

# HAVEN RESIDENTIAL

## WHO WE ARE

A real estate investment firm that repositions under performing properties through operational efficiencies, rebranding and value-add renovations.

[www.havenresidentialrealestate.com](http://www.havenresidentialrealestate.com)



## MISSION

BUILDING A FINANCIAL  
FORTRESS WITH  
REAL ESTATE

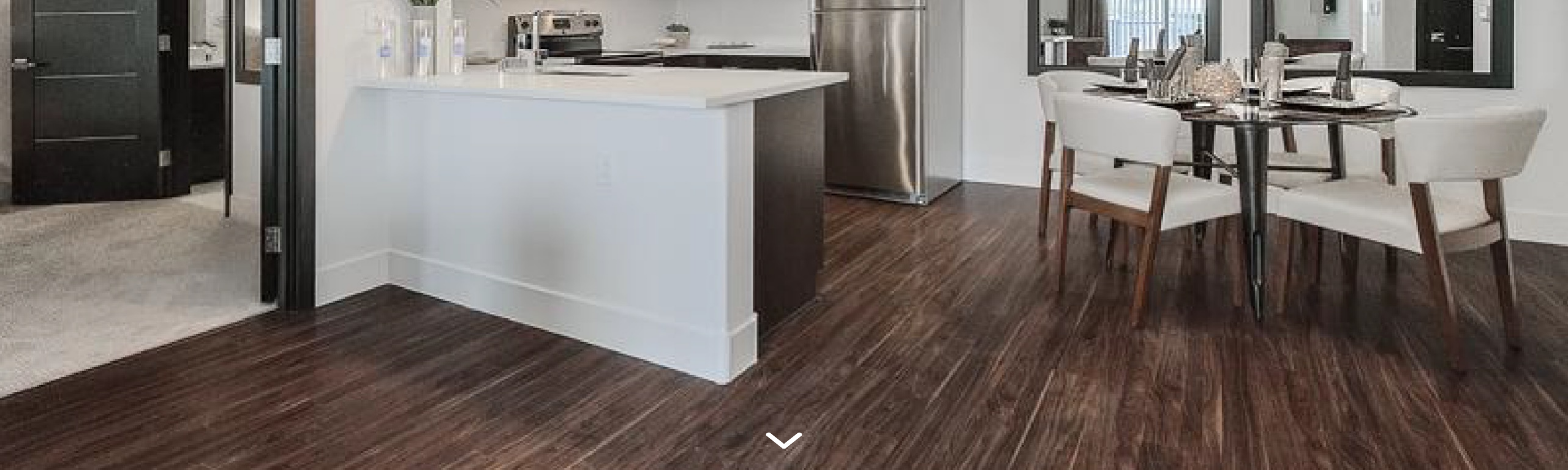
### PROVIDE SOLID PASSIVE INVESTMENT OPPORTUNITIES

We help busy and hardworking individuals to invest passively in hassle-free, income producing, risk-adjusted residential properties in the best emerging markets in the United States.

### CREATING CASH FLOW

Creating cash flow so that our investors may pursue other passions and have more freedom in life.





## WHY INVEST IN REAL ESTATE?

Cash Flow | Tax Advantages | Equity Appreciation | Loan Pay Down | Alternative Asset

### CASH FLOW

Checks are periodically distributed to investors as income from rents

### TAX ADVANTAGES

Recover investment and income returns through tax benefits from owning real estate

### ALTERNATIVE ASSET

Historically stable asset class

### EQUITY APPRECIATION

Improve the management and conditions of a property to increase its value

### LOAN PAY DOWN

Rents pay down the debt, which will be recaptured at the exit of the property

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RESIDENTIAL

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# STRATEGY

## THE FIRM SEEKS TO REPOSITION

Targeting Tier 1 markets

### II EMPLOYMENT DRIVERS

Strong employment drivers provide stable rent income and lower the risk of the investment by keeping occupancy rates high

### II GDP GROWTH

Avoiding markets nearing a potential bust and are currently experiencing low cap rates

### II RENTAL TRENDS

Growing rents serve as an important indicator of a healthy and stable economy with lower associated risk of investment

### II SUPPLY CONSTRAINTS

Submarket must have high barriers to entry and a population growth sufficient enough to absorb scheduled future supply

