



FlutterPads

AN ASSET BACKED PROPTech COMPANY

Revolutionizing Extended-Stay Rentals with AI

INVESTOR PRESENTATION
Q1 2024

Privileged and Confidential





FlutterPads Inc. is revolutionizing the Extended-Stay lodging industry by merging a scalable AI-driven rental marketplace with the backing of company-owned real estate.

We are targeting over **\$200 billion in demand across initial 25 metropolitan markets**. With an innovative membership-based model, our AI based platform offers fully quality controlled, well furnished, flexible-term Extended-Stay rentals in prime metropolitan areas with an integrated ecosystem of home goods and services providers made accessible to our members. **FlutterPads** has achieved an **85% occupancy rate** in under two years of launch with **zero advertising spend** deploying its own **\$11 million portfolio of prime residential holdings** into the model and firmly validating the concept in the test market.

Market Opportunity



Industry Outlook

Our market is expanding dramatically, further fueled by the home ownership crisis and the generational shift towards experience-based mobile lifestyles.

3%-5%

of US Rental Market is
Extended Stay

\$200B

Demand in first 25
FlutterPads markets

21%-24%

of Airbnb's revenues
from Extended Stay
since 2019

27%

of US workforce
working remotely



2023 | **\$20.9B**

Extended Stay Hotels in the US¹

The Growing Tourism Sector Is Expected To Propel
the Growth of the Extended-Stay Hotel Market²



2022 | **\$4.5B** → 2032 | **\$25.83B**

CAGR | **19.1%**

Short-Term Rental Platforms³

Third-Party Tools for Streamlining Hosting Services
Are Gaining Popularity³

¹ finance.yahoo.com/news/united-states-extended-stay-hotels

² researchandmarkets.com/report/extended-stay-hotel

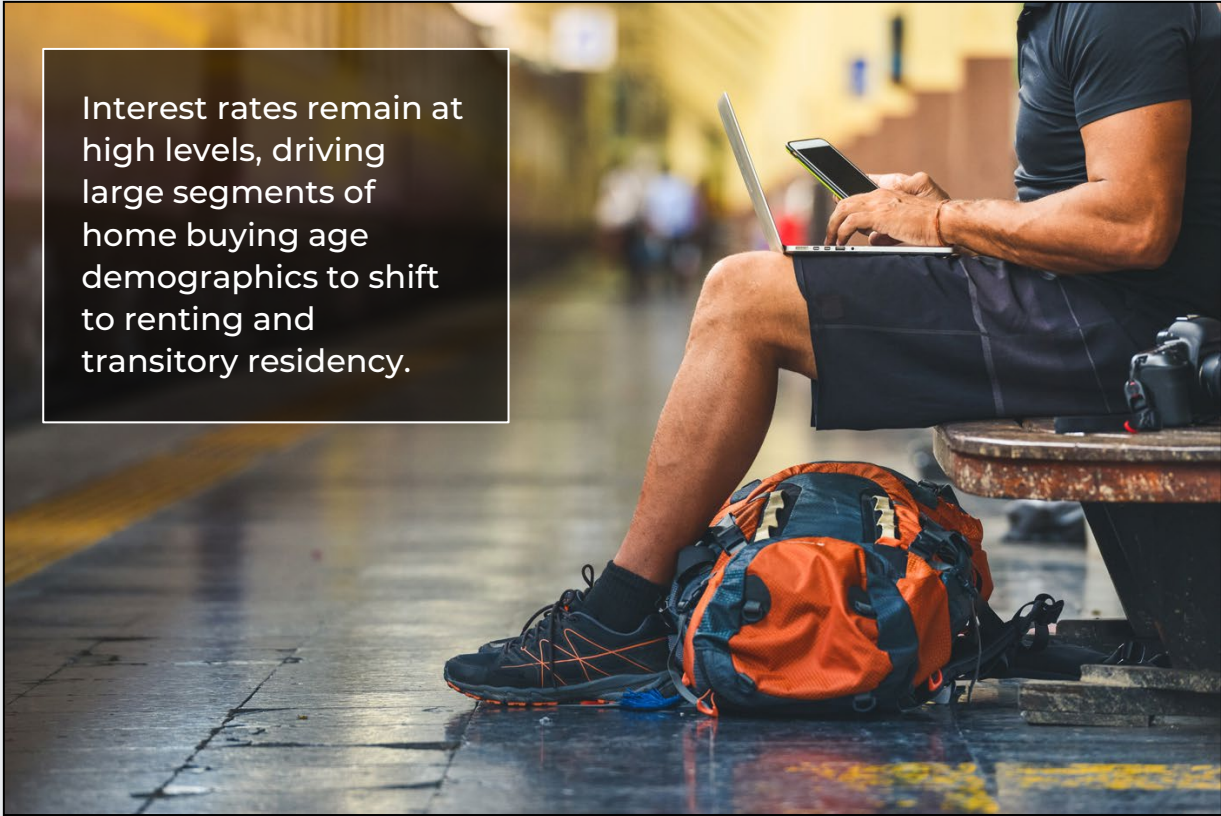
³ futuremarketinsights.com/reports/short-term-rental-platform-market

