



XM Magna Women & Families Housing Initiative

Strategic Housing Proposal

A Project of XOHEMAR MAGNA HOLDINGS LLC

Executive Summary

The XM Magna Women & Families Housing Initiative is a real estate investment and community housing program designed to expand access to safe and stable housing for working families. The initiative prioritizes housing opportunities for single mothers and women-led households while remaining inclusive to families seeking long-term housing stability. The program focuses on acquiring and professionally managing small multifamily residential properties including duplexes, triplexes, and four-unit properties in emerging housing markets.

Housing Challenge

Housing affordability has become one of the most significant economic challenges for families in many communities. Rental prices have increased faster than wages in numerous regions, making it difficult for working families to secure stable housing. Women raising children

independently often face additional barriers when searching for quality housing opportunities. The XM Magna initiative addresses this gap by developing small-scale housing investments that provide stable rental opportunities while maintaining professional property management standards.

Mission

The mission of the XM Magna Women & Families Housing Initiative is to create stable housing opportunities for families while prioritizing support for women-led households. Through responsible real estate investment and community-focused property management, the initiative seeks to strengthen neighborhoods and promote long-term family stability.

The XM Magna Solution

The initiative focuses on acquiring and managing smaller multifamily residential properties. These properties often provide more stable community environments while maintaining manageable operating costs. By focusing on duplexes, triplexes, and four-unit residential buildings, the initiative can scale gradually while maintaining high property management standards.

Priority Housing Program

The initiative includes a housing priority model that focuses on supporting single mothers and women-led households when possible. This model is designed to expand housing stability for families while remaining inclusive to all qualified residents. The goal is to help create safe housing environments that support both children and working families.

Pilot Phase Plan

The pilot phase of the initiative will focus on acquiring or managing between one and three small multifamily properties. Each property is expected to include between two and four residential units. This phase will establish operational systems, tenant management practices, and long-term property maintenance strategies.

| Property Type | Units | Purpose |
|---------------|---------|------------------------------------|
| Duplex | 2 Units | Entry level multifamily housing |
| Triplex | 3 Units | Family oriented rental housing |
| Fourplex | 4 Units | Stable small multifamily community |

Target Market Strategy

The initiative focuses on emerging housing markets with strong rental demand and stable economic growth. Markets similar to Sioux Falls and other growing regional cities demonstrate characteristics that support stable multifamily housing investments. These markets often offer favorable property acquisition costs combined with strong rental demand.

Use of Grant Funding

Grant funding would support early development of the initiative. Funds may be used for property market research, legal and operational setup, property management software tools, marketing outreach, and initial operational expenses associated with launching the housing program.

Community Impact

Housing stability is closely connected to economic mobility, educational continuity for children, and overall community well-being. By offering well-maintained housing and responsible property management, the XM Magna initiative seeks to create positive long-term outcomes for residents and communities.

Long-Term Vision

The long-term vision of the initiative is to build a growing portfolio of multifamily residential properties that provide stable housing opportunities while generating sustainable real estate investment returns. Over time, the program aims to expand into multiple markets and increase the number of housing units available to families.

Organization

XOHEMAR MAGNA HOLDINGS LLC serves as the parent organization for the XM Magna initiative. The company focuses on long-term real estate investment strategies while integrating socially responsible housing objectives.

Founder

Mavis Aguilar is the founder of XOHEMAR MAGNA HOLDINGS LLC. Her vision focuses on building responsible real estate investments that promote both economic growth and housing stability for women and families.