

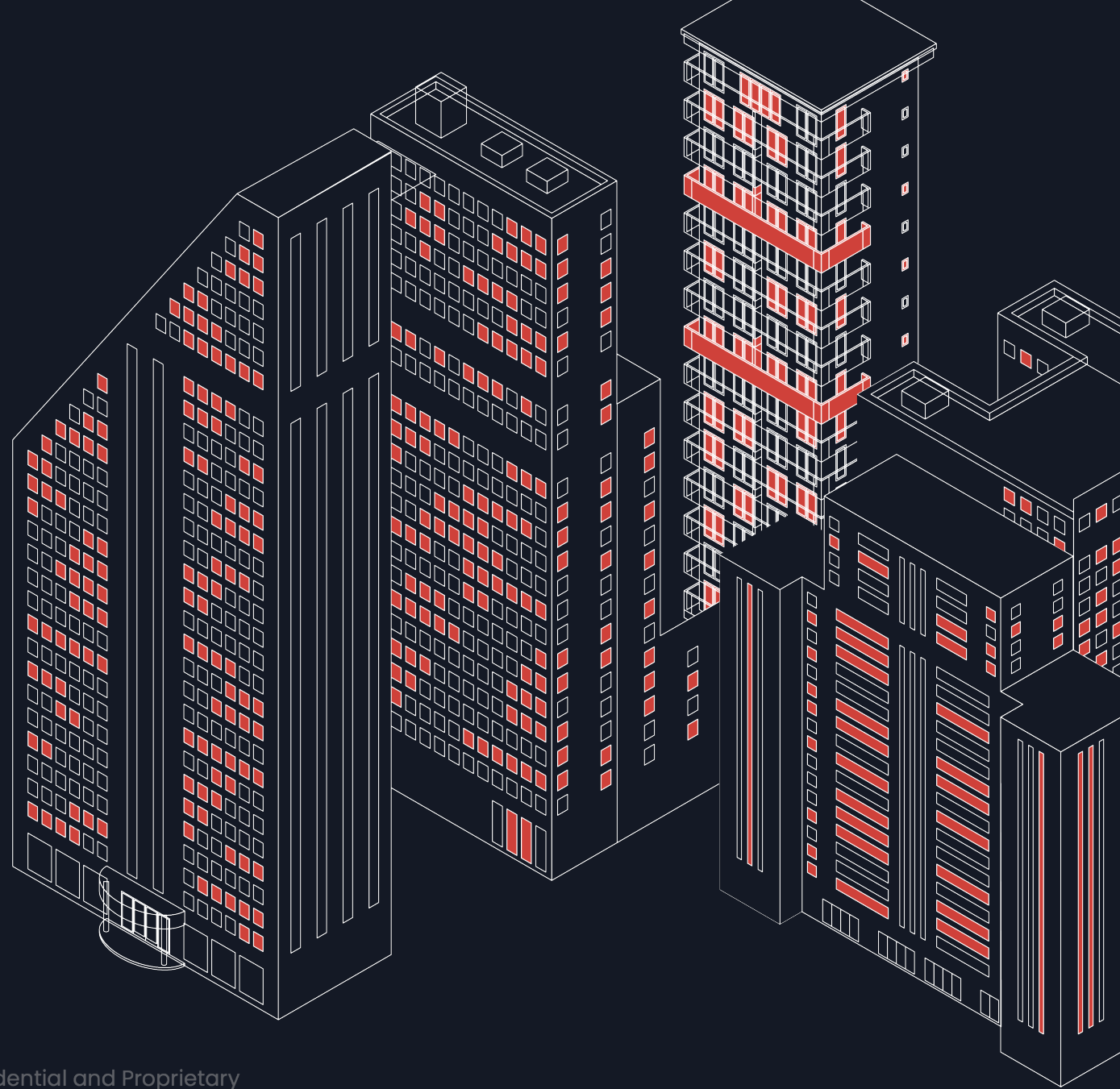


Own Shares of an Income-Producing Property

INVESTOR PRESENTATION
Q1 2023

Julio Caceres
CEO & FOUNDER

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Confidential and Proprietary

