



PaxHaven – Co-Living Investment Overview

Our Mission

At PaxHaven, we believe financial freedom is the foundation for young professionals to thrive and shape the future. We create clean, quiet, safe co-living communities that also combat loneliness, empowering residents to save, grow, and live life on their own terms.

The Problem

- Rising rents make solo living unaffordable for many young professionals.
- Isolation is now a leading mental health concern.
- Landlords leave 30–50% potential income untapped with traditional rentals.

Our Solution

We acquire and renovate single-family homes, then rent by the bedroom to carefully selected young professionals.

- Fully furnished rooms with all utilities, Wi-Fi, and cleaning included.
- Curated communities with shared spaces and house guidelines.
- Professional management for consistent quality and low turnover.



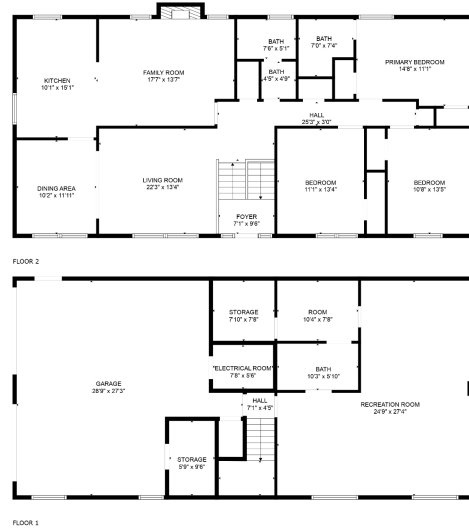
Why It Works for Investors

- Higher Income: By-the-bed rental model yields 30–50% more gross revenue than standard leases.
- Strong Demand: In Birmingham and similar metros, demand outpaces supply for this style of housing.
- Passive Returns: We handle acquisition, rehab, tenant placement, and management.
- Exit Flexibility: Hold for cash flow or sell for capital gains.

Sample Investment Snapshot

(Representative deal – actual figures vary)

- Purchase & Rehab: \$250,000
- Bedrooms: 5
- Average Rent/Room: \$750/month (all-inclusive)
- Monthly Gross Income: \$3,750
- Annual Gross Income: \$45,000
- Estimated ROI: 12–15% annual cash-on-cash



Let's Talk

If you'd like to explore how PaxHaven can help grow your portfolio while solving a real housing need, let's connect.



Chris Oldenburg – Founder, PaxHaven



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