

DETROIT

REAL ESTATE

INVESTMENT

Build Wealth • Eliminate Tax • Generate Cash Flow

600+

Homes Renovated

300+

Financed Deals

50K+

Guests Hosted

4.83★

Superhost Rating

IMPORTANT DISCLAIMER

This presentation is for general information purposes only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature.

USProperties and/or its agents cannot and do not guarantee any rate of return or investment timeline. Investors are required to conduct their own investigations, analysis, and due diligence. Any areas concerning taxes or specific legal questions should be referred to lawyers, accountants, or other professionals licensed to render such advice.

All tax strategy information including bonus depreciation, cost segregation, and Opportunity Zone benefits discussed in this presentation are for educational purposes only. Tax results vary based on individual circumstances. Always consult a qualified CPA who specializes in real estate before making investment decisions.

OUR STORY & EXPERIENCE

- 600+ homes renovated
- 300+ financed deals with US-based lenders
- In-depth knowledge of Detroit neighbourhoods

WE KNOW SHORT-TERM RENTALS

- 20 short-term rentals under management
- 5 years experience
- 50K+ guests hosted, 1,200 reviews, Superhost status with ★4.83 rating

600+

Homes Renovated

300+

Financed Deals

5 yrs

Experience

50K+

Guests Hosted

1,200

Reviews

4.83★

Superhost

20 STRs

Currently Under Management

Why Detroit?

America's Most Compelling Investment Market

DETROIT ADVANTAGES

9.2% YoY

Fastest-appreciating major US metro — beats Miami's 8.3% (CoreLogic)

\$5.6B

Dan Gilbert / Bedrock invested since 2010 — 100+ buildings, 17K jobs

Recovered

Bankruptcy eliminated \$7B in debt — balanced operating budget

\$7B+

QLine transit corridor expected to spur \$7B+ in economic development

\$1.4B

City surplus budget to remove abandoned buildings & improve services

Tech Hub

Microsoft, Google, Amazon, LinkedIn, Snapchat all operating in Detroit

MAJOR INVESTMENT IN DETROIT

\$900M

Ford Motors

Electric & autonomous vehicles, 900 jobs

\$5.6B

Dan Gilbert / Bedrock

Since 2010, 100 businesses, 17K jobs

Growing

Detroit Tech Hub

Microsoft, Google, Amazon, LinkedIn, Snapchat

\$700M

Rivian

Amazon-backed EV startup

\$500M

JP Morgan Chase

Committed investment in Detroit

\$17M+

Google

Expansion adding 400 jobs

Active

Hotel Development

JW Marriott, Fox Theatre, Merchants Building

\$3T

US Investment Surge

UAE, Saudi Arabia, Apple, NVIDIA in 2025

THE TAX ADVANTAGE

How High-W2 Earners Legally Reduce Their Tax Bill

BONUS DEPRECIATION

Offset W2 income in Year 1

COST SEGREGATION

Accelerate deductions 5–15
yrs

OPPORTUNITY ZONES

Zero capital gains at 10 years

Always consult a qualified CPA before making investment decisions.

BONUS DEPRECIATION

SHORT-TERM RENTALS ONLY

STRs are classified as ACTIVE income by the IRS — allowing bonus depreciation losses to offset your W2 income directly. Standard rental properties cannot do this.

- 1 Purchase a STR property in Detroit
- 2 Commission a Cost Segregation Study (\$1,500–\$3,500)
- 3 Study identifies \$80K–\$90K in 5–15 year components
- 4 Apply bonus depreciation in Year 1 to your tax return
- 5 Receive a large paper loss that offsets your W2 income

PHYSICIAN SCENARIO

\$300,000 STR Purchase

Annual W2 Income **\$450,000**

Federal Tax Bracket **37%**

Cost Seg Components **\$80K–\$90K**

Year-1 Deduction **\$80,000+**

YEAR-1 TAX SAVINGS

\$28,000–\$33,000

**Consult your CPA. Results vary by individual tax situation and current bonus depreciation phase-down rates.*

COST SEGREGATION STUDY

The Engineering Analysis That Unlocks Accelerated Depreciation

WITHOUT COST SEG

Entire building = 27.5-yr asset

\$300K property → ~\$10,900/yr deduction

Pay taxes on full W2 income now

Slow wealth build via gradual deductions

Study Cost: \$1,500–\$3,500

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WITH COST SEG + BONUS DEP

Components separated: 5, 7, 15-yr lives

Potential \$80K–\$90K Year-1 deduction

Large paper loss offsets W2 income in Year 1

Accelerated deductions = faster tax savings

ROI on study: potentially 10:1 or higher in Year 1

QUALIFIED OPPORTUNITY ZONES

Detroit has federally designated Opportunity Zones.
Hold for 10 years — pay ZERO capital gains on appreciation.

