



2023 PROPERTY ACQUISITIONS

We are currently seeking \$5,000,000 through 5 Year Convertible Notes to purchase rental property for our real estate portfolio. Property acquisitions will provide stable monthly revenue to grow our technology and real estate services and be a vital resource for our long-term property management strategy. We will use these funds and our technology to find the best properties on the market that we can purchase, renovate, and rent out for the life duration of the property. Securing these funds today will enable us to be a powerhouse in the real estate and home services market for generations to come.

PROPOSAL BY:

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2023 Real Estate Acquisitions

HOME9

We are a fast-growing real estate startup backed by state-of-the-art technology. We use AI, software development, data analytics, and automation to make real estate investing and property management more profitable. We believe in our vision of one day being a one stop shop for all your real estate needs.

FUNDING OBJECTIVES

Investment Objective: Minimum \$25,000, Maximum \$5,000,000

Use of Funds: Funds used for purchasing rental properties that can be renovated and rented out for the life of the property. Rental income will be used to cover overhead costs to fuel company growth and development. Funds used for but not limited to software development, talent acquisitions, project financing, marketing, overhead, franchise agreements, and legal counsel.

Funding Type: 5-year Balloon Convertible Note, No Payments Until Maturity. Properties purchased in REIT9,LLC, a subsidiary of HOME9. Principal will be backed by REIT9 real estate portfolio. Principal paid in cash at maturity. Interest paid via shares in HOME9 at maturity. Terms negotiable.

REVENUE SOURCES

- Property Acquisitions and Rental Income
- Property Appreciation
- Service Work (Construction and Maintenance)
- Franchise Sales and Residuals
- Property Management As-A-Service

INVESTMENT BENEFITS

1. Affordable rental property remains in high demand despite rate fluctuations, market conditions, and economic recessions.
2. Real estate provides stable and consistent monthly revenue projections.
3. Long-term hold strategy provides flexibility of waiting until interest rates reach lowest peak to refinance vs timing market conditions and economy in buy and flip strategy.
4. Real property equity provides better financing opportunities than other loan types.
5. Real property reduces startup risk.
6. Multiple revenue streams. Multiple growth opportunities. Fewer points of failure.
7. Rapidly growing home service industry.

8. Scalable and able to be franchised across a global market. 25+ Franchise opportunities for service industry (Landscaping, Cleaning, Pools, Roofing, Moving, Handyman, etc.)

MARKET OPPORTUNITY

DFW – Home Base – Population 6.5M with 20% growth this decade, 3M meets our marketing criteria. At 1% target market, 30,000 clients with avg annual spending of \$800-1500 and some clients spending \$50k-100k per year on services. DFW market has potential of \$55M-\$100M in annual revenue.

US – There are over 55 metroplex areas greater than 1M population and 358 areas greater than 100k population. Market opportunities throughout the US are estimated to be \$12B and grow at a rate of 5-8% annually. Real estate acquisitions are not included in these figures and will increase these projections based on market opportunities and available inventory.

Competition

Company	Public/ Private	Industry	Customers	Brands	Franchises	Market Cap
Neighborly	Private	Home Services	10M	28	5000+	~\$3B
Amherst	Private	Tech Real Estate	236k	N/A	N/A	~\$17B
Opendoor, Redfin, Zillow, Offerpad	Public	Real Estate Flippers	~500k	N/A	N/A	~\$10B
Angie's List	Public	Home Services	6M	N/A	N/A	~\$2B

Why Are We Different?

1. 25+ Better name brands for franchisees than Neighborly. Hands off automated business platform for future franchise owners.
2. Amherst style big data to build models and market trends that net the highest ROI.
3. Real estate acquisitions for rentals provide stable, long-term growth that can be predicted and forecasted without market downturns and interest rate hikes affecting company performance such as the falls that were experienced by flippers like Opendoor, Redfin, Zillow, and Offerpad that almost pushed them into bankruptcy.
4. Angie's list sell leads and provides no real value to clients or their contractors. We have built our business model completely around the service industry so that we can truly help service businesses grow their business faster and more profitable than ever before in a near automated environment.

Conclusion

Tech startups are not profitable at inception and are highly volatile. We have structured our business and investment opportunities in a manner that provides the lowest possible risk to investors while also providing monthly capital to fund long-term and healthy business growth. Right now, we have a great opportunity for anyone looking to enter the real estate market and invest in a high growth startup at the same time. We believe in our vision and will dominate the \$12B a year service industry in a way that has never been done before. Join us today to be on the ground floor of the future of real estate investing.