



Market vs. Income **Approach: Turning a Liability** into an Asset

How FoxyHome Helps Homeowners "Keep Your Home, Grow Your Wealth"

anal purposes only and does not constitute an offer, invitation, or recommendation, to purchase securities. By accepting

nformational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyRome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for information you agree that it: (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an i vestment, and (c) is not a recommendation n The information herein is confidential and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. B iment is from sources deemed reliable but is not guaranteed for accuracy or complete 'his document contains forward-looking statements regarding the Foxy Group's obj agement's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual

Two Ways to Value a Property

Market Approach (Single-Family Home)

SOLD

Value-based on similar recently sold properties.

Income Approach (Multi-Dwelling Property)

RENT

Value-based on rental income or business income generated.

8...

Depends on what buyers in the market are paying.

0

Buyers focus on profitability and return on investment.

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyRP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. Reliance The information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclaims all flability for errors or omissions. Formard-Looking statements regarding the Foxy Group objective, strategies, and anticipated results. These statements, identified by terms like "may". "With """ "expet." and assumptions that could cause actual outcomes to differ materially. Key risk include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking statements are not guarantees of future performance, and reliance on them should be cautious.

Page

Why the Same Property Can Be Either

Liability



A property that costs you money each year (e.g., single-family home with no rental income).



Asset



Paae

A property that generates income, covering expenses and leaving surplus cash in your pocket.

DISCLAIMER

Costs & No Income = Liability

Annual Costs

Property Value: \$2,000,000

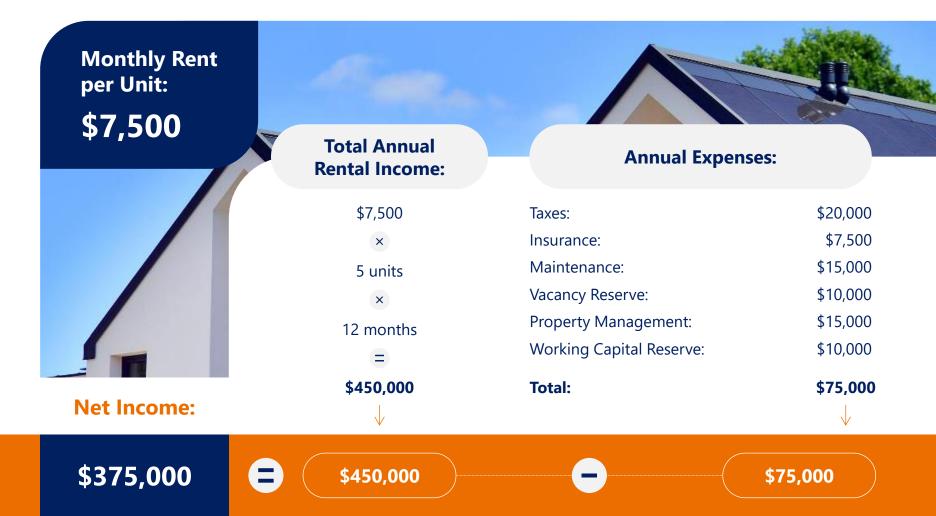


No Rental Income Out-of- Pocket Costs:	\$25,000/year
Total:	\$25,000/year
Insurance/Utilities:	\$10,000
Property Taxes:	\$10,000
Maintenance:	\$5,000
Annual Costs.	

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of ForyRent, EncyCPR, EncyHome, the Partnership, the CP, and their affiliates (collectively, the "Foxy Group."). It's for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it's (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group."). It's for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree that it is guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclams all liability for errors or omissions. Forward-looking statements regarding the Foxy Group objectives, strategies, and anticipated results. These statements, like "may". "Will, "Errory disclament" secures on or discussed will be "may" and it "errors" and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risk include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update formation.

Income & Profit = Asset



DISCLAIMER

The Foxy Group assumes no obligation to update forward-looking information.

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRent, FoxyRe, PoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and been store constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluation of an investment, and (c) is not a reactive the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree that it (a) is current as our constitute an one constitute and subject to change, (b) does not provide all necessary information for evaluations for evaluations or consisting. Reliance The information in this document is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent vertex. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to first for rearrands. Relearce net information, assumptions that could cause actual outcomes to differ materially. Rely risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are reliance on them should be cautions.

Paae

Single-Family vs. Multi-Unit



Single-Family Home:

Costs \$25,000/year (liability).



5-Unit Building: Earns \$375,000/year (asset). Income-producing properties typically grow wealth faster than nonincome properties.

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of fooyRent, FooyRen, FooyRen, the Partnership, the GP, and their affiliates (collectively, the "Fooy Group?). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it (a) is current as of its date and subject to change, (b) does not constitute an offer, invitation, or recommendation to invest in the Fooy Group?. It is for informational purposes only and does not constitute an offer, invitation, or recommendation to invest in the Fooy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree that it (b) is current as of its date and subject to change, (b) does not provide all and proprietary to the Fooy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree that it (b) is current as of consent, this document may not be shared. The Fooy Group disclaims all liability for errors or omissions. Forward-looking statements regarding the Fooy Group's objectives, strategies, and anticipated results. These statements, itel minimum to respect, and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risk include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements regarding the Fooy Group disclaims made may not prove accurate. Forward-looking statements reacting and the shore the should be cautious. The Fooy Group assumes no obligation to update forward-looking information.