### II CAP TRENDS

In order to achieve targeted returns, the economics of the metro area must be very strong

### II OCCUPANCY TRENDS

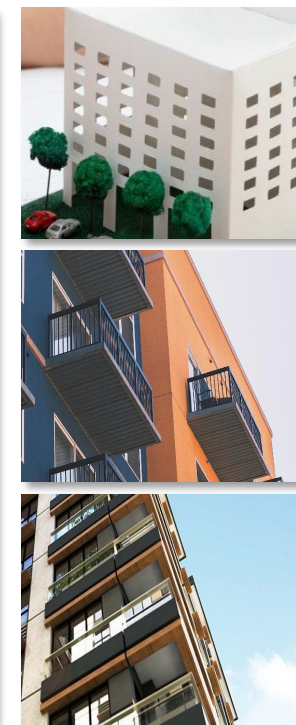
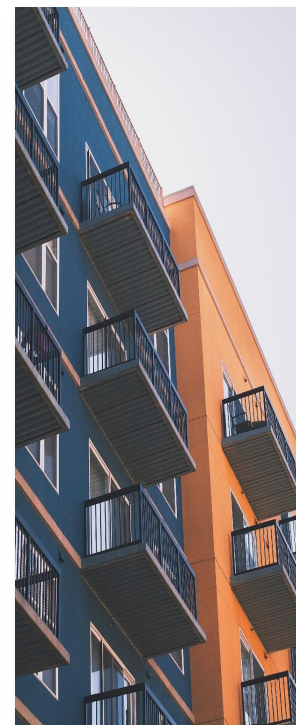
Healthy occupancy rates signal a growing population that is outpacing the current supply of new inventory





# PROCESS

## 7 STEP INVESTMENT LIFE CYCLE





# CASE STUDY

## “706 CROSS” 1 UNIT SINGLE FAMILY PROPERTY



### CREATIVE FINANCING USED

- Negotiated to purchase property at \$70K under asking

### ISSUES WITH PROPERTY BEFORE ACQUISITION

- Interior and exterior repairs needed
- Deferred maintenance of capital expenditure items

### SOLUTIONS IMPLEMENTED AFTER ACQUISITION

- Completed interior renovation and lease-up within 60 days
- Leased to Airbnb operator at a premium rental rate
- Deferred maintenance of capital expenditure items

### FUTURE VALUE PLAYS

- Refinance property to give investors back 75% of initial contribution within 12-18 months
- Continued rent increases to market rate on turns



# CASE STUDY

## “633 KENNAN” 1 UNIT SINGLE FAMILY PROPERTY



### CREATIVE FINANCING USED

- Negotiated to purchase property at \$15K under asking

### ISSUES WITH PROPERTY BEFORE ACQUISITION

- Heavy interior and exterior renovation required
- Deferred maintenance of capital expenditure items

### SOLUTIONS IMPLEMENTED AFTER ACQUISITION

- Completed renovation and lease-up within 6 months
- Implementation of utility efficiencies: replacing toilets, shower heads, and other interior fixtures
- Deferred maintenance of capital expenditure items

### FUTURE VALUE PLAYS

- Refinance property to give investors back 75% of initial contribution within 12-18 months
- Continued rent increases to market rate on turns



# CASE STUDY

## “817 MEADOW” 1 UNIT SINGLE FAMILY PROPERTY



### CREATIVE FINANCING USED

- Negotiated to purchase property at \$50K under asking

### ISSUES WITH PROPERTY BEFORE ACQUISITION

- Interior renovation needed
- Deferred maintenance of capital expenditure items

### SOLUTIONS IMPLEMENTED AFTER ACQUISITION

- Completed renovation and leasing within 14 days
- Secured a security contract to increase income
- Deferred maintenance of capital expenditure items
- Allow pets to include a deposit and monthly fee
- Converted an extra room to an additional bedroom

### FUTURE VALUE PLAYS

- Refinance property to give investors back 75% of initial contribution within 6 months
- Continued rent increases to market rate on turns



# CASE STUDY

## “211 BEIRNE” 1 UNIT SINGLE FAMILY PROPERTY



### CREATIVE FINANCING USED

- Negotiated to purchase property at \$60K under asking

### ISSUES WITH PROPERTY BEFORE ACQUISITION

- Interior and exterior renovation needed
- Deferred maintenance of capital expenditure items

