LUXE LIVING HOMES EXECUTIVE SUMMARY

LUXE LIVING HOMES, LLC
Rebuilding the City 1 unit at Time

DISTRESSED ASSETS • NET ZERO BUILDINGS • SUBDIVISIONS • RESIDENTIAL • MULTIFAMILY • SHORT TERM RENTALS • SECTION 8 HOUSING

ABOUT THE SPONSOR

Luxe Living Homes LLC is a vertically integrated real estate development and investment firm that prioritizes investor profits, safeguarding capital and championing a more sustainable future. Inspired by Tesla's disruptive impact on the automotive industry, our firm seeks to bring innovation, sustainability, and technological advancements to the housing sector.

ADDRESSABLE MARKET

According to the UN, the global addressable market is 3.88 billion households by 2050. The market is characterized by traditional construction practices, limited sustainability focus, and a lack of technological integration. This presents a compelling opportunity to disrupt the market and capture substantial market share.

BUSINESS MODEL

Luxe specializes in developing net zero homes that achieve self-sufficiency in energy consumption through renewable energy sources, advanced insulation, and smart home automation. Our focus on distressed property owners typically yield 20-50% discounts to par value on property acquisitions. We organize SPVs around individual projects which Luxe manages as the General Partner, then provide a prorata share of profits with retail and institutional investors to fully capitalize projects from acquisition to disposition.

INVESTMENT HIGHLIGHTS

Our project-level offerings are Common Equity Membership Interests in the individual projects targeting IRRs in excess of 25% and 2-3x equity multiples. The types of projects include land divisions, multifamily, Section 8 Housing, new construction, remodels, vacation rentals, and more. Investors receive Schedule K-1s and pass-through benefits in the form of depreciation, capital gains/losses, rental income, tax credits, and more.

THE ASK & FINANCIAL SUMMARY

The sponsor has contributed $5.3mm in equity and is raising another $21.223mm in equity for 18 SPVs/individual projects across the entire portfolio, which have a total capitalization of $120mm to fully fund and develop through to exit. Projected LP profits are $20mm-$25mm for a 25%+ IRR and 1.75x-2.05x equity multiple. The current valuation of the company is approximately $22mm with $164mm projected.

THE TEAM

Luxe Principals have done over 1100 real estate projects and produce 10-20 new projects annually. The Luxe team has raised over $200 million in debt and equity, 1 Regulation A+ IPO, 2 M&A transactions, and over $400 million in real estate sales over the past 30+ years.

EXIT STRATEGY

The market cap for capturing 5% of the 3.88 billion households in the global addressable market is $1.164 trillion; $232.8 billion if capturing 1%. We plan to exit via IPO in 3-5 years or be acquired at 7x EBITDA by a REIT, PE firm, or public builder.

COMPANY HIGHLIGHTS

1.	PRINCIPALS	MIKE HUBBELL, CEO JEFF HAYTON, CIO
2.	INDUSTRY	REAL ESTATE, CONSTRUCTION FINANCIAL SERVICES, SUSTAINABILITY
3.	YEAR FOUNDED	2020
4.	NUMBER OF STAFF	13 EMPLOYEES, 48 VENDORS
5.	FUNDING NEED	$120MM TOTAL CAPITALIZATION $93.476MM DEBT $26.523MM EQUITY
6.	USE OF FUNDS	NORTHWEST 23RD LUXE LLC NORTHEAST 60TH LUXE LLC VIEWPOINT LUXE LLC GRAND LUXE LLC METALINE PL LUXE LLC STEPHENS J LUXE LLC CHURCHILL LUXE LLC AINSWORTH LUXE LLC DOVER LUXE LLC PITTSBURGH LUXE LLC STOCKTON LUXE LLC NORTHEAST 33RD LUXE LLC DETROIT LUXE LLC BARKLEY LUXE LLC GRAVELLY LUXE LLC ORCAS LUXE I LLC ORCAS LUXE II LLC
7.	VALUATION	$22MM CURRENT $164MM FUTURE
8.	NET ASSET VALUE	$6MM CURRENT $51MM FUTURE
9.	UNITS	215
10.	TARGETED RETURNS	25%+ IRR 1.75x-2.05x EQUITY MULTIPLE

$163 MILLION

OF CURRENT DEVELOPABLE ASSETS IN PORTFOLIO

$750 MILLION

OF FUTURE DEVELOPABLE ASSETS IN PIPELINE

FOR MORE INFORMATION, VISIT
LUXELIVINGHOMES.NET