Problems Faced By Extended-Stay Seekers



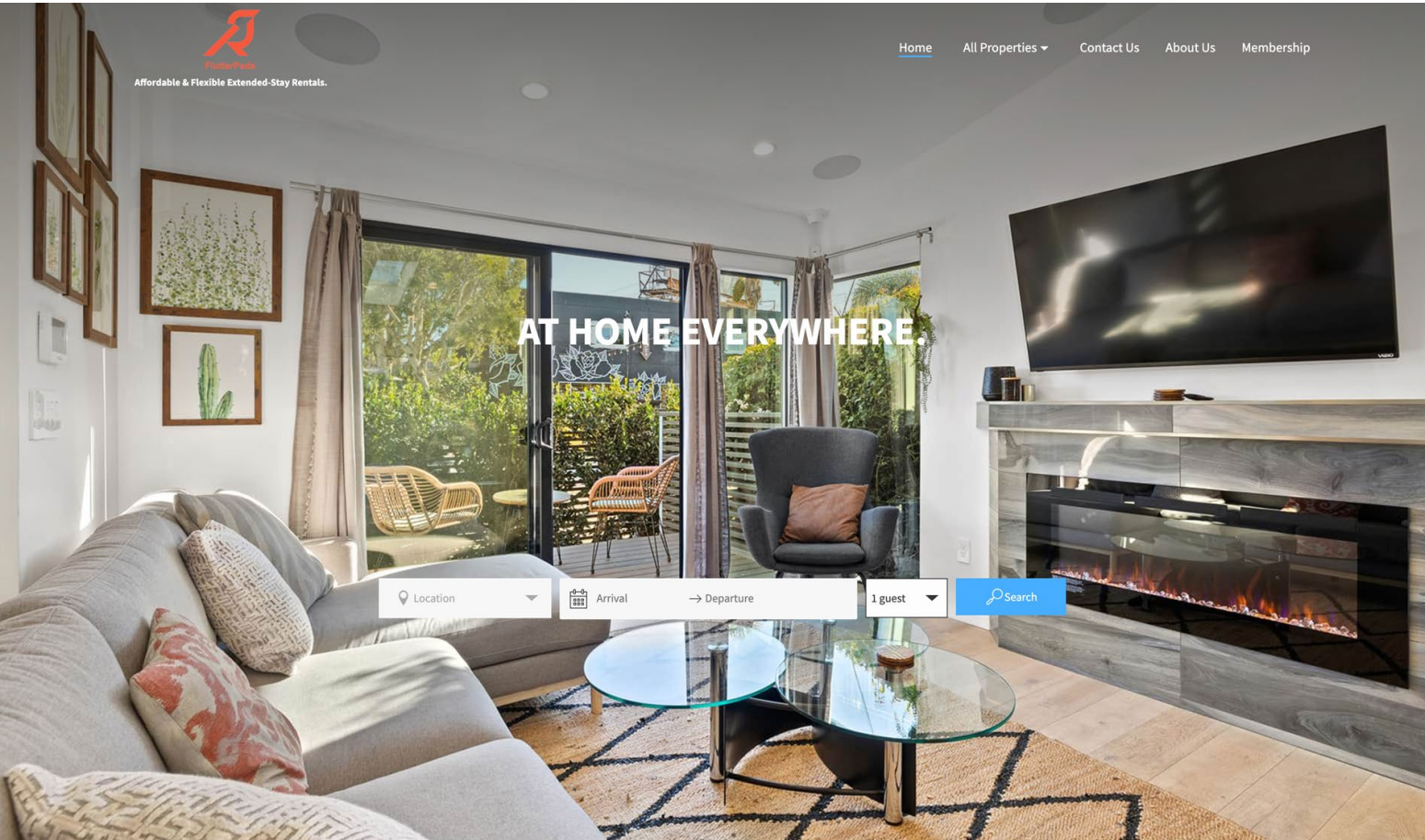
Millions of people across the US are traveling everyday and seeking Extended-Stay lodgings for work, school, medical treatment, or are transitioning between homes or cities. For this enormous segment of the US Housing Rental Market, there are only three options, and none are desirable.

