BitHouse

FINANCIAL PROJECTIONS

BITS 1001 Houston Heights - 4 Homes + Liquidity Pool

OFFERING PRICE:	2025	2026	2027	2028	2029	2030
Listing Date:	**9/30/2025**					
Offering Price:	**$3,000,000.00**					
Operating Reserve:	**($67,500.00)**					
Distribution Fees:	**($60,000.00)**					
Number of Tokens:	30,000					
Token Price:	$100.00					
Appraised Value:	$2,815,000.00					
Token Fair Market Value:	$93.83					
INCOME ANALYSIS:	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Monthly Rental Income:	$15,500.00	16,275.00	17,089.00	17,943.00	18,840.00	19,782.00
Annual Rental Income:	$186,000.00	195,300.00	205,065.00	215,318.00	226,084.00	237,388.00
Liquidity Pood Gains:	$33,120.00	37,094.00	41,545.00	46,530.00	52,114.00	58,368.00
Treasury Reserve Gains:	$99,360.00	123,206.00	152,775.00	189,441.00	234,907.00	291,285.00
Total Operating Income:	$318,480.00	$355,600.00	$399,385.00	$451,289.00	$513,105.00	$587,041.00
Property/Taxes:	($50,000.00)	(52,500.00)	(55,125.00)	(57,881.00)	(60,775.00)	(63,814.00)
Insurance:	($21,000.00)	(22,050.00)	(23,153.00)	(24,311.00)	(25,527.00)	(26,803.00)
HOA Fees:	($9,520.00)	(9,996.00)	(10,496.00)	(11,021.00)	(11,572.00)	(12,151.00)
Maintenance:	($5,688.00)	(5,972.00)	(6,271.00)	(6,585.00)	(6,914.00)	(7,260.00)
Guaranteed Payments (6%):	($180,000.00)	($180,000.00)	($180,000.00)	($180,000.00)	($180,000.00)	($180,000.00)
Management Fees:	($15,924.00)	(16,720.00)	(17,556.00)	(18,434.00)	(19,356.00)	(20,324.00)
Operating Expenses:	($282,132.00)	($287,238.00)	($292,601.00)	($298,232.00)	($304,144.00)	($310,352.00)
NET Operating Income	**$36,348.00**	**$68,362.00**	**$106,784.00**	**$153,057.00**	**$208,961.00**	**$276,689.00**
CASH FLOW:	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Liquidity Pool:	$276,000.00	$309,120.00	$346,214.00	$387,759.00	$434,289.00	$486,403.00
Treasury Reserve:	$414,000.00	$513,360.00	$636,566.00	$789,341.00	$978,782.00	$1,213,689.00
Net Income:	$36,348.00	$68,362.00	$106,784.00	$153,057.00	$208,961.00	$276,689.00
Net Cash Flow:	$36,348.00	$68,362.00	$106,784.00	$153,057.00	$208,961.00	$276,689.00
VALUATION:	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Appraised Value:	$2,250,000.00	$2,362,500.00	$2,480,625.00	$2,604,656.00	$2,734,889.00	$2,871,633.00
Liquidity Pool:	$276,000.00	$309,120.00	$346,214.00	$387,759.00	$434,289.00	$486,403.00
Treasury Reserve:	$414,000.00	$513,360.00	$636,566.00	$789,341.00	$978,782.00	$1,213,689.00
Operating Reserve (CASH):	$36,348.00	$68,362.00	$106,784.00	$153,057.00	$208,961.00	$276,689.00
Investment Value:	$2,976,348.00	$3,253,342.00	$3,570,189.00	$3,934,813.00	$4,356,921.00	$4,848,414.00
Additional Yield:	**1.21%**	**2.28%**	**3.56%**	**5.10%**	**6.97%**	**9.22%**
Appreciation Rate:	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**5.00%**	**5.00%**
DISTRIBUTION RATE:	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**	**6.00%**
TOTAL EXPECTED RETURN:	**12.21%**	**13.28%**	**14.56%**	**16.10%**	**17.97%**	**20.22%**
TOKEN VALUE ($):	**$99.21**	**$108.44**	**$119.01**	**$131.16**	**$145.23**	**$161.61**