



HOVIS CAPITAL

REAL ESTATE INVESTING

SEC Compliant | Securities Offering

R.E.E.P.

REAL ESTATE EQUITY PARTNERSHIP

FUND

75/25

Equity & Cash Flow
Distribution Ratio

Plus...100% Tax Advantages

CASE STUDY*

Market Value:	\$200,000
Purchase Price:	\$130,000
Construction Cost:	\$25,000
Closing/Reserves:	\$5,000
All-in Investment:	\$160,000
Instant Equity:	\$40,000
Rent/Payment:	\$1,500
Rent Costs:	-\$500
Monthly Cash Flow:	\$1,000

*For Educational purposes only. Returns not guaranteed or implied.

"We don't
profit until
our investors
profit!"

-BRAD HOVIS, FOUNDER

FIND

Distress = Discount

DIRECT MAIL
PAY PER CLICK
NETWORKING
SEARCH ENGINE
YARD SIGNS
COLD CALLING
REALTORS
WHOLESALE
BIRD DOGS
DOOR KNOCKING
BILLBOARDS
CORRUM ALTHOUGH

"Any Means Necessary"

FIX

Before



After



FINANCE

Private Finance

- 10% Down Payment
- 30yr Amortized Loan
- 8yr Balloon
- Promissory Note

+ GREAT CASH FLOW
- NO APPRECIATION

Lease Purchase

- 3% Down Payment
- \$2,400/yr Occupancy Credit
- At 10%, We Finance
- Rent Becomes P/I Payment

+ GOOD CASH FLOW
++ APPRECIATION

LIMITING EXPENSES | MAXIMIZING RETURNS

HOVIS CAPITAL

REAL ESTATE INVESTING





Portfolio Performance Report

Bote Portfolio

Date Range: 10/1/24 - 10/31/24
Report Year: 2024

Status Count

For Rent	2
For Sale	0
Rehab	1
Eviction	1
Occupied	18
TOTAL	22

SNAPSHOT

Market Value:	\$3,930,000
Investment Amount:	\$3,208,000
Equity:	\$722,000
Total Revenue:	\$347,594