### SOLUTIONS IMPLEMENTED AFTER ACQUISITION

- Completed renovation and lease-up within 60 days
- Deferred maintenance of capital expenditure items

### FUTURE VALUE PLAYS

- Refinance property to give investors back 75% of initial contribution within 12-18 months
- Continued rent increases to market rate on turns

## OUR APPROACH

1. Provide safe, clean and efficient living conditions for retail and blue-collar workers
2. Ultimately improve the quality of life our customers
3. Build long term residents that result in higher occupancy rates
4. Renovate any deferred maintenance and create desirable living conditions
5. Implement a professional management team with a focus on customer service

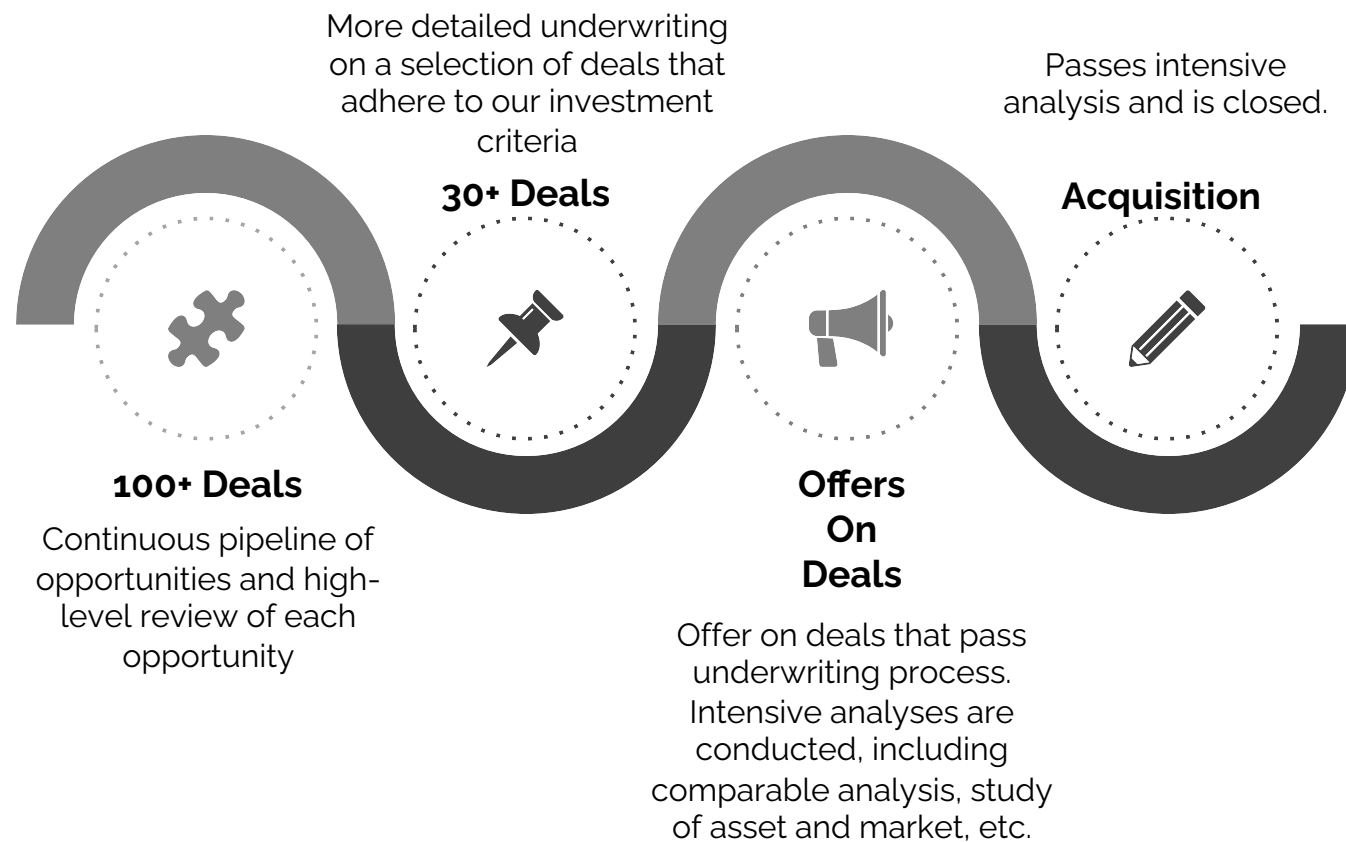
Partnership Structure						
Cash Distributions			7% Preferred			
LP/GP Split After Preferred			70/30			
Distributions			Monthly			
Sample \$100,000 Investment (Profits After Original Principal Returned)						
	Investment	Year 1	Year 2	Year 3	Year 4	Year 5
Investor Return	\$(100,000.00)	\$6,200.00	\$7,800.00	\$8,000.00	\$9,200.00	\$9,800.00
Annualized Cash on Cash		6.20%	7.80%	8.00%	9.20%	9.80%
Cash Flow Proceeds						\$41,000.00
Sales Proceeds						\$49,500.00
Return of Principal						\$100,000.00
Total Profits						\$90,500.00

