



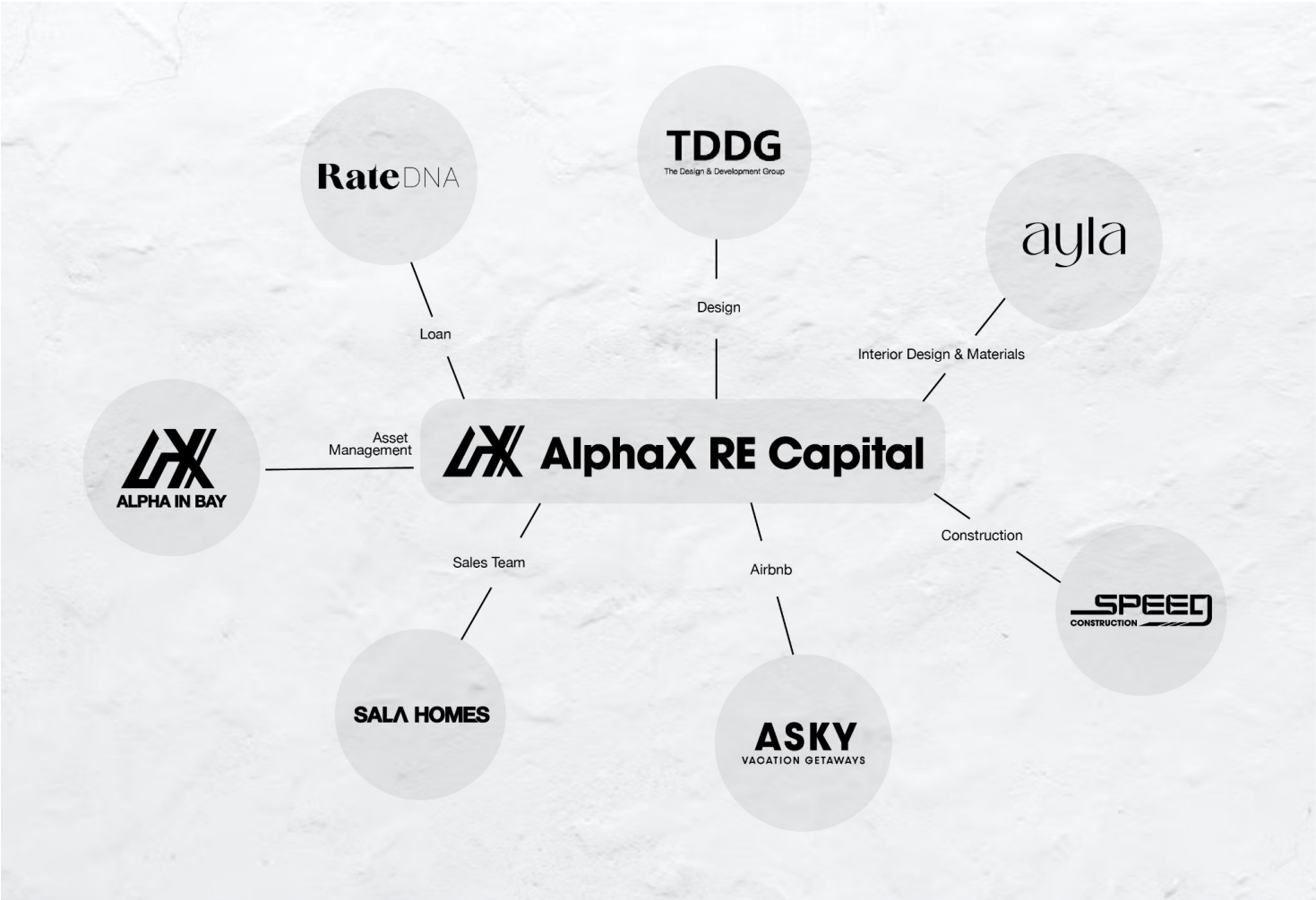
BRRRR Project

**AlphaX RE Capital
2023**

San Jose, CA



AlphaX Introduction



All-in-One Platform

- 2019** Founded
- 300+** Projects
- \$200M** Total Assets Under Management
- 190+** Units under Development
- 130+** Flip Projects
- 150+** Units of Long Term & Short Term Rental

What is BRRRR?