Bote Portfolio

Property Performance

Investment Performance

Properties*	Status	Acquisition Date	2023		2024		Annual Equity (+/-)	Annual Equity (+/-)	YTD Rent Revenue	Reserve Balances (Ops & Cap)	Capital Investment	Equity (75%)	Equity (75%)	YTD Distribution (75%)	YTD ROI (75%)	Annual Return - Equity & Dist. (75%)	Total Equity (75%)	Total Distributions (75%)	Total Return - Equity + Dist. (75%)	Average Annual ROI**
			Market Value	Market Value																
			TOTALS	\$3,585,000	\$3,930,000	\$345,000														
3093 Walpole Ave, Memphis, TN 38118	Occupied	11/22/19	\$140,000	\$160,000	\$20,000	14.3%	\$13,940.00	\$5,212.25	\$92,000	\$15,000	10.7%	\$4,740	6.5%	17.3%	\$51,000	\$25,190	\$76,190	17.8%		
2489 Redvers Avenue, Memphis, TN 38127	Occupied	4/28/22	\$120,000	\$140,000	\$20,000	16.7%	\$10,755.00	\$6,011.46	\$105,000	\$15,000	12.5%	\$3,540	4.3%	16.8%	\$26,250	\$8,307	\$34,557	13.9%		
3349 Kristy Dr, Memphis, TN 38118	Occupied	8/23/22	\$140,000	\$155,000	\$15,000	10.7%	\$11,854.52	\$1,797.18	\$120,000	\$11,250	8.0%	\$3,180	3.2%	11.3%	\$26,250	\$6,705	\$32,955	12.7%		
3735 Heathcliff Dr, Horn Lake, MS 38637	Occupied	9/21/22	\$185,000	\$200,000	\$15,000	8.1%	\$13,690.00	-\$3,639.12	\$150,000	\$11,250	6.1%	\$4,860	3.8%	9.9%	\$37,500	\$12,840	\$50,340	15.5%		
3050 Arrendale Street, Memphis TN 38118	Occupied	10/11/22	\$190,000	\$185,000	-\$5,000	-2.6%	\$11,160.00	\$759.25	\$150,000	-\$3,750	-2.0%	\$2,910	2.3%	0.4%	\$26,250	\$6,875	\$33,125	10.8%		
1794 Baldwin Avenue, Memphis, TN 38127	Occupied	4/21/23	\$130,000	\$140,000	\$10,000	7.7%	\$12,950.00	\$5,914.81	\$115,000	\$7,500	5.8%	\$5,595	6.1%	11.9%	\$18,750	\$7,395	\$26,145	15.6%		
733 Dellrose Dr. Memphis, TN 38116	Occupied	6/30/23	\$130,000	\$150,000	\$20,000	15.4%	\$10,487.77	\$3,043.19	\$126,000	\$15,000	11.5%	\$3,345	3.3%	14.8%	\$18,000	\$3,840	\$21,840	13.3%		
3586 Vanderwood Drive, Memphis, TN 38128	Occupied	8/4/23	\$185,000	\$190,000	\$5,000	2.7%	\$15,950.00	\$13,823.89	\$165,000	\$3,750	2.0%	\$7,350	5.8%	7.8%	\$18,750	\$9,300	\$28,050	14.9%		
2728 Skylake Drive, Memphis, TN 38127	Occupied	8/9/23	\$155,000	\$160,000	\$5,000	3.2%	\$13,400.00	\$11,855.72	\$130,000	\$3,750	2.4%	\$4,725	4.8%	7.2%	\$22,500	\$4,725	\$27,225	18.7%		
5947 Raintree Drive, Memphis, TN 38115	Occupied	11/1/23	\$200,000	\$200,000	\$0	0.0%	\$16,944.85	\$5,564.33	\$165,000	\$0	0.0%	\$5,175	3.9%	3.9%	\$26,250	\$5,175	\$31,425	19.7%		
7230 Berkridge Drive, Hazelwood, MO 63042	Occupied	12/20/23	\$165,000	\$165,000	\$0	0.0%	\$16,020.00	\$7,584.38	\$140,000	\$0	0.0%	\$5,310	4.6%	4.6%	\$18,750	\$5,310	\$24,060	18.2%		
4386 Aldridge Drive, Memphis, TN 38109	Occupied	4/19/24	\$210,000	\$210,000	\$0	0.0%	\$9,518.00	\$9,833.27	\$175,000	\$0	0.0%	\$3,600	4.1%	4.1%	\$26,250	\$3,600	\$29,850	18.1%		
4220 Camelot Avenue, Memphis TN 38118	Occupied	4/19/24	\$140,000	\$170,000	\$30,000	21.4%	\$8,910.00	\$9,655.13	\$145,000	\$22,500	16.1%	\$2,700	3.7%	19.8%	\$18,750	\$12,180	\$30,930	22.9%		
6023 Fox Ridge Drive, Memphis, TN 38115	Eviction	4/19/24	\$170,000	\$210,000	\$40,000	23.5%	\$6,963.00	\$5,434.95	\$175,000	\$30,000	17.6%	\$1,590	1.8%	19.4%	\$26,250	\$1,590	\$27,840	16.4%		
4075 Tutwiler Avenue, Memphis, TN 38122	Occupied	4/1/24	\$200,000	\$200,000	\$0	0.0%	\$13,625.00	\$8,237.29	\$175,000	\$0	0.0%	\$0	0.0%	0.0%	\$18,750	\$0	\$18,750	11.2%		
9627 Venice Drive, St. Louis, MO 63136	Rehab	7/5/24	\$130,000	\$160,000	\$30,000	23.1%	\$0.00	\$3,657.05	\$130,000	\$22,500	17.3%	\$0	0.0%	17.3%	\$22,500	\$0	\$22,500	17.8%		
5655 Winterwood Drive, Horn Lake, Mississippi	For Rent	7/15/24	\$155,000	\$185,000	\$30,000	19.4%	\$0.00	-\$1,469.25	\$155,000	\$22,500	14.5%	\$0	0.0%	14.5%	\$22,500	\$0	\$22,500	14.4%		
5121 Appleville St. Memphis, TN 38109	Occupied	7/26/24	\$130,000	\$150,000	\$20,000	15.4%	\$1,563.00	\$2,291.70	\$130,000	\$15,000	11.5%	\$135	0.4%	11.9%	\$15,000	\$135	\$15,135	11.9%		
4774 N. Milnor Drive, Memphis, TN 38128	For Rent	8/29/24	\$230,000	\$230,000	\$0	0.0%	\$0.00	\$10.88	\$185,000	\$0	0.0%	\$0	0.0%	0.0%	\$33,750	\$0	\$33,750	18.2%		
6453 S Copper Valley Dr. Memphis, TN 38141	Occupied	10/2/24	\$160,000	\$190,000	\$30,000	18.8%	\$1,395.00	\$3,335.31	\$160,000	\$22,500	14.1%	\$0	0.0%	14.1%	\$22,500	\$0	\$22,500	14.4%		
6465 S Copper Valley Dr. Memphis, TN 38141	Occupied	10/2/24	\$160,000	\$190,000	\$30,000	18.8%	\$1,395.00	\$3,303.54	\$160,000	\$22,500	14.1%	\$0	0.0%	14.1%	\$22,500	\$0	\$22,500	14.4%		
6465 S Copper Valley Dr. Memphis, TN 38141	Occupied	10/2/24	\$160,000	\$190,000	\$30,000	18.8%	\$1,395.00	\$3,303.54	\$160,000	\$22,500	14.1%	\$0	0.0%	14.1%	\$22,500	\$0	\$22,500	14.4%		

* Indicates properties that have been sold this year.

