



Two Single-Family Residential Portfolios, Offered Separately or Together

496 new-construction homes and 808 resale homes across nine states, offered individually, by community, by market, or in bulk.

Easy Street Offers is marketing two portfolios of single-family homes. The New Construction Portfolio comprises 496 brand-new, never-occupied homes purchased directly from national and regional homebuilders. The Resale Portfolio comprises 808 existing homes purchased individually from sellers across nine states. Each address appears in one portfolio only. The two portfolios differ in vintage, geography, and asset characteristics, and are priced, tracked, and transacted independently — a counterparty may acquire either portfolio, a subset of either, or both.

1,304 HOMES OFFERED	\$491.5M AGGREGATE LIST VALUE	9 STATES	\$376.9K AVG. LIST PRICE / HOME	2 SEPARATELY PRICED POOLS
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PORTFOLIO COMPARISON

METRIC	New Construction Portfolio	Resale Portfolio
HOMES	496	808
AGGREGATE LIST VALUE	\$142.9M	\$348.6M
AVERAGE LIST PRICE	\$288,133 (range \$174,500 – \$517,500)	\$431,401 (range \$119,100 – \$1,565,000)
GEOGRAPHY	Texas (487 homes) and Florida (9 homes)	TX (426), GA (152), FL (111), NC (60), TN (21), CO (15), AZ (12), SC (5), WA (2)
PORTFOLIO SHAPE	90 communities across 45 cities	Scattered-site across 319 cities; grouped by city
ACQUISITION CHANNEL	Direct from national and regional homebuilders	Direct-to-seller; purchased individually
VINTAGE & CONDITION	New, never occupied, complete and rent-ready; applicable builder warranties in force	Mixed vintage; condition varies by asset
STATUS	Vacant and immediately available	Mix of listed, unlisted and pending assets; occupancy varies
ASSET-LEVEL DATA	Community, market, list price and property characteristics	Beds, baths, square footage, HOA and flood status
VALUE REFERENCE	\$154.5M estimated value; \$11.6M spread to list (7.5% of estimated value)	Not published at the portfolio level

New Construction Portfolio — 496 homes, \$142.9M

Homes were acquired individually from national and regional homebuilders through builder closeouts, month-end inventory purchases, and other negotiated transactions. All 496 homes are complete, never occupied and rent-ready, with applicable builder warranties in force. 487 homes are in Texas and 9 in Florida, across 90 communities in 45 cities.

CONCENTRATION

Seven largest communities	139 homes · 28.0%
San Antonio market (incl. Von Ormy, Converse)	152 homes · 30.6%
Homes outside the seven largest	357 across ~83
Average homes per community	5.5

LARGEST COMMUNITIES	MARKET	HOMES
Spring Grove	Saint Hedwig, TX	25
Redbird Ranch	San Antonio, TX	25
Avenida	Converse, TX	24
Voss Farms	New Braunfels, TX	21
Sunset Oaks	Maxwell, TX	16
StoneHill	San Antonio, TX	16
Orchard Village	Fort Worth, TX	12

Resale Portfolio — 808 homes, \$348.6M

Homes were purchased individually through a direct-to-seller channel across Texas, Georgia, Florida, North Carolina, Tennessee, Colorado, Arizona, South Carolina and Washington. Vintage, condition, occupancy and listing status vary by asset; the inventory includes listed, unlisted and pending homes. Because the footprint is scattered rather than clustered, the deal room groups resale inventory by city.

KEY FIGURES

Homes	808
Aggregate list value	\$348.6M
Average list price	\$431,401
States	9
Cities	319

TOP MARKETS

San Antonio, TX	37
Dallas, TX	32
Fort Worth, TX	19
Houston, TX	15
Garland, TX	14

Estimated value is not published for the Resale Portfolio; the \$154.5M estimated value and \$11.6M / 7.5% spread relate to the New Construction Portfolio only.

HOW THE OFFERING WORKS

TRANSACTION STRUCTURES

- Individual homes
- Entire communities (new construction)
- By market or region
- Bulk portfolio acquisition
- Seller prefers larger portfolio and community-level trades; indications on the two portfolios are submitted separately

ACCESS AND CONFIDENTIALITY

- Counterparties are verified and countersign an NDA before any address, price or document is released
- Pricing, diligence materials and asset-level detail sit behind the ESO Institutional Portfolio Deal Room
- Structured indications of interest, tracked diligence, and a single point of contact through closing

DEAL ROOM CAPABILITIES

- Review live inventory by market, community, price point and property characteristics
- Build custom portfolios and model aggregate economics
- Download asset-level underwriting data
- Submit individual, community, market-level or bulk offers

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