

The institutional acquisition layer for single-family residential.

RAISING **\$3,000,000** INSTRUMENT **SAFE** POST-MONEY CAP **\$10,000,000** EXEMPTION **REG D 506(C)**

\$1.06M+

REVENUE YTD

32

DEALS CLOSED

30 to 41%

GROSS MARGIN

\$15K

AVG. FEE

Home Pros controls residential transactions without owning them. We source distressed and complex properties, solve title and execution friction, and route them to an active network of **institutional SFR buyers with zero inventory carry and zero debt exposure**. Investor-driven purchases now exceed 34% of U.S. residential volume, but most distressed inventory never reaches institutional buyers because traditional players and iBuyers cannot handle title friction, probate, or complex sellers. **Home Pros operates in that gap.**

ACTIVE INSTITUTIONAL CLIENTS · HUDS ON FILE

AMHERST · VINEBROOK HOMES · BROOKFIELD · BAYVIEW · WEDGEWOOD ·
MAYMONT · REI NATION · TRUEHOLD

Why Home Pros

Chris Cox, Head of Partnerships. Former Amherst acquisitions lead. \$2B+ in transactions, 50,000+ SFR purchases. Direct relationships with every major institutional buyer in the U.S.

Curative title capability. We close deals competitors cannot touch, including probate, liens, and foreclosures.

Proprietary acquisition stack. AI-driven underwriting, automated lead routing, institutional buyer matching at scale.

Use of Proceeds · 12-Month Deployment

Marketing expansion: PPC scaling across five high-liquidity MSAs	\$1,200,000
Closing capital: double-close and novation flexibility	\$660,000
Operating runway buffer	\$500,000
Institutional infrastructure & headcount	\$400,000
Working capital reserve	\$240,000
TOTAL RAISE	\$3,000,000

Economic Engine

Marketing CAC: \$4,368 per closed deal. **Cost per contract:** \$1,248.

45 to 60 day cash cycle. Capital-light model with zero inventory carry and zero debt exposure.

700+ professional buyer network with repeat institutional demand. \$1.8M revenue projected by March 2026.

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