BRiX

/briks/

noun

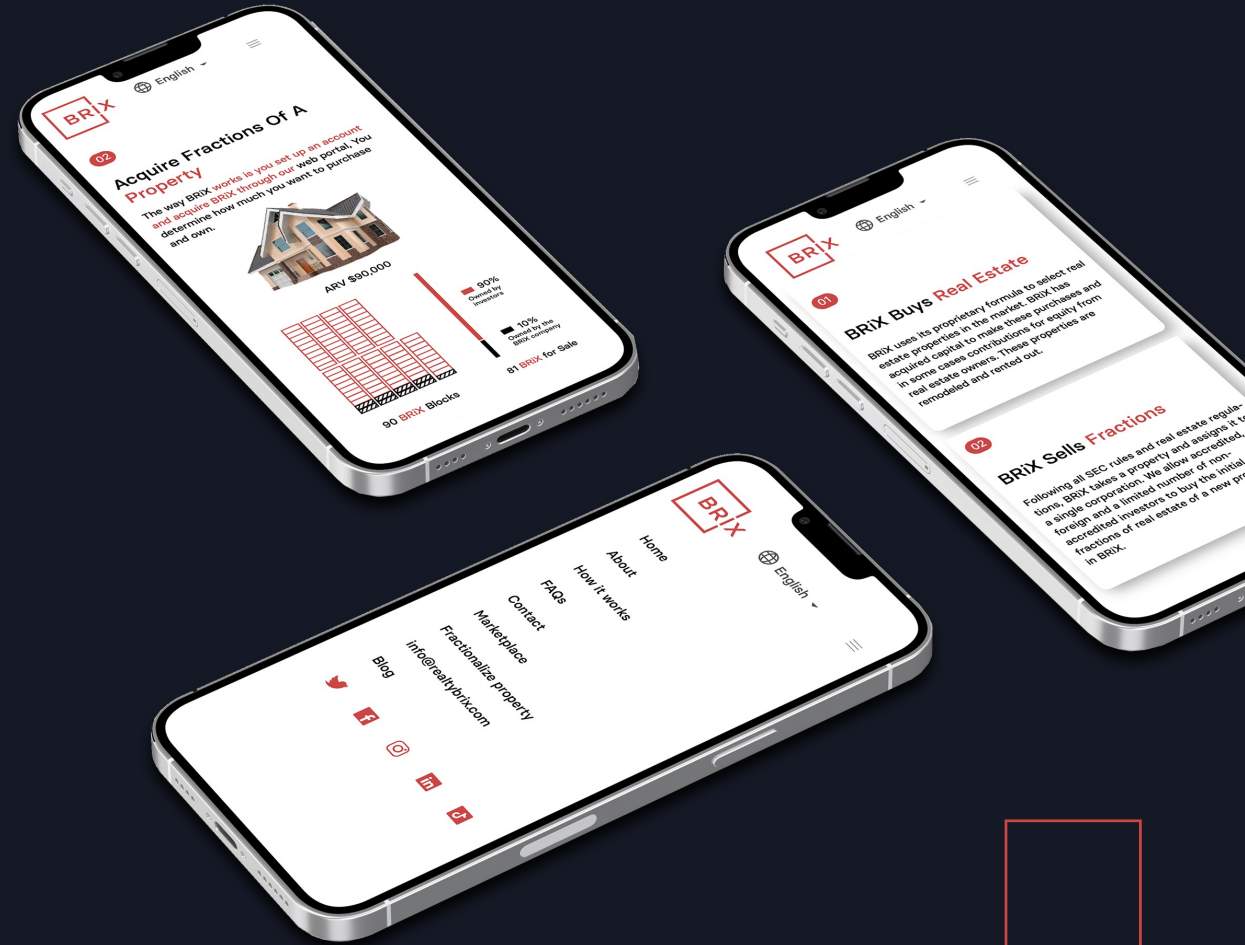
1. Fractional shares of a real estate property.

BRiXer

/'briksər/

noun

1. An extremely savvy investor; 2. A leader;
3. Someone who buys BRiX.



How big is the BRiX market?



37%

of the US population are renters

63%

are homeowners

14.1 Million

14.1 million individual landlords own 1 to 4 properties



73.9 Million

In 2021 73.9 million Americans resided in condominiums or HOA communities

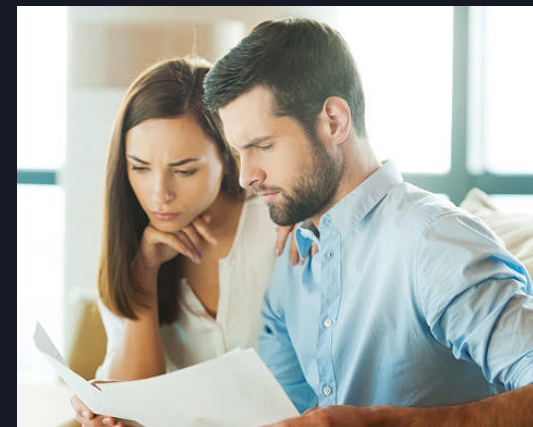


Buying real estate is too difficult

Traditional Real Estate Owner



- Requires 20% - 30% down
- A good credit score for mortgage
- Owner manages property and renters
- Liable for any personal lawsuits
- HOA fees, taxes and insurance
- With a mortgage, after monthly expenses, owners earn only 1% - 4% net a year