Extended-Stay Hotels/Motels	▼ Poorly located
	▼ Poor quality and amenities
Short-Term/ Vacation Rentals	▼ Exorbitantly expensive
	▼ Unreliable quality and prone to fraud
Long-Term Mom and Pop Leases	▼ Restrictive terms and penalties
	▼ Large security deposits and utilities expenses



Interest rates remain at high levels, driving large segments of home buying age demographics to shift to renting and transitory residency.

FlutterPads Solution

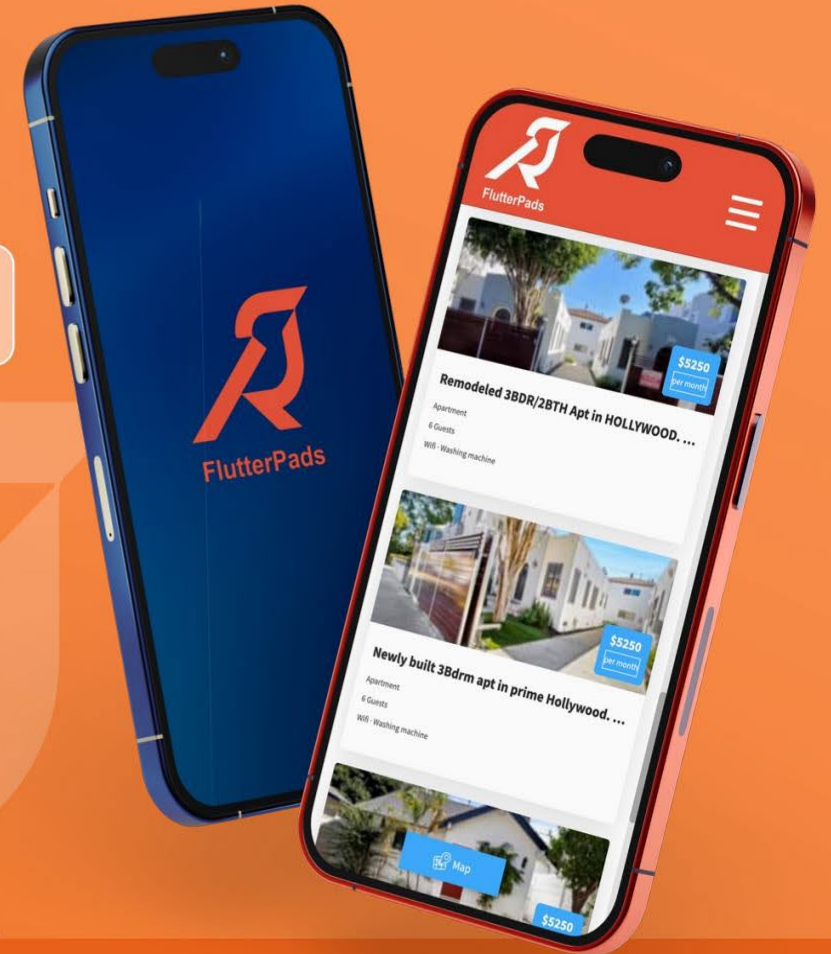
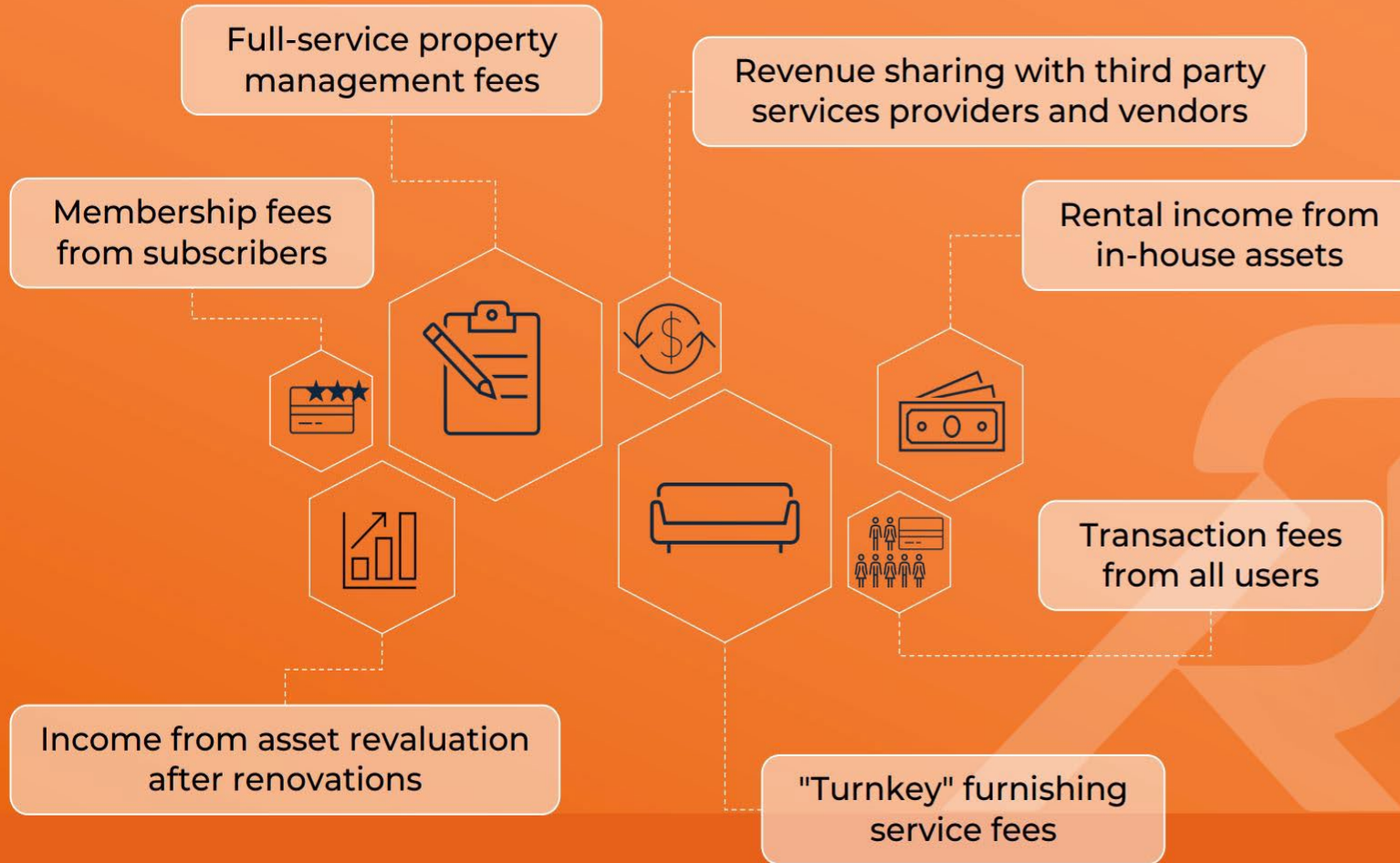


AI driven and membership-based marketplace

- ▶ Flexible and affordable terms
- ▶ Prime residential metropolitan locations
- ▶ Vetted members, properties, and service Providers on platform
- ▶ AI-powered property screening ensuring quality standards
- ▶ AI-mitigated supply and demand on platform to minimize intra-network cannibalization
- ▶ FlutterPads-owned properties on platform to establish the highest brand and customer experience standards

Business Model

Dynamic Control over Customer Experience with Diversified Revenue Streams.



Leadership



Daniel Ameer
FOUNDER AND CEO

With a track record of Banking and Investment Management at US Bancorp, Merrill Lynch, and Wells Fargo, Daniel has been directly involved in over \$1 Billion in real estate transactions and loan underwriting decisions throughout his corporate career. Daniel is now driving the growth and expansion of FlutterPads business model with a seasoned and motivated team under his leadership.

