

TEAM

Combination of real estate,
capital markets and technology



Brian Ma

CPO

Repeat Founder (3rd co)
Founder @ Decide.com
Product @ Zillow
RE Agent and Investor
CS & EE from UW



Adena Hefets

CEO

PM & Cap Mkts @ Square Capital
Investor @ TPG
Banker @ BAML
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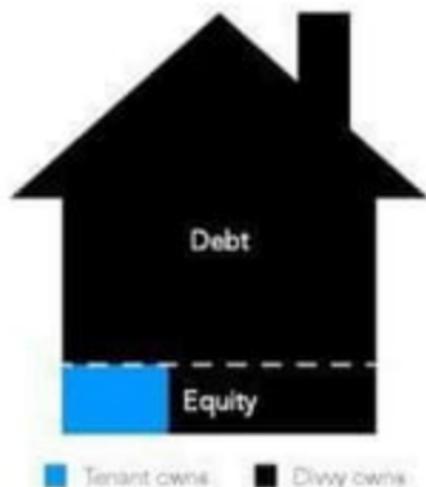
Nicholas Clark

CTO

CTO @ DoubleDutch
Sr. Engineer @ Microsoft
Founder @ MobileSRC
ECE from Cornell University

THE SOLUTION

Divvy enables fractional homeownership



1. Tenant picks out the home
2. Divvy purchases it for them
3. Tenant buys out our equity position over time

Sharing of equity creates alignment between Divvy and the tenant

TECHNOLOGY

Technology is core to enabling fractional homeownership

PRICING



Rent Optimization
Home Appreciation

UNDERWRITING



3-Year Mortgage Ready

OPERATIONS



Offer Automation
Quick Closings
Ledger / Cap Table

UNIT ECONOMICS

We make \$XK per year per home with Y% margins

ANNUAL UNIT ECONOMICS



We project we will make ~\$XK annually per home

MARKET EXPANSION

We focus on stable, high-yield markets

Columbus, OH
2,000 homes
\$185K med. home price

Cleveland, OH
1,500 homes annually
\$140K med. home price

Chicago, IL
7,500 homes annually
\$225K med. home price

Pittsburgh, PA
6,000 homes annually
\$140K med. home price

Indianapolis, IN
2,500 homes annually
\$145K med. home price

Baltimore, MD