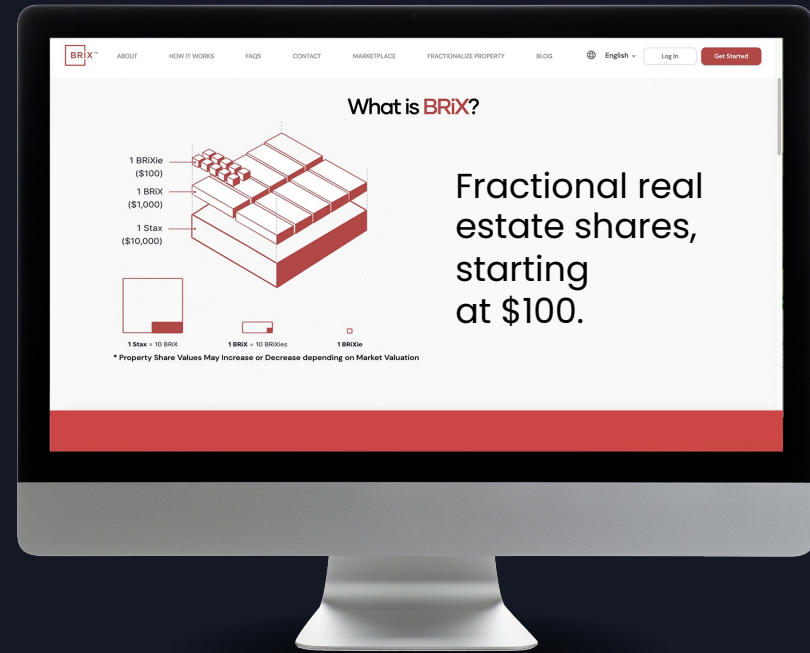


The BRiX fractional real estate solution

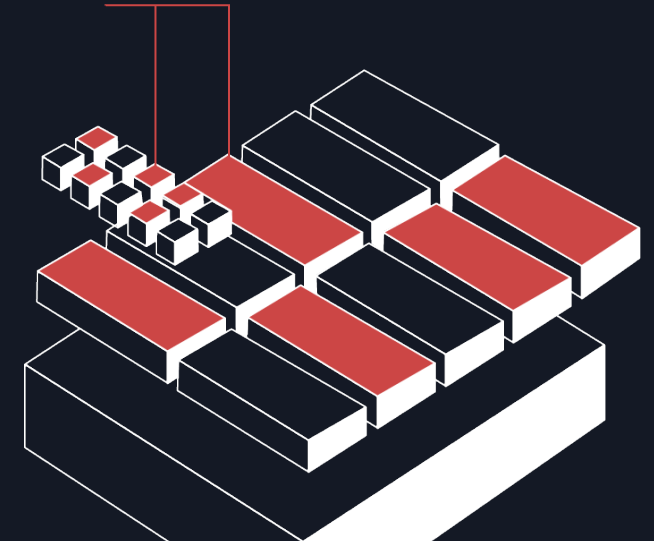
BRiX Owner



- BRiX handles property acquisition
- Does not need banks or debt instruments
- No real estate experience necessary
- Professional property management
- Properly insures its properties
- Start with \$100, \$500, \$1000
- BRiX appreciates in value over time
- Average net returns of 4% - 10% a year



BRiXer acquires fractions of a property



The BRiX revenue streams



BRiX receives marketplace transaction fees



BRiX derives revenue from rental income properties



BRiX charges property owners 2% to fractionalize on the marketplace



BRiX charges property management fees



Advertisers pay BRiX monthly fees for ads of the BRiX marketplace platform



BRiX charges corporation creation fees for each fractionalized property



How the BRiX loop works

BRiX acquires a rental income property



BRiX updates property, then rents it, and manages it



BRiX fractionalizes the property and adds it to the BRiX marketplace



BRiX begins selling shares in the BRiX property through the BRiX marketplace



BRiX recovers funds from 90% of the BRiX sold, which starts a new acquisition



BRiXers can start trading in the BRiX marketplace after 90 days



The BRiX team

Meet the core leaders of our 16-person team.