Team



Alexander Veselov

DIRECTOR OF CLIENT EXPERIENCE

Alex, comes from a background in Performing Arts and Team Performance Management. He held the pivotal role as the On-Board Assistant Performance Manager for Princess Cruises where he managed logistics and training for all on-board performances across over 80 countries. Now at FlutterPads, he ensures guests have unforgettable experiences as if they are on a cruise ship while managing the performance staff's cohesiveness and quality.



Juan Anguiano

CONSTRUCTION MANAGER

Juan, with a family background in carpentry and lumber milling, has over 25 years of construction industry experience. He met Daniel in 2016 on a collaborative project sharing the core values that "Beauty, Strength, and Comfort" are essential in construction. Now, Juan manages all aspects of construction, maintenance, budgeting, and city inspections for FlutterPads' properties.



Braxton Huff

DIRECTOR OF TECHNOLOGY

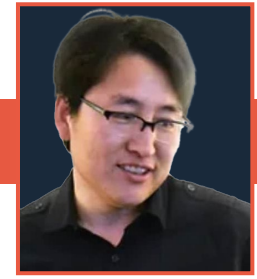
Braxton, a self-taught tech prodigy from a young age, attained a bachelors degree in Interaction Design. He possesses deep expertise in product design and customer feedback loop. Braxton has redesigned apps for the US Major League Soccer and one of the largest national pharmacy chains. He now directs his passion towards FlutterPads' user experience and data-driven design in all AI systems infrastructure.



Andrew Mezger

D.R.E BROKER/PRINCIPAL

Andrew, a successful real estate and mortgage broker with exceptional problem-solving and deal structuring skills, befriended Daniel in 2005. After the 2008 Recession, he shifted to Supply Chain and Logistics management, yet remained a Real Estate Broker, collaborating with Daniel and overseeing FlutterPads' real estate transactions ensuring regulatory compliance and process flow efficiency.

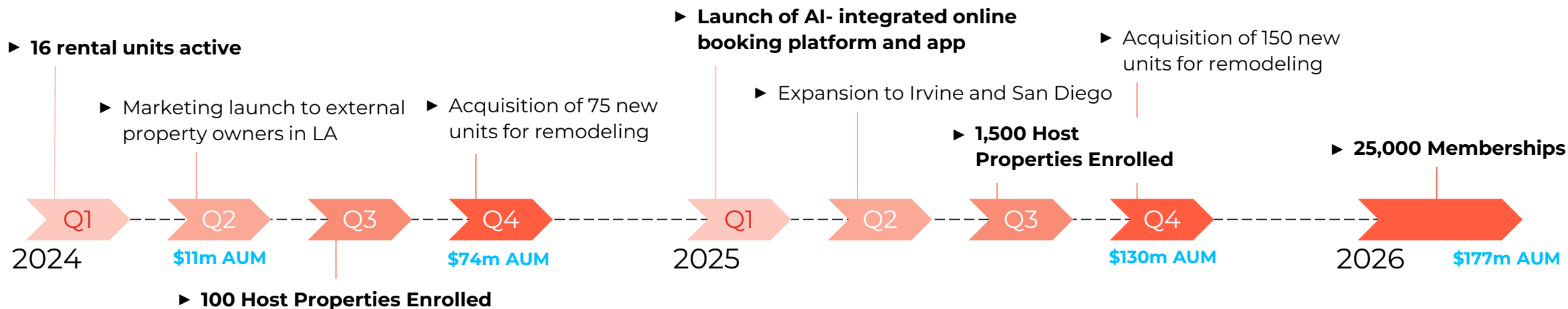


Simon Park

CHIEF ARCHITECT AND ADVISOR

Simon is a renowned South Korean architect based in LA. He designed the Korean Consulate Building in Los Angeles, and multiple school complexes of the Los Angeles Unified School District. Simon brings his visionary concepts for integrating social, ecological, and economic sustainability into his architectural designs and serves as the chief architect for FlutterPads' new construction and remodeling projects.

Roadmap



POST-FUNDING DIGITAL DEVELOPMENT

- ▶ AI-driven platform for intuitive bookings, subscriptions, and purchasing services
- ▶ Planned integration with car sharing services, events tickets sites, and more
- ▶ Planned creation of an “in-network used items marketplace” for members to buy and sell items among each other to help meet their needs during their stays
- ▶ Planned addition of a “wish list” feature on our platform where guests can click on any area of the map where FlutterPads operates to tell us where they would love to stay. This feature will help us target acquisitions and track rental demand
- ▶ Nationwide presence in the next 3 years

PRE-FUNDING TRACTION AND RESULTS

In the first 18 months of testing, FlutterPads achieved approximately \$1.5 million in Annualized Revenue, accumulated \$11 million in prime residential assets in Los Angeles, and attained an 85% occupancy rate with an average booking length of 45 days. To date, our products attained 100% guest satisfaction with zero advertising spend.