Hovis Capital | 11001 W 120th Ave. Suite 400 Broomfield, CO 80021 | www.HovisCapital.com | (720) 966-1929

** 3.6% Tax Depreciation NQT included in ROI Calculation



Welcome to your monthly Portfolio
Performance Report!
Questions? Please reach out...we want
to make sure you're taken care of.

Profit & Loss Statement

<i>Operations Reserve Account</i>		<i>This Period</i>	<i>This Year</i>
BEGINNING BALANCE		\$41,120.89	\$34,714.58
INCOME			
Rental Income		\$36,255.00	\$191,916.14
Security Deposit Income		\$0.00	\$4,385.00
Misc. Income		\$0.00	\$0.00
Undeposited Income		\$0.00	\$0.00
Reserve Contribution		\$16,464.66	\$36,885.15
	TOTAL INCOME	\$52,719.66	\$233,186.29
EXPENSES			
Property Tax		\$0.00	\$15,442.56
Insurance		\$2,701.21	\$18,329.40
Management Fee		\$2,850.00	\$21,165.00
Maintenance		\$4,914.59	\$46,765.59
Vacancy		\$2,369.78	\$14,258.35
Misc. Expense		\$0.00	\$890.00
Security Deposit		\$0.00	\$1,495.00
Outstanding Checks		\$0.00	\$0.00
	TOTAL EXPENSES	\$12,835.58	\$118,345.90
	PROFIT/LOSS	\$39,884.08	\$114,840.39
DISTRIBUTIONS			
Investor Distribution		\$7,425.00	\$58,755.00
HC Distribution		\$2,475.00	\$19,695.00
Affiliate Distribution		\$0.00	\$0.00
	TOTAL DISTRIBUTIONS	\$9,900.00	\$78,450.00
ENDING BALANCE		\$71,104.97	\$71,104.97

<i>Capital Reserve Account</i>		<i>This Period</i>	<i>This Year</i>
BEGINNING BALANCE		\$47,759.54	\$38,350.34
INCOME			
Reserve Contribution		\$1,144.38	\$175,965.54
Undeposited Income		\$0.00	\$0.00
	TOTAL INCOME	\$1,144.38	\$175,965.54
EXPENSES			
Rehab		\$30,120.60	\$193,082.56
Misc. Expense		\$0.00	\$2,450.00
Outstanding Checks		\$0.00	\$0.00
	TOTAL EXPENSES	\$30,120.60	\$195,532.56
ENDING BALANCE		\$18,783.32	\$18,783.32

Account Balance Activity

<i>Operations Reserve Account</i>	<i>Beginning Balance</i>	<i>Allocated Income</i>	<i>Expenses</i>	<i>Ending Balance</i>
Investor Distribution	\$7,425.00	\$14,235.00	\$7,425.00	\$14,235.00
HC Distribution	\$2,475.00	\$4,745.00	\$2,475.00	\$4,745.00
Affiliate Distribution	\$0.00	\$0.00	\$0.00	\$0.00
Property Tax	\$9,956.69	\$4,360.00	\$0.00	\$14,316.69
Insurance	\$2,237.43	\$3,206.25	\$2,701.21	\$2,742.47
Management Fee	\$3,000.00	\$3,450.00	\$2,850.00	\$3,600.00
Maintenance	\$3,118.39	\$15,998.39	\$4,914.59	\$14,202.19
Vacancy	\$1,306.97	\$6,154.36	\$2,369.78	\$5,091.55
Misc. Expense	\$236.41	\$570.66	\$0.00	\$807.07
Security Deposit	\$11,365.00	\$0.00	\$0.00	\$11,365.00
Outstanding Checks	\$0.00	\$0.00	\$0.00	\$0.00
BALANCES	\$41,120.89	\$52,719.66	\$22,735.58	\$71,104.97

<i>Capital Reserve Account</i>	<i>Beginning Balance</i>	<i>Allocated Income</i>	<i>Expense</i>	<i>Ending Balance</i>
Rehab	\$47,759.54	\$1,144.38	\$30,120.60	\$18,783.32
Misc. Expense	\$0.00	\$0.00	\$0.00	\$0.00
Outstanding Checks	\$0.00	\$0.00	\$0.00	\$0.00
BALANCES	\$47,759.54	\$1,144.38	\$30,120.60	\$18,783.32