Julio Caceres | CEO & FOUNDER

Born in Colombia and raised in Miami, Julio has dedicated his life to the financial freedom of others. After four years of loyal service in the U.S. Marine Corps, he worked for the Department of Homeland Security. During his time there Julio received many awards and commendations, with his highest achievement being the co-development of the CBP ROAM app, saving taxpayers millions of dollars. Next he held roles in financial institutions in mortgage origination, real estate development, internal formula and algorithms. While working as a consultant, Julio assisted many individuals and businesses with mortgage lending. During the final reviews of loan packages he saw what people were paying in fees to banks and created BRiX, an entirely new way of investing in real estate.



Robert Cullen | COO

Rob is a highly experienced operations manager and veteran of the U.S. Marine Corps. After leaving the Marines, Rob joined Continental Airlines, now United, where he was responsible for overseeing facility maintenance operations and was credited with streamlining terminal operations and reducing maintenance times due to increased efficiencies. As the Chief Operating Officer of BRiX, Rob is utilizing his expertise in maintenance and planning to develop and oversee all operations for the organization. He is committed to innovating the real estate investing industry and helping BRiX achieve its goals. Beyond his professional accomplishments, Rob is also a dedicated philanthropist and Veteran community leader.



Dan Gudema | CTO, BRiX BOARD

Dan has worked in both startups and large corporations as an executive, engineer, marketer and manager. Dan is a writer, presenter and expert in tech startups. In 2001, Dan cofounded Pre-Dating.com which was sold to Cupid.com in 2005 and ran StartupPOP, a local pitch event in South Florida from 2013 to 2020. Dan also is the founder of SEO Turbo Booster, an SEO Automation company and has written 7 books on Internet subjects. Dan worked in technology at Bell Atlantic, NTT/Verio, abc distributing and Office Depot. Dan has a BA from The University of Maryland and an MBA from FAU.



Juan Del Sol | SVP, ACQUISITIONS

Juan is a seasoned real estate professional with over ten years of experience in the industry. He is passionate about helping families achieve the American Dream and build generational wealth through innovative real estate investments. He is the founder and CEO of the software company, MCL, which revolutionized the way real estate transactions are conducted. He is also Broker Owner at NextHome Vista. Juan is dedicated to helping his clients navigate the complex world of real estate and achieve their financial goals.



People want to own actual real estate, not a fund

Competitor	Founded	Residential Real Estate	Commercial Real Estate	Fund Only	Allows Non-Accredited	Fractional Investment	Marketplace	Minimum Investment
BRiX	2021							\$100
Fundrise	2010							\$1,000
DiversyFund	2016							\$5,000
YieldStreet	2015							\$500
Modiv	2015							\$1,000
PeerStreet	2013							\$1,000
GroundFloor	2013							\$10
RealT.co	2013							\$50
Arrived Homes	2021							\$100



