



Doorway Properties Fund Statistics (updated 1.16.24)

Opened: 12/2022

Total Property Value: \$26,230,288¹

Loans Payable: \$12,353,360.50

Capital Invested: \$10,383,693.45

Net Equity: \$3,493,234.05

Net Income: \$638,088.67

Principal Paid: \$193,381.96

Cash on Cash: 6.85% YTD

Average Interest Rates: 5.76% 30 year fixed

Investment Period: End of 2028

Projected Internal Rate of Return Target: 13 – 14.9%

Fund will be closed to new investors by March 31, 2024.

The Opportunity

Houses have been underbuilt by 5.5 million houses from 2012 to 2021 (source: NAR). A study by Harvard states an additional 21.7 million houses are needed through 2038. This housing shortage has created an incredible buy and hold opportunity in single family houses.

What Do We Do?

We offer lease purchase contracts to our tenants to become homeowners instead of renters. This puts us in the position of a lender, and the tenants in the position of a homeowner:

- Tenants pay us 3.5 to 10% down prior to moving in.
- They are responsible for all repairs, maintenance, taxes and insurance.

Properties put in fund are turnkey:

- Occupied
- Cash Flowing
- Pre – Sold to Tenant Buyer with Lease Purchase Contract
- Average price point: \$257,613

This gives us higher returns and lower risk than a traditional landlord. It also gives us the ability to buy properties at higher price points and quality school districts than the typical landlord.

¹ Includes appreciation from 31 properties we've done internal reevaluation on.

If all 97 houses appreciated at the same rate the 31 houses did, the net equity would be \$4,966,197.05.



Our Experience

- Completed over 3,500 real estate deals since 2006.
- Experience doing this lease purchase strategy since 2014.
- Purchased over 250 million in real estate here in St. Louis.

Where is this going?

An organization has already scaled this lease purchase niche nationally. It ultimately sold for \$6 billion in 2021.

We are looking for the right partners to help us grow from a multi-million dollar organization to a billion-dollar organization.

Our team is ready to execute with the right capital partners in place.

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