Competitive Landscape



						
Intuitive transaction marketplace	✓	✓	✓	✓	✓	✓
Commissions and fees earnings	✓	✓	✓	✗	✓	✓
Membership fees earnings	✓	✗	✓	✓	✓	✗
Partnership revenue sources	✓	✗	✗	✗	✗	✗
Backed by hard assets	✓	✗	✗	✗	✗	✗
Ability to sell or leverage assets	✓	✗	✗	✗	✗	✗
Ability to franchise the brand	✓	✗	✓	✗	✓	✗
Provides management services	✓	✗	✓	✗	✓	✗
Provides furnishing services	✓	✗	✓	✗	✓	✗
Provides home repair services	✓	✗	✗	✗	✗	✗
Funding received	--	\$6.4B	\$839.6M	--	\$350M	\$160M

Performance of our Test Market - LA



Current Assets Under Management
Pre-Fund Raising Stage

80%

Built and owned
in-house units

25,000

Square feet

16

Owned units under
management

\$11M

Total market value

DATA POINTS	MARKET LONG TERM RATES	OUR BOOKED RATES	MARKET SHORT TERM RATES
1 BD UNITS	\$2,700	\$3,500	\$4,800
2 BD UNITS	\$3,800	\$4,500	\$6,500
3 BD UNITS	\$4,500	\$5,500	\$9,000
OPERATING EXPENSE RATIO	34%	26%	42%
OCCUPANCY RATE	89%	85%	62%

