



FINANCIAL PROJECTIONS

BITS 1001 Houston Heights - 12 Homes + Liquidity Pool

OFFERING PRICE:	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Listing Date:	4/16/2025										
Offering Price:	\$5,000,000.00										
Reserve:	(\$250,000.00)										
Distribution Fees:	(\$30,400.00)										
Number of Tokens:	50,000										
Token Price:	\$100.00										
INCOME ANALYSIS:	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Monthly Rental Income:	\$29,520.00	30,996.00	32,546.00	34,173.00	35,882.00	37,676.00	39,560.00	41,538.00	43,615.00	45,796.00	48,086.00
Annual Rental Income:	\$354,240.00	371,952.00	390,550.00	410,078.00	430,582.00	452,111.00	474,717.00	498,453.00	523,376.00	549,545.00	577,022.00
Reserve Contribution:	\$69,300.00	62,370.00	55,440.00	48,510.00	41,580.00	34,650.00	27,720.00	20,790.00	13,860.00	6,930.00	0.00
Liquidity Pool Gains:	\$39,672.00	67,641.60	69,148.75	72,306.28	77,385.80	84,694.97	94,582.49	107,442.83	123,721.89	143,923.75	168,617.80
Total Operating Income:	\$463,212.00	465,318.00	478,536.00	492,761.00	508,044.00	524,437.00	541,997.00	560,781.00	580,851.00	602,271.00	625,108.00
Property/Taxes:	(\$84,960.00)	(89,208.00)	(93,668.00)	(98,351.00)	(103,269.00)	(108,432.00)	(113,854.00)	(119,547.00)	(125,524.00)	(131,800.00)	(138,390.00)
Insurance:	(\$16,200.00)	(17,010.00)	(17,861.00)	(18,754.00)	(19,692.00)	(20,677.00)	(21,711.00)	(22,797.00)	(23,937.00)	(25,134.00)	(26,391.00)
HOA Fees:	(\$21,000.00)	(22,050.00)	(23,153.00)	(24,311.00)	(25,527.00)	(26,803.00)	(28,143.00)	(29,550.00)	(31,028.00)	(32,579.00)	(34,208.00)
Maintenance:	(\$10,632.00)	(11,164.00)	(11,722.00)	(12,308.00)	(12,923.00)	(13,569.00)	(14,247.00)	(14,959.00)	(15,707.00)	(16,492.00)	(17,317.00)
Management Fees:	(\$17,712.00)	(18,598.00)	(19,528.00)	(20,504.00)	(21,529.00)	(22,605.00)	(23,735.00)	(24,922.00)	(26,168.00)	(27,476.00)	(28,850.00)
Operating Expenses:	(\$150,504.00)	(\$158,030.00)	(\$165,932.00)	(\$174,228.00)	(\$182,940.00)	(\$192,086.00)	(\$201,690.00)	(\$211,775.00)	(\$222,364.00)	(\$233,481.00)	(\$245,156.00)
NET Operating Income	\$312,708.00	\$307,288.00	\$312,604.00	\$318,533.00	\$325,104.00	\$332,351.00	\$340,307.00	\$349,006.00	\$358,487.00	\$368,790.00	\$379,952.00
CASH FLOW:	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Liquidity Pool:	\$330,600.00	\$563,680.00	\$576,239.60	\$602,552.35	\$644,881.63	\$705,791.43	\$788,187.40	\$895,356.89	\$1,031,015.72	\$1,199,364.60	\$1,405,148.36
Contributions:	\$250,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Withdrawals:	(\$69,300.00)	(\$62,370.00)	(\$55,440.00)	(\$48,510.00)	(\$41,580.00)	(\$34,650.00)	(\$27,720.00)	(\$20,790.00)	(\$13,860.00)	(\$6,930.00)	\$0.00
Liquidity Pool Gains:	\$39,672.00	\$67,641.60	\$69,148.75	\$72,306.28	\$77,385.80	\$84,694.97	\$94,582.49	\$107,442.83	\$123,721.89	\$143,923.75	\$168,617.80
Net Income:	\$312,708.00	\$307,288.00	\$312,604.00	\$318,533.00	\$325,104.00	\$332,351.00	\$340,307.00	\$349,006.00	\$358,487.00	\$368,790.00	\$379,952.00
Net Distributions:	(\$300,000.00)	(\$300,000.00)	(\$300,000.00)	(\$300,000.00)	(\$300,000.00)	(\$300,000.00)	(\$300,000.00)	(\$300,000.00)	(\$300,000.00)	(\$300,000.00)	(\$300,000.00)
New Reserve:	\$563,680.00	\$576,239.60	\$602,552.35	\$644,881.63	\$705,791.43	\$788,187.40	\$895,356.89	\$1,031,015.72	\$1,199,364.60	\$1,405,148.36	\$1,653,718.16
VALUATION:	2025	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026
Appraised Value:	\$4,710,600.00	\$4,946,130.00	\$5,193,437.00	\$5,453,109.00	\$5,725,764.00	\$6,012,052.00	\$6,312,655.00	\$6,628,288.00	\$6,959,702.00	\$7,307,687.00	\$7,673,071.00
Reserve (CASH):	\$563,680.00	\$576,239.60	\$576,239.60	\$602,552.35	\$644,881.63	\$705,791.43	\$788,187.40	\$895,356.89	\$1,031,015.72	\$1,199,364.60	\$1,405,148.36
Investment Value:	\$5,274,280.00	\$5,522,369.60	\$5,769,676.60	\$6,055,661.35	\$6,370,645.63	\$6,717,843.43	\$7,100,842.40	\$7,523,644.89	\$7,990,717.72	\$8,507,051.60	\$9,078,219.36
Rental Yield (Cap Rate):	6.25%	6.15%	6.25%	6.37%	6.50%	6.65%	6.81%	6.98%	7.17%	7.38%	7.60%
Appreciation Rate:	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
EXPECTED RETURN:	11.25%	11.15%	11.25%	11.37%	11.50%	11.65%	11.81%	11.98%	12.17%	12.38%	12.60%
DISTRIBUTION RATE:	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
TOKEN VALUE (\$):	\$105.49	\$110.45	\$115.39	\$121.11	\$127.41	\$134.36	\$142.02	\$150.47	\$159.81	\$170.14	\$181.56