How we make money

- **Buy**
Distressed and discount property
- **Rehab**
In house team to control the costs
- **Rent**
In-house PM will find reasonable tenants
- **Refinance**
Find out the best interest rate and cash out the investment
- **Repeat**
Use the equity to buy another new house

Projected IRR : 15%-18%

Projected Timeline : 4-6 years

Equity Multiple : 2x

BRRRR Introduction

What's in Our Portfolio?

- ✓ Location: Bay Area & Surrounding area; (within 2h drive)
- ✓ Price: ~\$500K-\$1M/ each unit, all from off-market
- ✓ Value-Added and discounted properties, 15-30% less than market price
- ✓ Amount: 2-5 units as a bundle in one LLC for one investor
- ✓ Cash Flow: will be positive after rehab or cash flow in 4 years (Expected)

Investment Highlight

**Return on Principle
Without Selling**

Fully Passive

**Equity Growth
Sustainable Cash Flow**

BRRRR Project Summary-Single investor package

Buy, Rehab, Rent, Refinance, Repeat



LLC Name



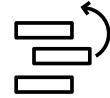
Minimum Investment

\$300,000



Subscription Period

Rolling basis



Fund Category

Closed-ended



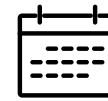
Ownership

Br4U: 51%
Investor: 49%



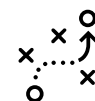
Management Fee

2%



Investment Period

6 years+ (Investor can redeem
starting at the 6th year)



Investment Method

Through LLC (Depends on the
location of the property)

BRRRR With SALA vs Buy Properties by Your Own

Based on the A BRRRR Case study

Invest With Br4u

- ✓ **Purchase Value \$2,000,000 total (~1M in investor's Share)**
- ✓ 2-4 Properties, discounted from off-market(below the market price), 10-15% equity
- ✓ No management. Fully passive income
No Debt for personal
- ✓ Market Value Estimated **\$2,307,351**
Investor's share worth 49% of it
Service Fee Charge:
- ✓
 - 2% of the investment equity Annually
 - Cash flow in 4 years (expected)
 - Capital distribution start year 6

Purchase Properties directly

- ⊘ **Purchase Value \$600,000**
\$180,000 for down pay, \$700,000 for repair
- ⊘ 1 property with market price, using the normal leverage for investment property
- ⊘ Repair, manage the properties and choose tenants by yourself
- ⊘ Market Value Estimated **\$800,000**
- ⊘ **Service Fee Charge:**
 - Acquisition fee: 2.5% of the purchase price
 - Other maintain cost and deal with the daily problem

BRRRR Case Study

A BRRRR LLC = Investor A \$250,000 (49%) + BR4U LLC (51%)

ADDRESS	Total Cost	Total Cash Invested	Estimate Market Value(Redfin)
Palm Cir, Tracy, CA 95376	\$322,308.69	\$43,523.69	\$452,320
Apostolic Lane, Salinas, CA 93907	\$459,146.61	\$49,996.61	\$682,250
Muirwood Ct., Vallejo, CA 94591	\$493,494.42	\$70,494.42	\$555,945
61st Street, Sacramento, CA 95820	\$449,135.10	\$62,545.45	\$616,836
	\$1,724,084.82 06/2022	\$226,560.17	\$2,307,351 06/2022

Case Study : BRRRR

632 Bernal Ave, CA 94085

Purchase Price: **\$1,298,000**

Purchase Date: 3/17/2023

Redfin Estimate: \$570,806

Repair Cost:

Cash In:

Rent:



2956 Orchid St, Fairfield, CA 94533

\$570,806 5 3 2,108
Redfin Estimate Beds Baths Sq Ft



Is this your home?

Track your home's value and update facts and photos

comps



353 Arlington Cir, Fairfield, CA 94533

\$605,000 4 2 1,596
Sold Price Beds Baths Sq Ft



401 Arlington Cir, Fairfield, CA 94533

\$609,000 4 2.5 1,894
Sold Price Beds Baths Sq Ft



Is this your home?