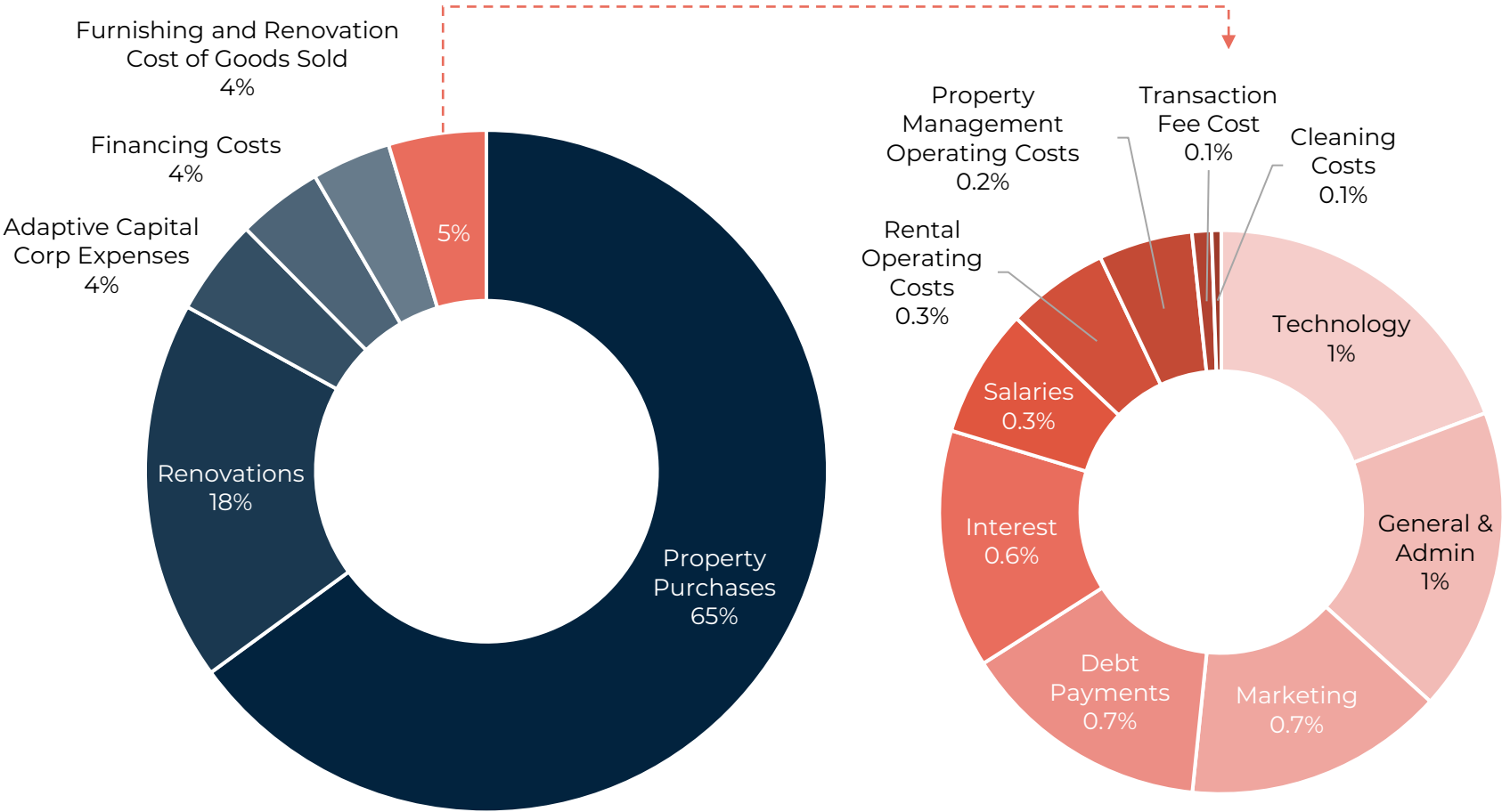
Financial Projection



	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenue										
Potential Gross Rental Income	1,810,000	10,338,667	18,964,948	27,693,118	38,420,677	49,053,943	60,985,424	73,697,120	87,773,518	99,036,794
Management Fee Revenue	1,687,500	7,328,475	11,905,512	17,082,898	22,841,793	28,980,525	35,495,113	42,968,626	48,108,904	50,514,349
Transaction and Membership Fee Revenue	732,183	3,034,801	4,964,287	7,064,387	9,507,265	12,032,961	14,779,701	17,829,034	20,478,417	22,204,673
Cleaning and Additional Services Revenue	232,891	1,364,987	2,504,129	3,600,372	4,959,460	6,375,768	7,915,328	9,629,422	11,409,486	12,447,981
Furnishing and Renovation Services Revenue	9,155,325	11,367,182	14,616,008	13,239,410	19,328,373	17,986,955	20,602,965	27,975,619	16,492,835	17,317,477
3rd Party Home Services Revenue	11,475	69,068	129,613	186,559	257,763	332,751	413,838	503,786	600,032	659,702
Adaptive Capital (RE Development) Revenue	4,000,000	5,000,000	6,250,000	7,812,500	9,765,625	12,207,031	15,258,789	19,073,486	23,841,858	29,802,322
Total Revenue	\$17,629,374	\$38,503,179	\$59,334,495	\$76,679,244	\$105,080,956	\$126,969,935	\$155,451,159	\$191,677,093	\$208,705,049	\$231,983,300
Cost of Goods Sold										
Vacancy and Credit Loss	271,500	1,550,800	2,844,742	4,153,968	5,763,102	7,358,091	9,147,814	11,054,568	13,166,028	14,855,519
Cleaning Costs	44,194	264,699	496,832	715,108	990,217	1,275,003	1,585,696	1,930,202	2,304,880	2,526,823
Transaction Fee Cost	112,530	502,511	848,217	1,215,718	1,650,687	2,094,179	2,581,307	3,115,063	3,618,907	3,975,154
Furnishing and Renovation Cost of Goods Sold	4,577,663	5,683,591	7,308,004	6,619,705	9,664,186	8,993,478	10,301,483	13,987,809	8,246,418	8,658,738
Total Cost of Goods Sold	\$5,005,887	\$8,001,601	\$11,497,795	\$12,704,499	\$18,068,192	\$19,720,750	\$23,616,299	\$30,087,642	\$27,336,232	\$30,016,235
