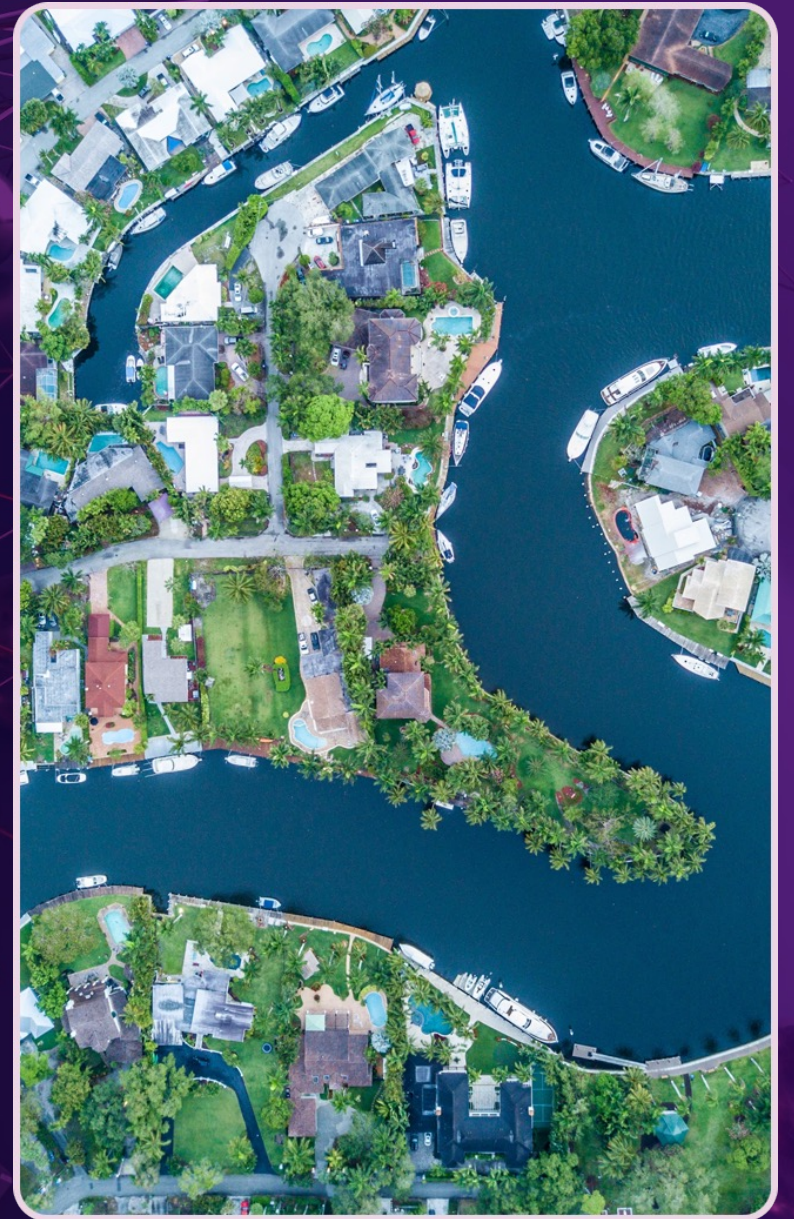
Creates reports, dashboards, and self-service analytics capabilities across the organization - complete transparency into operations.

Transparent high quality timely updated portfolio and asset data for analysis and performance improvement

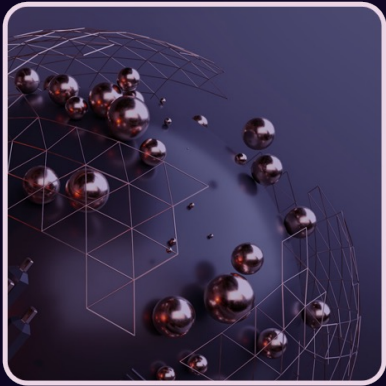
BENEFITS

Real-time pinpoint targeting

The ability to target in real-time and on a property-by-property basis sets us apart from both private and institutional investors of all residential asset classes, who are typically limited to acquiring or developing larger projects in one focused geographical area and are hence exposed to the significant risk associated with that strategy.



The future of real estate sourcing



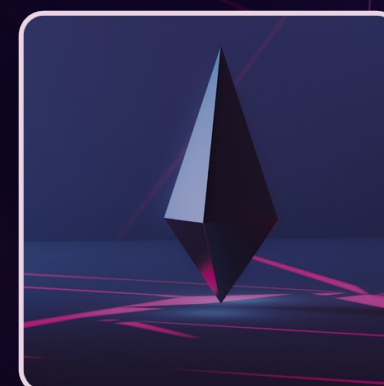
The sourcing software is just the first step towards Bricksave cementing its position at the forefront of US real estate investment insight.



Over the coming months the software will be continually updated and features enhanced based on user feedback and accuracy analysis as more asset performance becomes available.



Data sources will be expanded to include more nuanced market indicators via strengthening exclusive partnerships with data providers.



Development has already begun of a postcode-level risk and classification segmentation system based upon similar principles.



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