

Impact Investment Holdings





Impact Investment Holdings is based in New York City. The firm actively seeks opportunities to foster positive change within the real estate sector, aligning its strategies with sustainable practices for long-term value and growth.

Tailored Solutions

At IIH, we understand that every investor is looking for something different. While the overall vision and destination may be similar, the path there can vary greatly. That is why we offer the opportunity to create your own path forward and pick and choose how to navigate based on your personal investment beliefs.

Growth Oriented Approach

Operating under a management-centric investment philosophy, I.I. Holdings is dedicated to building value in each transaction through collaborative strategic growth planning. Each transaction is a building block to the end goal, to ensure that risk is managed, and growth is maximized. This approach has helped generate tremendous value for the ongoing shareholders and management of



Strategies

LONG TERM RENTALS

We continually explore new opportunities and navigate diverse situations to enhance our portfolio. We firmly believe that substantial value can be derived over time by focusing on homes that exhibit robust cash flow. Our strategic approach not only enables shareholders to unlock value and expedite growth but also equips us with the resources to capitalize on market opportunities through organic investments, strategic acquisitions, and prudent debt management. At Impact Investment Holdings (I.I. Holdings), we present an advantageous scenario for shareholders seeking returns while maintaining significant ownership and fostering the continued growth of their investments. Our commitment lies in providing an ideal balance between realizing short-term value and cultivating long-term success in the dynamic real estate landscape.

GROUND UP CONSTRUCTION

Our ground-up strategy is designed to facilitate swift turnarounds and deliver robust returns. This approach not only allows us to promptly return capital to our investors but also presents the opportunity, in certain cases, to synergize both strategies. By combining these approaches, we aim to expedite the unlocking of equity, with a primary goal of achieving rapid compounding. This strategic amalgamation not only emphasizes our commitment to delivering tangible and timely results but also underscores our dedication to optimizing value creation for our investors



THE FORGOTTEN MARKET

We strategically select markets characterized by a cost of living below the median, where both home prices and rents are on an upward trajectory. While job growth may not be robust, the presence of substantial core businesses in sectors such as healthcare or technology serves as a stabilizing force for the local economy. Notably, there exists a considerable gap (ranging from 80-100%) in the Rent to Mortgage ratio, allowing us to capitalize on favorable cash flow dynamics.

Purchase prices in these markets are below the national average, and the population exceeds 50,000. In addition, we strive to identify markets with close to 50% rent-to-own ratios, further enhancing the attractiveness of these locations for our investment portfolio.

GROWTH AND MOVEMENT

We focus on markets outside major cities with significant population growth, where families can start anew affordably. By targeting states with high migration rates, particularly in cities with lower living costs, we aim to capitalize on ground-up construction opportunities. Our strategy aims for a quick turnaround, with the goal of creating vibrant communities for families to thrive.

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