



RED LEAF INVESTMENTS

Investment Overview

Red Leaf Investments is offering a luxury residence for acquisition through a sale-leaseback structure as part of an early mover package. The home will be delivered turnkey at closing, and RLI will lease the property for a fixed 24-month term.

Property & Structure

- **Asset:** Completed luxury single-family residence
- **Location:** River Ranch on the Brazos
- **Structure:** Turnkey sale-leaseback with developer-funded down payment
- **Purchase Price:** \$2,300,000

Leaseback Terms

- **Tenant:** Red Leaf Investments
- **Lease Term:** 24 months
- **Monthly Lease Income:** \$17,250.00
- **Annual Lease Income:** \$207,000.00
- **Total Lease Income (24 Months):** \$414,000.00
- **Net Cash Flow (24 Months):** \$414,000

Investor Exit Options (at Month 24)

- **Sell back to Red Leaf for \$2,300,000** (*structured buyback option*)
- **Sell on the open market**
- **Retain and hold as a long-term investment**

Transaction Summary

- **Purchase Price:** \$2.30M
- **Total Lease Income (24 months):** \$414,000
- **Gross ROI (24 months):** 18.0%
- **Average Annual Return (Simple):** 9.0%
- **Monthly Cash Yield:** \$17,250
- **Gross Yield on Cost:** 9.0%
- **Cash-on-Cash Return:** 18.0% (assuming no additional capital outlay)
- **Income Certainty:** 100% contracted lease income for 24 months

*All financial figures are preliminary estimates and subject to change until our terms have been finalized.