



Shining Light Housing

INVESTMENT PROPOSAL

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The information contained herein is not a substitute for a thorough due diligence investigation. Shining Light Housing has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Investment Proposal - Austin, TX



PROJECT DETAILS

We are currently seeking investment funds in the amount of \$25,000 to complete our current Renovation Project located at **1135 Richardine Ave., Austin, TX 78721.**

Investor will receive 6.25% Equity Shares in the LLC that owns the property.

\$10,000 = 2.5% Shares



BEFORE



CURRENT

PROJECT STATUS

Completed Renovations to Date

- New Foundation
- New HVAC Unit & Duct System
- New Electrical Wiring
- New Plumbing
- New Insulation & Drywall
- New Siding & Exterior Paint
- New Windows
- New Doors
- New Bathrooms
- New Flooring

Final Renovations Needed

- Kitchen Cabinets & Countertops
- Landscaping
- Appliances & Furnishings



Before



Current

PROJECTED AIRBNB REVENUE



Annual Revenue ⓘ

\$61.3K

Average Daily Rate ⓘ

\$316

Occupancy Rate ⓘ

53%

Source: <https://www.airdna.co/vacation-rental-data/app/us/texas/austin/rentalizer>

CASH FLOW & EXIT STRATEGY

- **Short-Term Rental:** Airbnb, VRBO, Booking.com
- **Mid-Term Rental:** Travel Nurses, Working Professionals
- **Lease Option or Rent-to-Own:** Long-Term Tenant Buyers
- **Fix & Flip:** Renovate & Sell for Quick Profit
- **1031 Exchange:** Acquire several lower priced properties in another market without loss of capital gains
- **Cash Out Refi:** Use additional funds to acquire more properties, renovate, or owner distribution



SUCCESSFUL FIX & FLIPS



**1756 W Avenue K10,
Lancaster, CA 93534**
Investor Return: 10%



**17605 Holly Dr.
Carson, CA 90746**
Investor Return: 10%



**504 Canon St.
Austin, TX 78752**
Investor Return: 8%



3B/2B Austin, TX (Pending Sale)



3B/2B Austin, TX (Renovation)

PROVEN RESULTS - AIRBNB CASH FLOW

Airbnb SuperHost



Hosted by Joe

Joined in January 2020



139 Reviews



Identity verified



Superhost

Last 7 days

Last 30 days

Last 365 days

144

Nights
booked

\$34.9

K

Booking
value

94.4%

5-star ratings

Your Superhost stats

Assessment period
Jan 1, 2022 - Dec 31, 2022

Last completed assessment

You earned Superhost status! You met all of the program criteria for this assessment period.

4.9 ★

Overall rating
Criteria: 4.8

✓ Achieved!

100%

Response rate
Criteria: 90%

✓ Achieved!

162

Stays, 550
nights
Criteria: 10
completed stays
or 100 nights over
3+ stays

✓ Achieved!

0.0%

Cancellation
rate
Criteria: Less than
1.0%

✓ Achieved!

Quality

Overview



94.1%

5-star ratings
since 2022

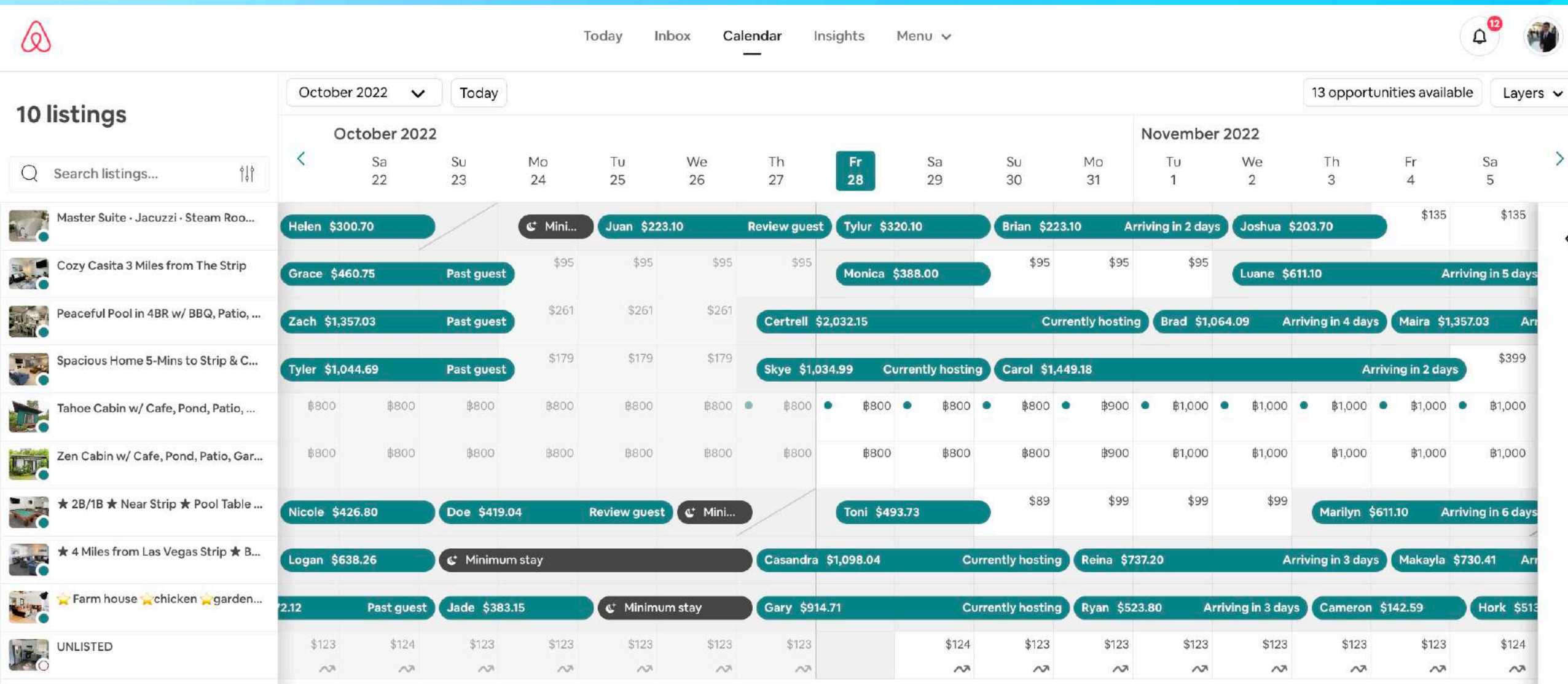
4.94 OVERALL RATING



View Airbnb Profile: <https://www.airbnb.com/p/cozyfurnishedhomes>

PROVEN RESULTS - AIRBNB CASH FLOW

Current portfolio under Airbnb property management.





ABOUT US



Ernesto Gerardo

Ernesto has owned international martial arts gyms and bought & sold real estate properties nationwide, achieving double digit returns for his investors. Currently, Ernesto heads Mergers & Acquisition for CHG (Curant Health Group), where he aligns the company's direction and product roadmap with agency needs and industry trends. He also spent 11 years delivering innovative solutions for Social Housing, including Sober Living, Veteran Housing, and Battered Women's housing.



Joe Lam



Joe owns businesses in e-commerce, real estate, and entertainment. He specializes in purchasing distressed properties, short-term rental management, and teaching real estate investing through Pip's Path to Property, a real estate education company. Joe is also a Film Director and author of the books "Airbnb Mastery," "Filmmaking Success," and "Chicken Soup for the Soul: Campus Chronicles". Joe graduated from the Academy of Art University in 2003.



THANK YOU

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