

HOME PROS WHOLETAIL FUND · FORMING NOW · ACCREDITED INVESTORS ONLY

Wholetail funding for single-family houses bought below retail.

A $3,000,000 fund for accredited investors. Investor deck, November 2026.

THE FUND

$3M to buy, make ready and resell single-family houses.

TARGET RAISE	MINIMUM	STRUCTURE	INVESTORS	STATUS
$3,000,000	$50,000	Fund units	Accredited	Forming

Fund: Home Pros LLC, a Texas LLC being formed. Manager: Balint Holdings, LLC, doing business as Home Pros. Investors own units in the fund, which owns the houses.

THESIS

Spread, speed, and the single-family house.

“Buy when there’s blood in the streets, even if the blood is your own.”

Attributed to Baron Rothschild

THE GAP

Institutions buy to a spec. The best houses never reach the MLS.

DEMAND

Large SFR operators and build-to-rent funds buy in bulk, to a spec: three bedrooms, a decent bath count, a newer build year, in Sun Belt metros where people keep moving.

SUPPLY

Sellers facing an inheritance, a divorce, a house that needs work or a deadline care more about certainty and speed than the last dollar.

Whoever reaches them first, makes a fair cash offer and closes on their timeline buys below retail. Home Pros sits in that gap.

THE BUSINESS

What we offer each side of the deal.

FOR A SELLER

- A fair cash offer within 24 hours
- Close in as little as 7 days, or on their timeline
- We buy as-is, in any condition
- No commissions or fees; we cover standard closing costs
- Closing at a licensed title company

FOR A BUYER

A house that fits their buy box, sourced off-market, with the comp set and rehab scope already done.

If a house fits our box, it usually has more than one buyer.

Veteran-led cash home buyer, headquartered in San Antonio, operating in 40+ markets.

OPERATING MODEL

Three ways to exit a house.

Exit	How it works	Typical hold	Capital at risk
Assignment	We sell our purchase contract to a buyer before closing	Days	Earnest money only
Double close	We close on the house and resell it the same day or soon after	Days	Short-term transaction funding
Wholetail (this round)	We take title, do light make-ready and sell to an owner-occupant or investor	Weeks to a few months	Full purchase price plus make-ready

Assignments are fast and capital light, but the buyer keeps most of the spread. Wholetail keeps it, in exchange for a slightly longer hold.

UNDERWRITING

What institutional grade means here.



Criteria	What we look for
Product	Detached single-family. No condos.
Layout	Usually 3+ bed, 1.5 to 2+ bath, 1,000+ sq ft
Vintage	Usually built 1950 to 1970 or later, by market
Location	Inside a defined county or radius in each market
Price	At or under each state’s or market’s cap

A house an SFR fund would buy as a rental without a second thought. Houses that miss the box have fewer buyers, so we price them more carefully or pass.

A REAL HOUSE · LEWISVILLE, NC

We made $10,000 on this house. It resold for $261,500 four weeks later.

$10,000

Our fee on the executed HUD-1, July 17, 2026

$261,500

Resale on the recorded deed, August 14, 2026

3 bed, 1 bath, 1,150 sq ft, built 1966, Forsyth County. We contracted it at $140,000 and, with no capital to close it ourselves, sold our position to another investor.

A REAL HOUSE · PRO FORMA

The same house as a Home Pros wholetail.

Line	Amount	Source
Purchase price	$140,000	Executed HUD-1, line 101
Closing costs and insurance	$4,848	HUD-1, line 1400, less our fee
Make-ready	$10,000	Our estimate
Holding, 28 days	$500	Our estimate
Total cost	$155,348	
Sale price	$261,500	Recorded deed, Aug 14, 2026
Selling costs, 6%	($15,690)	Our estimate
Net proceeds	$245,810	

PROFIT BEFORE OVERHEAD

$90,462

58.2% on $155,348 of capital, about four weeks after closing.

What we actually earned: the $10,000 fee.

Purchase, closing and resale from the HUD-1 and deed. Other lines are estimates.