Gross Income	\$12,623,487	\$30,501,578	\$47,836,700	\$63,974,746	\$87,012,764	\$107,249,185	\$131,834,860	\$161,589,451	\$181,368,817	\$201,967,065
Operating Expenses										
Rental Operating Costs	400,010	2,284,845	4,191,253	6,120,179	8,490,970	10,840,921	13,477,779	16,287,063	19,397,947	21,887,131
Property Management Operating Costs	750,000	3,257,100	5,291,339	7,592,399	10,151,908	12,880,234	15,775,606	19,097,167	21,381,735	22,450,822
Marketing	781,500	1,629,333	2,370,507	3,332,410	4,299,230	5,358,342	6,474,216	7,687,235	8,616,283	8,966,864
General and Administrative	881,469	1,925,159	2,966,725	3,833,962	5,254,048	6,348,497	7,772,558	9,583,855	10,435,252	11,599,165
Technology	941,469	1,956,359	2,999,173	3,867,708	5,289,144	6,384,996	7,810,518	9,623,333	10,476,310	11,641,864
Adaptive Capital Corp Expenses	3,200,000	4,000,000	5,000,000	6,250,000	7,812,500	9,765,625	12,207,031	15,258,789	19,073,486	23,841,858
Salaries	408,000	1,287,200	1,954,380	2,353,240	2,718,070	3,152,022	3,380,823	3,915,343	4,163,227	4,567,308
Total Operating Expenses	\$7,362,448	\$16,339,997	\$24,773,376	\$33,349,898	\$44,015,870	\$54,730,637	\$66,898,530	\$81,452,785	\$93,544,241	\$104,955,013
Net Operating Income	5,261,040	14,161,581	23,063,324	30,624,848	42,996,894	52,518,547	64,936,330	80,136,666	87,824,577	97,012,052
Gain (Loss) on Sale of Businesses	-	-	-	-	-	-	-	-	-	-
Loan Interest Expense	(1,400,470)	(6,160,438)	(10,136,729)	(13,781,395)	(17,092,264)	(20,097,517)	(23,163,496)	(25,910,619)	(28,006,125)	(27,843,632)
Depreciation and Amortization	(1,338,151)	(3,030,111)	(4,484,561)	(6,131,569)	(7,807,302)	(9,442,335)	(11,284,633)	(13,220,170)	(14,555,047)	(11,069,704)
Net Income	\$2,522,419	\$4,971,033	\$8,442,034	\$10,711,883	\$18,097,328	\$22,978,695	\$30,488,201	\$41,005,877	\$45,263,405	\$58,098,716
Residential Asset Holdings	\$74,141,190	\$130,986,429	\$177,712,619	\$228,486,429	\$271,343,571	\$322,147,143	\$366,135,238	\$415,837,619	\$427,415,000	\$427,415,000



