



BITS HOUSTON HEIGHTS

www.bithouse.ai



BITS1001 – HOUSTON HEIGHTS

FACT SHEET

Company Overview

BitHouse, a Texas-based unique development company that specializes in tokenizing rental communities, brings you BITS1001 Houston Heights, an opportunity that focuses on developing rental homes in Houston's vibrant Heights District — a fast-growing, highly sought-after area. These properties will be digitized with blockchain technology and offered as fractional ownership through \$100.00 security tokens. We are aiming for a 5-year investment horizon, focusing on steady rental income and long-term growth.

Income and Growth Potential

Investors can look forward to monthly income, targeting a minimum 6% annual yield. Any extra earnings will be set aside in a reserve to help smooth out future payouts. Plus, we expect the value of real estate to grow around 5% each year, offering protection against inflation and boosting overall returns.

Project Spotlight: BITS1001 Greater Houston, LLC

One of our first projects, **BITS1001 Greater Houston, LLC**, is a proud part of the BitHouse family. We have capped the project at a \$10 million valuation, with up to 100,000 security tokens available at \$100 each. The first \$3 million raised will go toward purchasing homes built by top builders in Houston that consistently deliver high-quality homes. Each token comes with a steady 6% annual return, paid monthly.

Tokenized Ownership Structure

Your ownership will be represented by \$100 security tokens. Each token is expected to generate \$6 a year in income and could be appreciated to around \$161.00 over five years. When the investment term wraps up, we plan to sell the properties and distribute the proceeds to investors — unless two-thirds (67%) of token holders vote to continue or change the plan.

Liquidity and Secondary Market Opportunities

All tokens will have a one-year holding period to meet SEC regulations. After that, you will have the option to trade them freely on decentralized exchanges like Uniswap, or Pancake Swap. To make things even smoother, BitHouse will back a special Liquidity Pool to consistently provide liquidity to sellers and may even offer bonuses for investors who participate.

Executive Summary

Company:	BitHouse, Inc.
Community:	BITS1001 Houston Heights, LLC
Location:	Heights District, Houston, Texas
Initial Offering Size:	\$3 million
Token Price:	\$100.00
Projected Annual Yield:	6% (monthly distributions)
Projected 5-Year Token Value:	\$161.00

Investment Opportunity

- BitHouse, Inc. is offering fractional ownership of rental residential properties through security tokens.
- Assets are located in Houston's high-growth Heights District, a prime market for long-term rental demand.
- Proceeds fund the acquisition of homes constructed by some of the top-tier Houston builders.

Income and Growth Potential

- **Monthly income distributions** targeting a minimum **6% annual yield**.
- Additional rental income above 6% will be retained for future distributions.
- Properties expected to appreciate by ~ **5% annually**, providing an inflation hedge and boosting overall returns.
- BitHouse will dedicate 15% of its assets to purchase and hold Bitcoin, estimating a 24% yield for the long term.

Tokenized Ownership Structure

- Investors purchase \$100.00 denominated tokens.
- Each token represents fractional ownership of the real estate portfolio.
- At the end of a 5-year holding period, properties will be sold with **pro-rata net proceeds** distribution, unless voted by a 67% supermajority.

Liquidity Strategy

- **SEC-compliant** one-year lock-up.
- Afterward, tokens become tradable on decentralized exchanges (e.g., Uniswap).
- BitHouse will support trading with a **dedicated Liquidity Pool** and may offer **yield incentives** for pool participants.

Summary

An opportunity to earn stable monthly income and participate in the appreciation of a professionally managed residential portfolio, leveraging blockchain-driven fractional ownership for liquidity and accessibility.

All numbers are deemed accurate, but under no circumstance can they be relied upon as certain. There is no implied guarantee of the results, whether written or verbal. Any person interested in acquiring real estate as an investment must carefully consider the risks involved in real estate transactions. It is strongly advised that anyone interested in acquiring real estate seeks professional advice and, under no circumstance, commits funds needed to pay for living expenses.