DEFER

EXISTING GAINS

Roll capital gains from stocks, business sales, or real estate into a QOF within 180 days and defer the original tax.

REDUCE

ORIGINAL GAIN

For eligible early investments, receive a step-up in basis on your original deferred gain (subject to current IRS rules).

ELIMINATE

NEW APPRECIATION

Hold your Detroit property 10+ years and ALL new appreciation is **COMPLETELY EXEMPT** from federal capital gains tax. Not deferred — eliminated.

\$300,000 property → appreciates to \$700,000 over 10 years → \$400,000 gain = ZERO federal capital gains tax

THE COMBINED TAX STRATEGY

What This Looks Like for a High-Income Investor

Investor profile	Physician, \$450K W2 income, 37% bracket
Investment	\$300,000 Detroit STR in Opportunity Zone
Down payment (20%)	\$60,000
Cost segregation study	\$2,500 one-time cost
Year-1 bonus depreciation	\$80,000–\$90,000 deduction
Year-1 federal tax savings	\$28,000–\$33,000 REAL savings
Monthly STR cash flow	\$2,500+/month ongoing
10-year appreciation gain	Tax-free (Opportunity Zone)

"Real estate is the only investment where you can earn positive cash flow AND show the IRS a paper loss at the same time."

STRs ONLY

Bonus depreciation offsets W2 income. Long-term rentals use passive loss rules — different treatment.

CPA Required

These are IRS-approved strategies. Always implement with a qualified real estate CPA.

Turnkey

USProperties handles the entire process — entity formation through ongoing management.

The USProperties One-Stop Shop

Everything a High-Net-Worth Investor Needs — Under
One Roof

YOUR COMPLETE INVESTMENT SOLUTION

We handle everything. You collect the returns.

01. Entity Formation

We set up the right corporate structure — LLC, S-Corp, or other — to maximize asset protection and tax efficiency from day one.

03. High-Quality Renovations

Full renovation services with a 6-month construction guarantee. 600+ homes completed. Every property is finished to the highest standard.

05. Property Management

Full-service management — tenant placement, rent collection, property oversight, and a transparent owner portal to track performance.

02. Property Selection

Our team identifies high-value off-market properties in Detroit's best-performing neighbourhoods based on 5+ years of local expertise.

04. Financing

Access to our network of US-based lenders. 300+ financed deals completed. We handle purchase financing and cash-out refinancing.

06. Maintenance & Ongoing Support

24/7 maintenance coordination, regular property inspections, and a dedicated team available to support you at every stage.

END-TO-END PROCESS

From first conversation to cash-flowing portfolio — we handle every step.

**0
1**

Discovery Call

We understand your income, tax situation, and investment goals

**0
2**

Entity Setup

Form the right LLC or corporate structure with our legal partners

**0
3**

Property Selection

We source and present curated off-market Detroit properties

**0
4**

Financing

Connect with US lenders — we've closed 300+ financed deals

**0
5**

Renovation

Full-quality rehab with 6-month construction guarantee

**0
6**

Cost Segregation

Commission the study — identify Year-1 deduction components

**0
7**

Tenant / Guest Placement

STR setup or long-term tenant in place, generating income

**0
8**

Ongoing Management

Transparent portal, rent collection, maintenance support

INVESTMENT OFFERINGS

STR

SHORT-TERM RENTAL

- ✓ Sleep 12–14 guests
- ✓ 8–20% cash-on-cash return
- ✓ Bonus depreciation eligible
- ✓ Opportunity Zone available
- ✓ \$289K–\$400K+ price range

ROI 35%+

Leveraged (80% LTV)

SFR

SINGLE FAMILY RESIDENCE

- ✓ 1 unit, stable cash flow
- ✓ Section 8 option available
- ✓ Standard depreciation applies
- ✓ \$125K–\$175K price range
- ✓ 14%+ leveraged ROI

ROI 14%+

Leveraged (70% LTV)

MFR / 5+

MULTIFAMILY / PORTFOLIO

- ✓ 2–4 units per property
- ✓ Portfolio of 5+ properties
- ✓ Scalable income strategy
- ✓ \$140K–\$250K per property
- ✓ Compound growth potential