5,000 homes annually
\$270K med. home price

Cincinnati, OH
3,500 homes annually
\$160K med. home price

Atlanta, GA
4,000 homes annually
\$185K med. home price

Memphis, TN
3,000 homes annually
\$120K med. home price

Nashville, TN
2,000 homes annually
\$235K med. home price

X% of markets fit our model

CREDIT FACILITY

We will scale a strong
capital markets practice



STEP 1
VALIDATE

\$XM term loan facility

High-net worth individuals

X% advance rate

Y% interest rate



STEP 2
GROWTH

\$XM credit facility

Bank partner

X% advance rate

Y% net interest rate



STEP 3
SCALE

Off Balance
Sheet

X% origination

Y% servicing

VALUE PROPOSITION

Alignment benefits both parties

DIVVY



2.5x Higher income
than REITS

Landlords, not lenders

TENANT

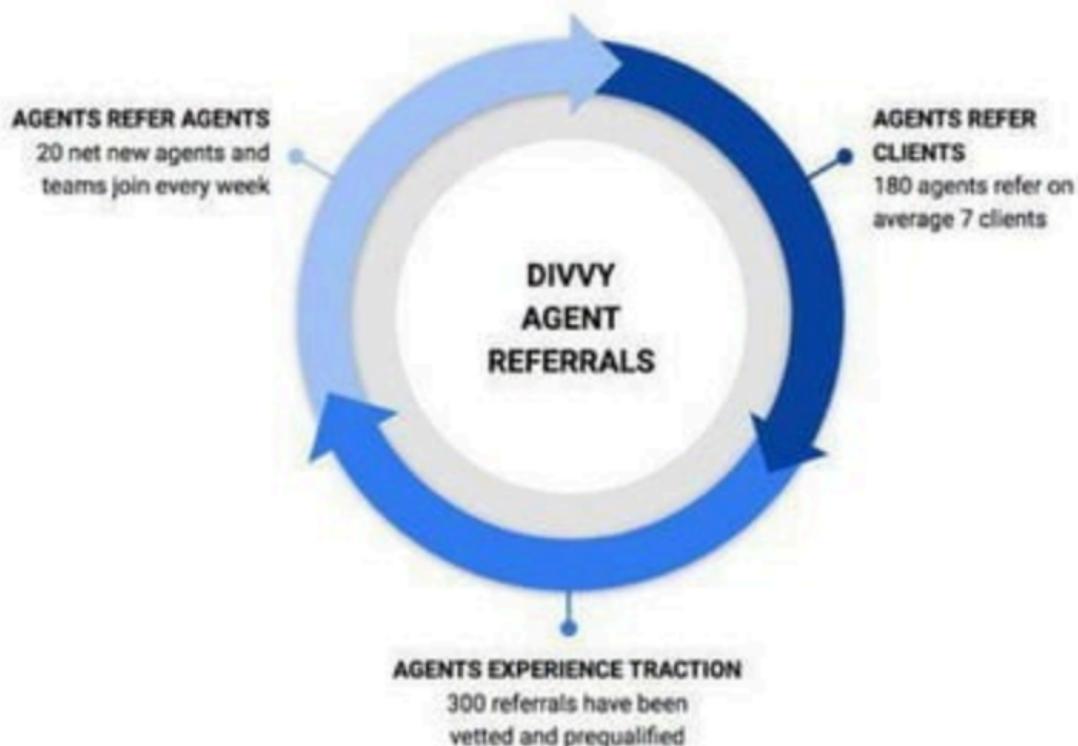


Gradual exposure to
homeownership

Delightful buying experience

DISTRIBUTION

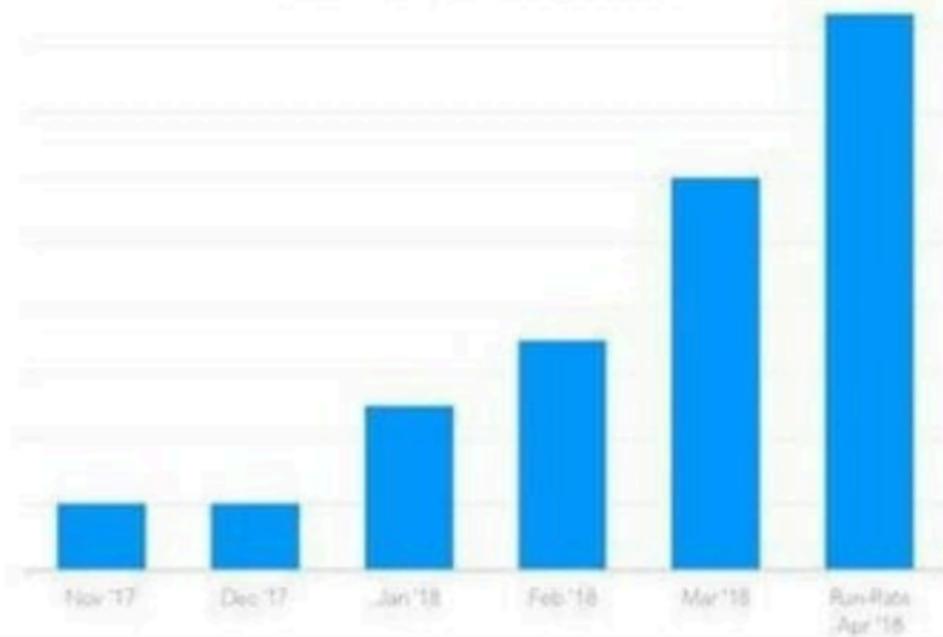
Partners are incentivized to work with us



TRACTION

Our customers love our product

MONTHLY HOMES CLOSED



X Homes closed in 3 months, with a backlog of Y customers

THE FUTURE

The opportunity is to create a new asset class of fractional home ownership

RENTER-OCCUPIED



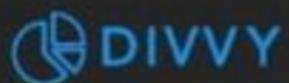
DIVVY-OCCUPIED



- + Aligned Interests
- + Fewer Defaults
- + Lower Operating Costs
- + Higher Yields

OWNER-OCCUPIED





Our Mission

Helping 100,000 families
purchase their first Divvy
home.