MARGIN OF SAFETY

A sale at 63% of the real price returns every dollar.



$155.3K cost **$165.3K** break-even **$261.5K** actual resale

Sale price	% of actual	Profit	Return
$261,500	100%	$90,462	58.2%
$240,000	92%	$70,252	45.2%
$220,000	84%	$51,452	33.1%
$200,000	76%	$32,652	21.0%
$165,264	63%	$0	0.0%

Assumes costs stay on budget. The cushion comes from buying right, not from price growth.

BASE CASE, AFTER TAX AND INFLATION

At a conservative 14.5% a turn, wholetail still leads.

	Private loan	Buy-and-hold rental	Wholetail, 2 turns a year
Headline return	11.0% interest	6.0% cap rate	29.0%
Tax treatment	Ordinary income	Depreciation shelters part	Ordinary income
After tax	6.6%	About 4.8%	17.4%
After 3% inflation	3.6%	About 4.8%	14.4%
What can go wrong	Default, slow foreclosure	Vacancy, capex, rates	Bad underwriting, slow sales
Liquidity	Locked to maturity	Years	Weeks to months a house

Hypothetical: 40% tax, 3% inflation, no leverage, overhead, defaults or vacancy.

RISK

The risks, stated plainly.

Deal flow

Acquisitions slow and capital sits idle.

Underwriting error

Overpaying or missing a roof or foundation problem wipes out the cushion.

Market moves

Falling prices or rising rates shrink what buyers pay.

Execution

Late contractors, title issues, buyers backing out. Two months becomes four.

Concentration

Exposure to housing as an asset class, however many markets.

Key people

A small team leans on a few people, Trevor Rice most of all.

THE FUND

What a fund investor owns, and where the money goes.

THE UNITS

Units in Home Pros LLC, the fund that owns the houses. Investors are paid from house sales under the fund's offering documents.

Investors own no part of Home Pros' other businesses.

USE OF PROCEEDS

- Buying wholetail houses
- Make-ready and light rehab
- Taxes, insurance and utilities until each house sells
- Closing costs and earnest money

The fund is not yet formed and is not accepting investments. Its offering documents control over this deck.

LEADERSHIP

A veteran-led operator in San Antonio.



Trevor Rice

COO AND CO-FOUNDER

11 years in real estate investing and 500+ deals. Runs operations and acquisitions, from the first seller call through underwriting and title. An active Realtor.



Ashton Brown

DISPOSITIONS

Matches each property with the investor who will pay the most for it, from institutional partners to local buyers. Trained top-producing agents at Keller Williams.

11 years
IN REAL ESTATE INVESTING

500+
DEALS IN TREVOR'S CAREER

40+
MARKETS OPERATING

7 days
TO CLOSE, AT THE FASTEST

NEXT STEP

Join the investor list.

Offering documents go to verified accredited investors once the fund is formed. Minimum $50,000.

Trevor Rice, COO and Co-Founder

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IMPORTANT DISCLOSURES

Not an offer. This deck is information only, not an offer to sell or a solicitation to buy any security. Home Pros LLC offers only through definitive offering documents, to verified accredited investors, and those documents control.

The Lewisville example. Purchase, closing and resale figures come from an executed HUD-1 and a recorded deed for a house Home Pros contracted and sold to another investor. Home Pros did not own or wholetail it. Other costs are estimates. It is a standout, not a typical result.

Conflicts. Trevor Rice is a licensed agent and may earn commissions on Home Pros listings. Compr, used for underwriting, is affiliated with the founders.

Risk. Investing is speculative. You can lose all of it. Fund units are illiquid and have no secondary market. The fund is not yet formed and is not accepting investments.

Hypotheticals. The base-case table is simplified and leaves out overhead, financing, vacancy and defaults. Nothing here is a projection, forecast or promise of any return.

No approval. No securities are registered with the SEC or any state regulator, and none has reviewed this deck. Not tax, legal or investment advice. Accurate as of November 27, 2026.