(Sample Investment)



# ANALYSIS

Our focus is to identify underperforming properties that have a value add-component. It could be implementing a RUBS program, putting in professional management, investing capital into units to generate market rent, improving landscaping or any number of other tactics.



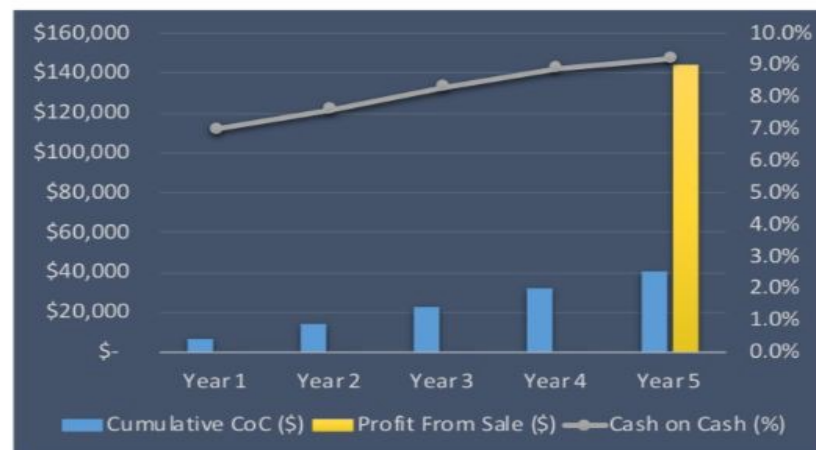
# DEAL CRITERIA

## Target Metrics

1. **1-100** units
2. **70 to 75%** LTV
3. **Annual returns greater than 8%** (Not including sale)
4. **15%** Annualized Return Target (After Sale)
5. **5-to-10-year** hold period

### PROJECTED LP CLASS B RETURNS

(Sample \$100,000 Investment)



(Year 5 Profit From Sale includes return of capital)



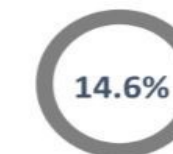
AVG. ANNUAL  
CASH-ON-CASH



EQUITY MULTIPLE



AVG. ANNUAL  
RETURN (Including  
Profits from the sale)



IRR



## KEY ASSET FACTORS

1. Long track record of having the highest risk-adjusted investment returns.
2. Proven to be a resilient investment sector during economic downturns.
3. Efficient cash distribution, due to low capital expenditures and technical improvements.
4. Lower cost of capital and wider availability of debt capital.
5. Shorter leases than other commercial property types, allowing for quicker adjustments to changing market conditions.
6. Rental housing need expected to expand while supply subsidies, continuing moderate rent and revenue growth in most locations.

.... AND WE FIND APARTMENTS DOMINATE HOLDING PERIOD RETURNS AND RISK-ADJUSTED RETURNS FOR 3, 5, 7, 10, AND 15-YEAR HOLDING PERIODS ....

