LUXE LIVING HOMES

2nd POSITION DEBT

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 investment company and builder specializing in producing net zero energy homes and buildings with a core focus on acquiring distressed assets. The business model is multifaceted, engaging in the acquisition of distressed assets, construction, asset management, and the strategic selling and renting of properties. Prioritizing investor profits, safeguarding capital and championing a more sustainable future, our firm seeks to bring innovation, sustainability, and technological advancements to real estate.

BUSINESS MODEL

Luxe develops net zero buildings that achieve self-sufficiency in energy consumption through renewable energy sources, advanced insulation, and smart home automation. Our focus on distressed assets typically yield 20-50% discounts to market value on property acquisitions. We organize SPVs around each project which Luxe manages as the General Partner and builds as the General Contractor. Investor capital is backed by Luxe's GP interest in the SPVs along with the revenue streams it produces: 1) when we buy distressed assets, 2) when we build/construct assets, 3) when we sell assets, 4) when we rent assets, and 5) when we manage assets/properties.

DEBT OFFERING

The $1.5mm in debt offerings are directly backed by the individual hard assets, which are securitized by Junior Promissory Notes and Junior Trust Deeds. Investment amounts range from $25,000-$135,000 depending on the individual asset, and investors can fund one or all of the available assets depending on their preference and funding capacity. These Junior Promissory Notes carry high debt yields where investors can elect for monthly interest distributions at 1.5% per month (18% annualized) or accrue their interest distributions until maturity or exit where the debt yield is 2% per month (24% annualized). Terms of the notes are short-term at 9-months.

FINANCIAL PROJECTIONS

Luxe has forecasted revenues of $13 million in 2024 and $31 million in 2025, then escalating to $44 million by 2026 before slightly moderating to $37 million in 2027. These projections are predicated on Luxe's current asset portfolio, with the potential for additional acquisitions to further augment these figures. The types of projects include land divisions, multifamily, Section 8 Housing, new construction, remodels, vacation rentals, and more. The licensing potential of our net zero technology IP also represents a significant opportunity for growth and valuation increase.

THE TEAM

Principals have done over 1100 real estate projects with a 26.10% IRR and 2.43x equity multiple, 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

Each of the assets in the portfolio are cash flow positive and are either producing rental income, midstream in production, or soon to break ground in development. Each of these scenarios present attractive and short-term exit opportunities in the form of asset sales or refinances, with current LTVs well within the 60-80% range.

DEBT OFFERING SUMMARY

Project	Proposed 2nd Lien	Status
1116 SE Stephens St, Portland OR 3117	$ 135,000	Funded
NE 33rd Ave, Portland OR 3002 W	$ 135,000	Funded
Metaline Pl, Kennewick WA Lot 1 - 2124	$ 125,000	Active
NW 23rd Ave, Camas WA Lot 2 - 2124	$ 120,000	Active
NW 23rd Ave, Camas WA Lot 3 - 2124	$ 120,000	Active
NW 23rd Ave, Camas WA Lot 4 - 2124	$ 120,000	Active
NW 23rd Ave, Camas WA 5555 SW Dover	$ 120,000	Active
Ct, Portland OR 3107 Grand Blvd,	$ 85,000	Active
Vancouver WA 508 N Underwood St,	$ 65,000	Active
Kennewick WA 6615 Churchill Dr,	$ 55,000	Active
Gladstone OR 1815 N Ainsworth St,	$ 55,000	Active
Portland OR 100 Constitution Cir, Clairton	$ 50,000	Active
PA 1013 Oak St, Clairton PA	$ 25,000	Active
1228 McClure Ave, Pittsburgh PA	$ 25,000	Active
20 Kline Ave, North Versailles PA 210	$ 25,000	Active
Torrence St, Turtle Creek PA 2541	$ 25,000	Active
Library Rd, Pittsburgh PA	$ 25,000	Active
308 Albert St, Turtle Creek PA	$ 25,000	Active
3101 Orchard St, Mckeesport PA 342	$ 25,000	Active
Terrace St, Bridgeville PA	$ 25,000	Active
3513 Indiana Ave, Mckeesport PA 404	$ 25,000	Active
Broadway Ave, McKees Rocks PA 4119	$ 25,000	Active
Shady Ave, Homestead PA	$ 25,000	Active
510 Lookout Ave, Charleroi PA	$ 25,000	Active
924 Jefferson Dr, Clairton PA	$ 25,000	Active
	$ 25,000	Active
TOTAL		
	$ 1,535,000	

$164 MILLION

OF CURRENT DEVELOPABLE ASSETS IN PORTFOLIO

$750 MILLION

OF FUTURE DEVELOPABLE ASSETS IN PIPELINE

FOR MORE INFORMATION, VISIT
LUXELIVINGHOMES.NET