Valuing a Property by Its Income

Definition:

Return an investor expects on the property's income.



Formula:

Value = Net Income ÷ CAP Rate .



The Foxy Group assumes no obligation to update forward-looking information.

Lower CAP Rate = Higher Value (e.g., 3% for AAA-quality

properties).



Page

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of Fox/PGP. Fox/FOx/PGP. the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and been to constitute an offer, invitation, or recommendation to purchase securities. By acception the file is document to file is document to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group."). It is does not constitute an offer, invitation, or recommendation to purchase securities. By acception the file is document to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to the file able builts on tegritary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to the file builts on tegritary to the Foxy Group (c) does not include the file and the file builts on tegritary to the foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," will, "expect," and similar expressions, and similar expressions, and reliance on them should be cautious, stourghet and assumptions that to could cause actual concerns to fifth materially. Respires the foxy Group's objectives, strategies, and anticipated results. These statements, identified builts in experision and similar to could cause actual concerns to fifth materially. Respires the forward-looking statements regarding the foxy Group's objectives, strategies, and anticipated results. These statements, identified builts and similar expressions, and reliance on them should be cautious, staumentions that could cause actual concomest to fifth materially. Respires the foxy Group's objectives, strategies, and anticipated results. These statements - down actual concomest contest and easternation of anti

From \$2M Home to \$12.5M Multi-Unit



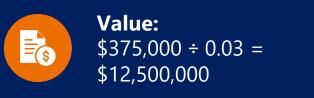






Development Costs:

- Original Land/Home: \$2,000,000
- Construction: \$6,000,000
- Total: \$8,000,000

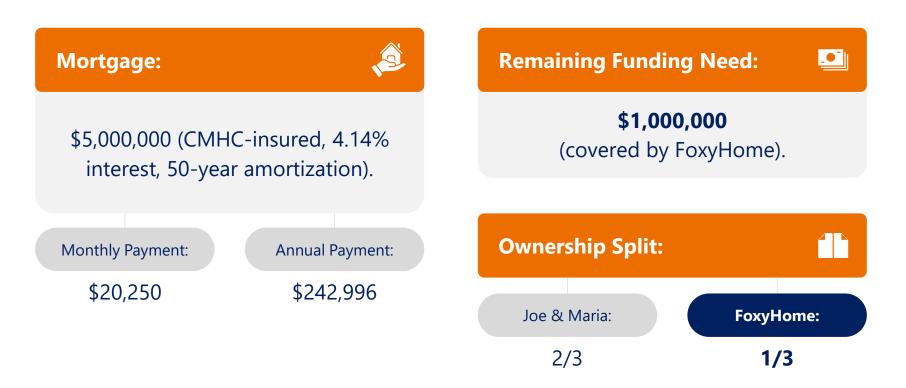




Development Profit: \$12,500,000 - \$8,000,000 = \$4,500,000

How Joe and Maria Get It Done





DISCLAIMER

The Foxy Group assumes no obligation to update forward-looking information.

Informational Purposes Only This document contains confidential information about the business and operations of Fox/PGP. Fox/FOx/PGP. the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and been to constitute an offer, invitation, or recommendation to purchase securities. By acception the file is document to file is document to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group."). It is does not constitute an offer, invitation, or recommendation to purchase securities. By acception the file is document to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to the file able builts on tegritary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to the file builts on tegritary to the Foxy Group (c) does not include the file and the file builts on tegritary to the foxy Group's objectives, strategies, and anticipated results. These statements, identified by terms like "may," will, "expect," and similar expressions, and similar expressions, and reliance on them should be cautious, stourghet and assumptions that to could cause actual concerns to fifth materially. Respires the foxy Group's objectives, strategies, and anticipated results. These statements, identified builts in experision and similar to could cause actual concerns to fifth materially. Respires the forward-looking statements regarding the foxy Group's objectives, strategies, and anticipated results. These statements, identified builts and similar expressions, and reliance on them should be cautious, staumentions that could cause actual concomest to fifth materially. Respires the foxy Group's objectives, strategies, and anticipated results. These statements - down actual concomest contest and easternation of anti

A Steady Retirement Income



DISCLAIMER Informational Purpo

ations of FoxyRent, FoxyGP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and does not constitute an offer, invitation, or date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group. prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality.

y or completeness. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions. up's objectives, strategies, and anticipated results. These statements, identified by terms like "may," "will," "expect," and similar expressions, reflect management's beliefs but are subject to risks, nic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. Paae 10

Splitting the Profits



Joe & Maria vs. FoxyHome



DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of Growflex (FoxyHone, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group,"). It is for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities, By accepting this document, you agree that it (a) is current as of is date and subject to change. (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group. This for informational purposes only and (c) is not a recommendation to invest in the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidentiality. Reliance The information in this document contains forward-looking statements regarding the foxy Group Studies. Independent verification is advised. The Foxy Group disclaims all liability for errors or omissions. Forward-Looking Information This document contains forward-looking statements regarding the foxy Group's objectives, strategies, and anticipated ensults. These statements, identified by terms like "may" "Nill", "respect," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements reading the foxy Group assumes no obligation to update forward-looking information.

