

# INVESTOR FOCUS

Quarterly update on Bricksave's portfolio - Q4 2024



KEY FIGURES | PORTFOLIO UPDATE

COMPOUND GROWTH: THE EIGHTH WONDER OF THE WORLD

We are thrilled to announce that as of December 2024, our portfolio included **257 properties and 310 units\***. Here's a brief update on Bricksave's progress and recent changes as we close 2024.

## Acquisitions and investment

In October, we funded 3 new properties, adding 3 units to our portfolio, with a total investment of **\$555,500**. The average property value was **\$185,167**, and the expected rental yield stands at an impressive **7.51%**.

In November, we funded another 3 properties, representing 3 units, with a total investment of **\$396,900**. The average property price was **\$132,300**, and these properties are forecasted to deliver a solid **7.21%** annual rental yield.

In December, we allocated **\$625,000** across 2 new properties with 3 units. The average value per property was **\$312,500**, and these investments are projected to achieve a **7.35%** annual rental yield.

## Portfolio Highlights

This quarter saw **9 properties sold in Detroit and 14 in Chicago**, reflecting our efforts to provide liquidity and returns for our investors. We also welcomed new investors, with **participation increasing by 4.36%** compared to the previous quarter. Our portfolio remains diverse, comprising 66% single-family homes, 16% townhouses, 14% multi-family homes, and 4% other asset classes.

## Investor returns

This quarter, our portfolio delivered consistent performance through rental income. October generated **\$140,675** in rental returns, November brought in **\$127,560**, and December delivered **\$118,403**. The average net rental yield across the portfolio held steady at **7.70%**.



## Major milestones mark a busy end to the year

In Q4 we achieved major milestones, including securing over **\$1,500,000 in tokenized investments in Colombia** as we work towards company-wide adoption of our tokenized product.

We also brought **US property management fully in-house** for greater flexibility and accountability, led by **Dan Chiorba**, our Renovations Manager, and his team.

Additionally, we formalised a partnership with a **New York sourcing firm** to expand metropolitan operations, offering investors more diversification opportunities and, following the rapid completion of our first property in Cleveland (OH), we have increased focus more on the Midwest, identified by our algorithm as an emerging hotspot.

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\* Including Europe and Latin America



# US PORTFOLIO UPDATE



## CHICAGO

**183**

Properties under management

**\$1,542**

Average monthly rent

**228**

Units under management

**82%**

Occupancy rate

**\$125,230**

Average investment per property

**7.75%**

Average returns in the last 3 months



## DETROIT

**60**

Properties under management

**\$903**

Average monthly rent

**30**

Properties sold

**86%**

Occupancy rate

**\$77,846**

Average investment per property

**7.88%**

Average returns in the last 3 months



## MIAMI

**4**

Properties under management

**\$2,257**

Average monthly rent

**4**

Units under management

**100%**

Occupancy rate

**\$407,105**

Average investment per property

**3.18%**

Average returns in the last 3 months



## NEW YORK

**1**

Properties under management

**\$14,831**

Average monthly rent

**6**

Units under management

**50%**

Occupancy rate

**\$3,650,000**

Average investment per property

**4.49%**

Average returns in the last 3 months

Crowdfunded and entire property investments currently paying estimated annual returns of up to **11.43%**

[Click here to view properties](#)

# US PORTFOLIO UPDATE



## PHILADELPHIA

**4**

Properties under management

**\$1,585**

Average monthly rent

**4**

Units under management

**83%**

Occupancy rate

**\$200,025**

Average investment per property

**6.58%**

Average returns in the last 3 months



## SAN ANTONIO

**1**

Properties under management

**\$2,090**

Average monthly rent

**1**

Units under management

**N/A**

Occupancy rate

**\$283,300**

Inversión promedio por propiedad

**N/A**

Average returns in the last 3 months

### FEATURED ARTICLE

## Compound growth: the eighth wonder of the world

Compound growth isn't just a concept—it's a powerful tool that can transform your financial future. By harnessing its potential, you can multiply your long-term gains and achieve your financial goals effectively and sustainably. Over time, small gains add up, creating a lasting impact on your wealth. Learn how to maximise your returns and make every investment count on your journey to financial success.

[Read the full article](#)

Julia do Vale Ramos





# Real estate investing made easy