Track your home's value and update facts and photos

Case Study : BRRRR

2956 Orchid St, Fairfield, CA 94533

Purchase Price: **\$400,000**

Purchase Date: 11/11/2022

Redfin Estimate: \$570,806

Repair Cost:

Cash In:

Rent:



2956 Orchid St, Fairfield, CA 94533

\$570,806 5 3 2,108
Redfin Estimate Beds Baths Sq Ft



Is this your home?

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comps



353 Arlington Cir, Fairfield, CA 94533

\$605,000 4 2 1,596
Sold Price Beds Baths Sq Ft



401 Arlington Cir, Fairfield, CA 94533

\$609,000 4 2.5 1,894
Sold Price Beds Baths Sq Ft



Is this your home?

Track your home's value and update facts and photos

Case Study : BRRRR

2475 Painted Rock Dr, Santa Clara

Purchase Price: **\$1,160,000**

Purchase Date: 12/2022

Redfin Estimate : \$1,365,000



2475 Painted Rock Dr, SANTA CLARA, CA 95051

\$1,160,000 **3** **1** **897**
Sold Price Beds Bath Sq Ft



comps



2486 Pilot Knob Dr, SANTA CLARA, CA 95051

\$1,366,895 **3** **1** **897**
Redfin Estimate Beds Bath Sq Ft



2472 Painted Rock Dr, SANTA CLARA, CA 95051

\$1,500,000 **3** **2** **1,257**
Sold Price Beds Baths Sq Ft



10 Muirwood Ct., Vallejo, CA 94591



- **Phase1 Buy**
Purchase Price: \$430,000
Market Value: \$555,945
Total Cash Invested
- **Phase2 Rehab**
Total Cost: **\$70,495**
Cash Flow
- **Phase3 Rent**
Rent Gross: \$2,950 **\$6000/Annually**
- **Phase4 Refinance**
Cash Out(Estimated): Will pay off all loan and rehab cost

Case Study : BRRRR

72589 Sullivan Rd, Twentynine Palms, CA 92277





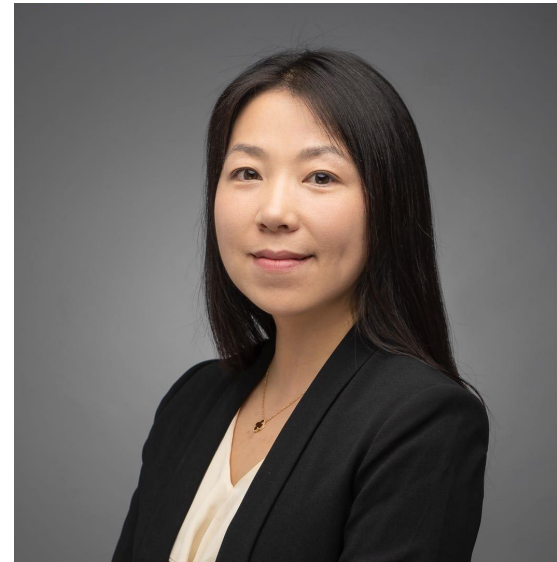
Stephanie Yi

The founder of AlphaX, Stephanie's diverse professional experience includes a PhD in biology, as well as running and co-founding a successful biology company.

Lisa Gao

The VP of AlphaX and co-founder of SALA Homes Realty and Development, Lisa is a licensed Real Estate Broker and highly experienced real estate investor.

Lisa has a strong track record of driving growth in global organizations and investment platforms, as well as building top-performance teams. Prior to co-founding AlphaX, Lisa was CEO for a data-science startup.



Lily Cui

As a Partner of AlphaX, Lily has more than 20 years of real estate investing experience in China and US.

AlphaX Platform – What is our strength?

**Discounted Properties &
Development Opportunities**

In House Team:

Hard Money Loan Resource
Design and Development Group
Construction Management
Project and Property Management

**Multiple Investment
Exit Strategy**

Contact Us

Learn more about
our **diverse,**
low-risk portfolio

Get up-to-date information

✉ info@Alphax-capital.com

🌐 <https://www.alphax-capital.com/>

Come schedule a 30 mins meeting with us!