Build Scale

Portfolio Approach

STR CASE STUDY

257 Hague — Booked 48 Times in 2025

Monthly Rent (12-month avg)	\$5,525
Purchase Price (full reno)	\$289K USD
Gross Annual Income	\$66,300
Property Taxes	\$1,313
Insurance & Mortgage	\$1,482
Property Management	\$663
Utilities / Security / Lawn	\$580
Maintenance & Cleaning	\$1,000
Net Operating Income	\$21,552

LEVERAGED ROI 35.11% (80% LTV)

BOOKED

48

TIMES IN 2025

- ✓ Airbnb Superhost property
- ✓ Sleeps 12–14 guests
- ✓ Fully furnished & managed
- ✓ Bonus depreciation eligible
- ✓ Strong year-round bookings

LTR CASE STUDY

SINGLE FAMILY RESIDENCE

15420 Young

Monthly Rent	\$1,350/mo
Purchase Price	\$125K USD
Gross Annual Income	\$16,200
Property Taxes	\$1,583
Mortgage & Insurance	\$7,692
Property Mgmt (10%)	\$1,620
Vacancy (4%)	-\$648
Maintenance	\$600
Net Operating Income	\$10,957

LEVERAGED ROI 14.55% (70% LTV)

SINGLE FAMILY COLONIAL

16561 Littlefield

Monthly Rent	\$1,450/mo
Purchase Price	\$149K USD
Gross Annual Income	\$17,400
Property Taxes	\$1,222
Mortgage & Insurance	\$9,252
Property Mgmt (10%)	\$1,740
Vacancy (4%)	-\$696
Maintenance	\$600
Net Operating Income	\$4,138

LEVERAGED ROI 13.89% (70% LTV)

SECTION 8

Government Housing as a Recession Hedge

Government-Guaranteed Rent

HUD pays the majority of rent directly to the landlord — guaranteed regardless of tenant payment status.

Long-Term Tenancy

Section 8 tenants typically stay 5–10+ years. Low vacancy, high stability.

Above-Market Rents

HUD Fair Market Rents in Detroit are often at or above market rate — \$1,100–\$1,400/month.

Low Management Overhead

USProperties handles all Section 8 tenant qualification, HUD compliance, and management.

Recession-Proof Income

Government-backed housing demand increases during downturns — a natural hedge.

TYPICAL SECTION 8 PROPERTY

\$85,000

Purchase Price

\$1,100–\$1,400

HUD Monthly Rent

\$13.2K–\$16.8K

Annual Income

9–15%

Cash-on-Cash ROI

5–10+ yrs

Avg Tenancy

SHORT-TERM RENTAL MARKET

Detroit's tourism surge is creating extraordinary STR demand

17M

Visitors in 2024

28M

Annual visitors by
2030

\$600

Peak hotel rates/night

DEMAND DRIVERS

- **Movement Music Festival:** One of the world's largest electronic music festivals — thousands of visitors
- **Auto Shows:** Detroit Auto Show attracts global media, executives, and automotive fans
- **New Soccer Stadium:** Major league soccer driving sports tourism and corporate travel
- **Riverside Events:** Growing waterfront development creating new entertainment destinations
- **Hotel Shortage:** Massive shortage of hotel rooms — STR is the affordable alternative

WHY FAMILIES CHOOSE US

- ✓ Sleep 12–14 people — perfect for groups
- ✓ Full kitchen and living space
- ✓ Fraction of hotel cost for families
- ✓ Properties managed to hotel standard
- ✓ 50K+ guests, 4.83★ Superhost

THE BRRR STRATEGY

USProperties does BRRR for you

B

BUY

We source and acquire undervalued off-market Detroit properties on your behalf.

R

REPAIR

Full high-quality renovation with a 6-month construction guarantee. 600+ homes completed.

R

RENT

Professional tenant or guest placement. Ongoing management with transparent reporting portal.

R

REFINANCE

Access our US lender network to pull equity out and recycle capital into the next property.

R

REPEAT

Scale your portfolio. Compound your cash flow, depreciation benefits, and wealth.

EQUITY CAPTURE EXAMPLE

BIRWOOD PROPERTY

Purchase Price **\$130,000**

Estimated ARV **\$170,000**

Equity Capture 26%

Down Payment (20%) **\$26,000**

Recycle capital. Repeat. Scale.

READY TO BUILD YOUR PORTFOLIO?

Book a strategy call. We'll walk through your specific tax situation and present available Detroit properties.

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USPropertiesinvest.com

Not tax or investment advice. Consult a qualified CPA and financial advisor before making investment decisions.