

An Illustration of FoxyHome in Rental Income Numbers

Luxury, Sustainability, and Social
Responsibility in Harmony

FoxyHome's Unique Advantage



Maximizing Rental Income While Building Communities



Affordable Housing Commitment:

20% of units offered at affordable rates

Example: A unit rented for \$8,000/month is offered at \$1,347.50/month



Premium Units:

80% of units rented at premium rates, achieving:

- 20% above market rates
- Up to double market rent

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How FoxyHome Achieves Premium Rents

Strategies for Exceptional Returns



Risk Points

Receivables (None Payment of Rents)
LTB Tribunal
Legal Costs to Collect Rents
Rental Income
Ease of Compliance
Management
Quality of Tenants
Tenant Turnover
Ability to Keep Rents Above Inflation
Overall Control

INCOME MODEL

Legacy Tenant
Students, Corporate
and Short-term Rentals

Score

Legacy Tenant &
Custodian Tenants
plus Short-term Rentals

Score

Conventional
Affordable Tenant
and Conventional LTB
Tenancy

Score

Score 0-10, 10 Excellent, 0 Terrible

Credit Card	10	Moderate	5	High	0
None	10	High	0	Very High	0
None	10	Very High	0	Very High	0
Market >25%	10	Market +10%	5	Market	0
100%	10	Borderline	5	Cumbersome	5
Hybrid	10	Intensive	5	Very High	0
High	10	Intermediate	5	Low Quality	0
High	10	Intermediate	5	Low	0
High	10	Intermediate	5	Negative	0
High	10	Intermediate	5	Low	3

TOTAL POINTS

100

40

8



Top-Tier Property Managers:

- Specialized in hospitality industry
- Attract premium tenants willing to pay higher rents
- Consistently outperform market averages



Hospitality-Focused Rentals:

- **Target groups:**
 - Corporate tenants
 - Students
 - Short- and medium-term renters
- **High-end features:**
 - Fully furnished units
 - Energy-efficient designs



Maximizing Value:

- **Example:**
 - Market Rent: \$6,000/month
 - FoxyHome Rent: \$7,500 to \$8,000/month (20%-33% premium)
 - Exceptional Cases: Up to \$12,000/month




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Example: Balancing Affordable and Premium Units



FoxyHome's Balanced Approach

 Category	 Details	 Annual Income
Affordable Units	1 unit at \$1,347.50/month	\$16,170
Premium Units	4 units at \$8,000/month	\$384,000
Total Income	5 units combined	\$400,170/year

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Why This Model Works

Key Drivers of Success



Unparalleled Rental Income:

Premium rents offset affordable housing costs



Avoiding Traditional Tenants:

Focus on hospitality-driven rentals



Sustainable Profitability:

Achieving rents 20%-100% above market rate

Flexibility and enforceable contracts

Strong returns for investors

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Conclusion



Delivering Luxury and Social Responsibility



Exceptional Profitability:

Premium rents drive strong returns.



Community Impact:

Affordable housing fosters inclusivity.



Innovative Model:

Combines luxury, sustainability, and responsibility.



Call to Action

Partner with FoxyHome to maximize value and contribute to thriving communities.