Investment Opportunity and Use of Funds



FUNDING PROPOSED
\$15,000,000
OFFER
22.42% Equity Share
OFFER IRR
178% - 228% IRR at 5th Year Exit



FlutterPads

Daniel Ameer
FOUNDER AND CEO

(323) 475-7424

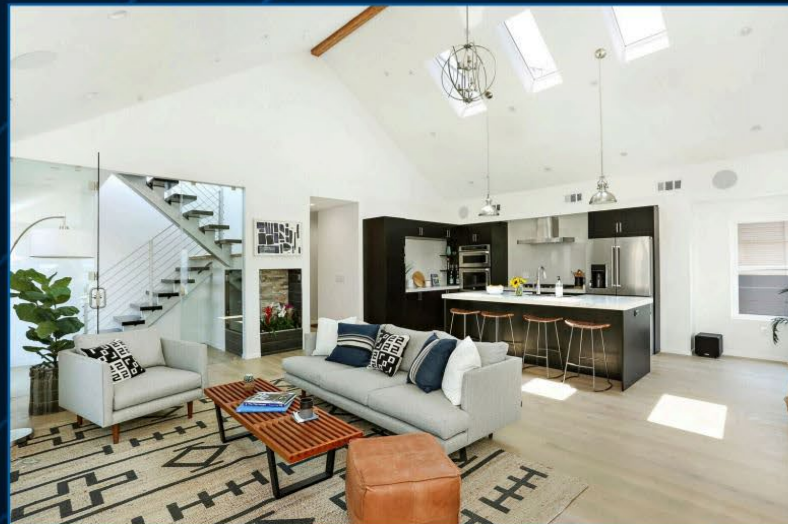
daniel.ameer@flutterpads.com

flutterpads.com

linkedin.com/in/daniel-ameer-FlutterPads

1801 Century Park East
24th Floor
Los Angeles, CA 90067

JOIN US!



Let's Build!