### 7-year Holding Period Returns (1987-2016)

Property Type	Mean	S.D.	Sharpe Ratio
All	7.87%	3.56%	0.62
Apartment	<b>9.05%</b>	<b>2.81%</b>	<b>1.21</b>
Industrial	8.27%	3.75%	0.70
Office	6.99%	4.76%	0.28
Retail	8.68%	3.54%	0.85
Hotel	8.63%	4.43%	0.67

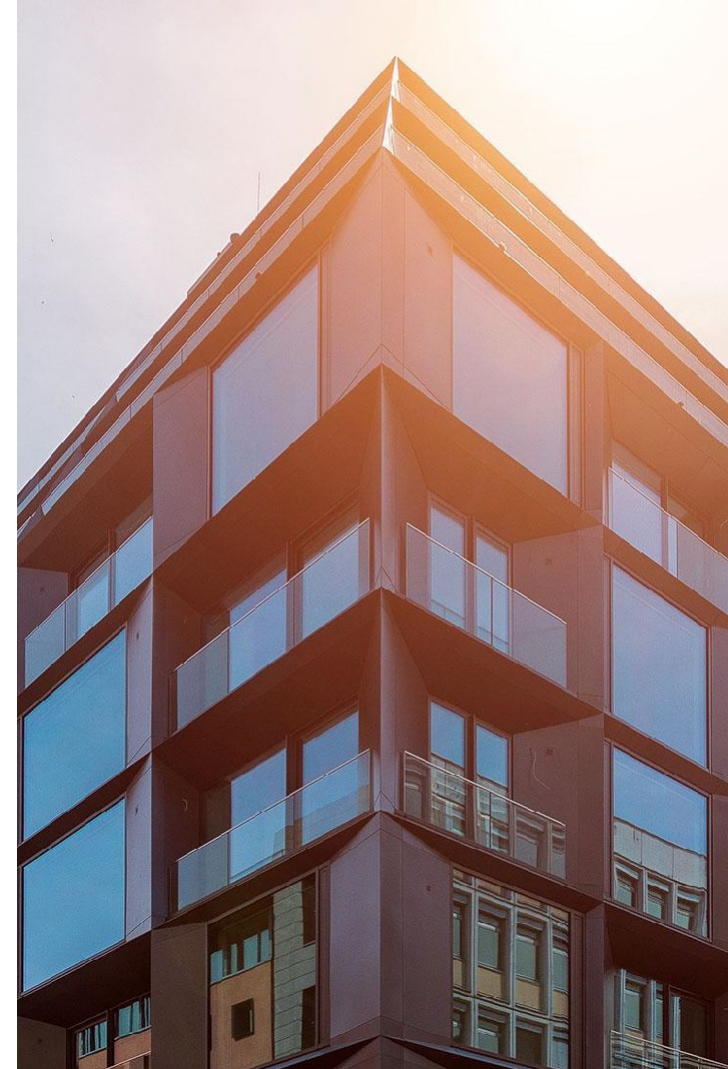
# PARTNERING WITH HAVEN RESIDENTIAL

## W SPECIFIC PLAN

Haven Residential executes a specific plan for acquiring under performing single-family and multifamily properties, whether through inefficiencies that exist on the property side or on the management side. Assets are repositioned with a value-add plan to meet growing market demand for safe, clean and affordable.

## W GROWING WEALTH

Real estate offers an excellent way to grow wealth through a combination of monthly cash flow, forced appreciation, depreciation, equity build up from principal pay down and tax benefits. We strive for attractive return metrics with cash-on-cash returns of 8-9% not including sale, IRR of 14-16% and a 1.8-2.2x equity multiple.





## JAREK CHU

- “ Jarek is active real estate investor based in Huntsville AL. In 2023, he co-founded Haven Residential, a real estate investment firm with over \$1M worth of real estate assets under management. The firm repositions properties through operational efficiencies, moderate to extensive renovations and complete rebranding.
- “ Jarek's prior industry experience includes working for large Fortune 500 companies such as Tesla and Meta, but also boutique real estate companies such as Baco Realty and Meridian Real Estate Partners. From his industry experience, Jarek has consolidated best practices in engineering, construction and project management and has applied it to his real estate endeavors.
- “ Jarek maintains his Project Management Professional (PMP) and Leadership in Energy and Environmental Design Accredited Professional (LEED AP BD+C) licenses and holds his B.S. in Civil and Environmental Engineering from the University of California - Berkeley.



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THANK YOU

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