Tax Advantages

Why Most of the Income is Tax-Free



Mortgage Interest: \$212,659/year (tax-deductible). Carry-Forward Losses:

\$410,318 left after Year 1.

Depreciation:

\$360,000/year (paper expense).

Effect:

Surplus \$132,004 is effectively tax-free due to write-offs.

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyGen, CoxyGen, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational purposes only and addition about the business and operations of FoxyGen, CoxyGen, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group"). It is for informational proposes only and addition of the Foxy Group. Confidential Information about the business and operations of the data subject to change. (b) does not constitute an offer, invitation, or recommendation to invitites. By accepting this document, you agree that it is for informational purposes only and does not constitute an offer, invitation, or recommendation to invites. By accepting this document, you agree that it is for solution to change. (b) does not constitute and subject to change. (b) does not constitute and subject to change. (b) does not constitute and proprietary to the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree that it is confidential information in the foxy Group does not constitute and offer, invitation, or recommendation to invite is from sources deemed reliable but is not guaranteed for accuracy or completeness. Independent verification is advised. The Foxy Group disclams all liability for errors or omissions. Forward-locking information This document contains forward-locking information agraining the Foxy Group Science's offer advised results. These statements, identified by terms line may: "Null" propert, and stilliar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions made may not prove accurate. Forward-looking information and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.

Page 12

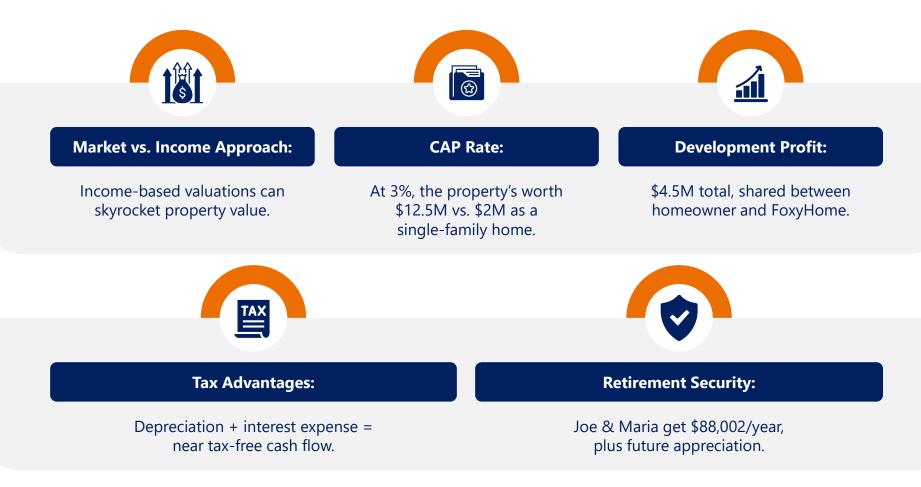
Accounting Loss vs. Actual Cash Flow



DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FooyRent, FoorRent, Foo

From Liability to Cash-Flowing Asset



Keep Your Home, Grow Your Wealth



Provides the missing capital.

FoxyHome's Role:





Manages the transformation.

Shares profits and cash flow.

Outcome:

A once-costly home becomes a multimillion-dollar income asset. Joe & Maria stay in the neighborhood, gain financial freedom, and secure a legacy.

DISCLAIMER

Informational Purposes Only This document contains confidential information about the business and operations of FoxyRemt, FoxyRP, FoxyHome, the Partnership, the GP, and their affiliates (collectively, the "Foxy Group."). It's for informational purposes only and does not constitute an offer, invitation, or recommendation to purchase securities. By accepting this document, you agree that it's (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invite a fox securities. By accepting this document, you agree that it's (a) is current as of its date and subject to change, (b) does not provide all necessary information for evaluating an investment, and (c) is not a recommendation to invest in the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidential into mation to invest in the Foxy Group. Without prior written consent, this document may not be shared, reproduced, or discussed. By reviewing this document, you agree to maintain its confidential into accuracy or completeness. Independent verification is advised. The Foxy Group disclams all liability for errors or omissions. Formard-looking Information This document contains forward-looking statements regarding the Foxy Group Studyet evalues. These statements, its (error). Twill, "error," and similar expressions, reflect management's beliefs but are subject to risks, uncertainties, and assumptions that could cause actual outcomes to differ materially. Key risks include economic, market, and operational conditions. Assumptions made may not prove accurate. Forward-looking statements are not guarantees of future performance, and reliance on them should be cautious. The Foxy Group assumes no obligation to update forward-looking information.

Page 1