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FRACTIONAL OWNERSHIP OF PINEMONT EDGE

PINEMONT EDGE is a development of 18 luxurious homes with 3 bedrooms and 2.5 bathrooms in a gated community in Oak Forest, a lively and diverse area. The homes belong to the Oak Forest Elementary School District, which is one of the best schools in Houston. The Homes are near many amenities, such as restaurants, shops, banks, and the farmer's market. They are also conveniently located to access Downtown, the Medical Center, the Galleria, and other attractions in Houston.



PINEMONT EDGE FACT SHEET

◆ HOME:	A home in Pinemont Edge, a subdivision in Oak Forest, on Pinemont Drive, Houston, TX 77092.
◆ HOLDING:	Heights Place, LLC (“HP”), a Texas series limited liability company, with a separate series for each home.
◆ DURATION:	Ten years through 2032, unless elected differently by the majority of owners of each home. The redemption date for the company interests, is Dec 31, 2032.
◆ CAPITALIZATION:	\$375,000 per Series per Home in 100 Units of \$3,750.00 each. The minimum fraction size is 20 Home-shares or \$75,000.
◆ MANAGER:	HEIGHTS MANAGER, LLC (“HM”).
◆ INCOME:	The Home will be leased by Manager at an estimated rate of \$1.75 per SF for a monthly rent of \$2,826.00
◆ EXPENSES:	Manager will pay property taxes, insurance, HOA fees, maintenance, and management fees from income.
◆ DISTRIBUTION:	Initially, owners will receive an estimated monthly distribution of \$1,450.00 or \$14.50 per share (4.6% Cap Rate).
◆ APPRECIATION:	AMERHAUS will conduct a yearly appraisal and inspection of the home to inform owners.
◆ RESALE:	After the first year, AMERHAUS will provide homeowners with a digital marketplace to list the units for purchase or sale.
◆ RETURNS:	AMERHAUS projects cash flow and appreciation for the Home-shares as indicated in the table below.

YEAR	1	2	3	4	5
Income					
Home Appraisal	\$360,000.00	\$378,000.00	\$396,900.00	\$416,745.00	\$437,582.00
Monthly Income	\$2,826.00	\$2,967.00	\$3,115.00	\$3,271.00	\$3,435.00
Annual Income	\$33,912.00	\$35,604.00	\$37,380.00	\$39,252.00	\$41,215.00
Home Appreciation	\$0.00	\$18,000.00	\$18,900.00	\$19,845.00	\$20,837.00
Total Income	\$33,912.00	\$53,604.00	\$56,280.00	\$59,097.00	\$62,052.00
Expenses					
Property Management	\$3,391.00	\$3,560.00	\$3,738.00	\$3,925.00	\$4,122.00
Home owners HOA	\$900.00	\$945.00	\$992.00	\$1,042.00	\$1,094.00
Home Insurance	\$1,200.00	\$1,260.00	\$1,323.00	\$1,389.00	\$1,458.00
Property Taxes	\$7,920.00	\$8,316.00	\$8,732.00	\$9,168.00	\$9,627.00
Vacancy/Loss	\$1,696.00	\$1,780.00	\$1,869.00	\$1,963.00	\$2,061.00
Maintenance	\$1,050.00	\$1,103.00	\$1,158.00	\$1,216.00	\$1,277.00
Total Expenses	\$16,157.00	\$16,964.00	\$17,812.00	\$18,703.00	\$19,639.00
Net Annual Rent	\$17,755.00	\$18,640.00	\$19,568.00	\$20,549.00	\$21,576.00
Net Annual Rent + Appreciation	\$17,755.00	\$36,640.00	\$38,468.00	\$40,394.00	\$42,413.00
Cap Rate	4.9%	5.2%	5.4%	5.7%	6.0%
Cap Rate with Appreciation	4.9%	10.2%	10.7%	11.2%	11.8%
MONTHLY CASH FLOW	\$1,479.58	\$1,553.33	\$1,630.67	\$1,712.42	\$1,798.00