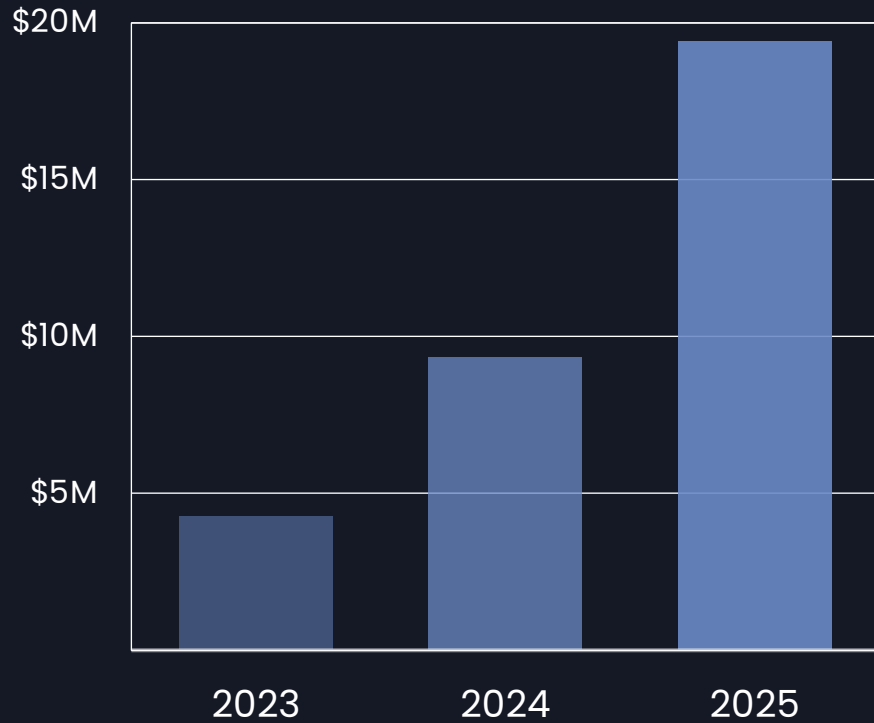
Financial projections

	2023	2024	2025
Sales			
Fractionalized Revenue			
Cumulative Fractionalized Properties	44	274	913
Total Fractionalized Revenue	\$319,350	\$2,851,516	\$9,825,999
Core Property Revenue			
New Property Acquisitions	17	24	28
Cumulative Core Properties	17	41	69
Total Core Property Revenue	\$3,862,618	\$5,884,438	\$7,483,585
Transaction Fee Revenue			
Total BRiX Properties	61	315	982
Total Transaction Fee Revenue	\$81,039	\$ 600,018	\$2,091,480
Total Revenue	\$4,263,006	\$9,335,972	\$19,401,064
Cost Of Goods Sold			
Total Cost of COGS	\$3,501,875	\$6,852,900	\$8,598,450
Gross Profit (\$)	\$761,131	\$2,483,072	\$10,802,614
Selling and Operations Expenses			
Variable Expenses			
Total Variable Expenses	\$946,489	\$1,889,702	\$3,774,370
Fixed/Overhead Expenses (SG&A)			
Total Overhead Expenses	\$177,667	\$358,341	\$657,345
Total Expenses	\$1,124,156	\$2,248,043	\$4,431,715
Depreciation and Amortization			
Total Depreciation and Amortization	\$10,909	\$52,036	\$122,343
Pre-Tax Profit (Loss)	\$(373,934)	\$182,993	\$6,248,556

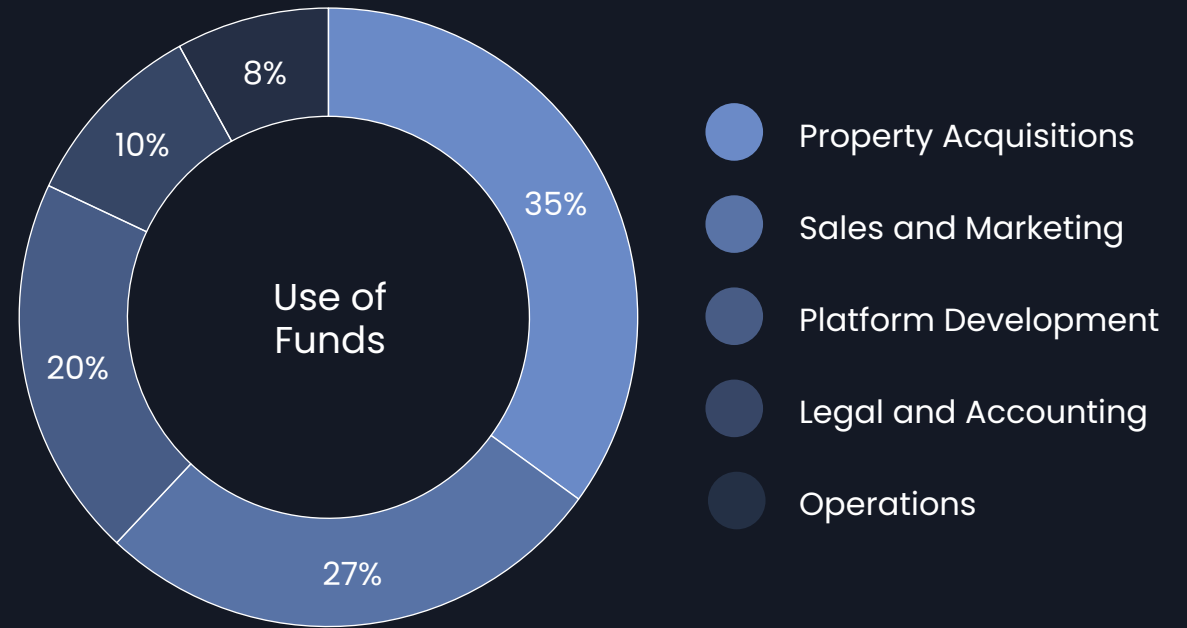


Growth and use of funds

Total Revenue



Use of Funds





Invest with us

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