



## Investment Portfolio

Refuge Development is a real estate investment company specializing in the acquisition, redevelopment and management of an income-producing property portfolio. The Company strives to provide its Members with the best return on their investment, to help with the revitalization of communities in which it invests, and to bring together a group of like-minded investors to accomplish goals that may be unreachable individually.



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### Single Family Portfolio

Refuge specializes in the acquisition of undervalued and income producing properties. Upon obtaining ownership of said properties, the Company will execute various investment strategies to capitalize upon the margin between the discounted acquisition price and the after-repair value. The Company's ultimate goal is to develop, manage, and grow a portfolio of income-producing properties for its long-term investments, and to maximize the return on investment for its short-term investments.

Refuge will offer single and multi-family properties for sale and rent depending upon the investment strategy executed for each individual property. Homes and apartments will be renovated and updated to provide tenants and home buyers a quality space to call home. We will also provide property management services to the Company's portfolio of income producing properties.





**907 JAMES ST**  
3 BED / 2 BATH / 1,611 SQFT

**\$424,900**



**1706 GENTRY ST**  
3 BED / 2 BATH / 1,646 SQFT

**\$414,900**





**303 HENRY**  
3 BED / 2 BATH / 1,626 SQFT



**1915 EVERETT**  
3 BED / 2 BATH / 1,750 SQFT



**5105 LINDSAY**  
2 BED / 2 BATH / 1,998 SQFT



**4939 RUSK**  
3 BED / 2 BATH / 1,717 SQFT



**1611 BURNETT**  
3 BED / 2 BATH / 1,560 SQFT



**2704 KENNEDY**  
3 BED / 2 BATH / 2,035 SQFT



**1611 BURNETT**  
4 BED / 3 BATH / 1,265 SQFT



**5012 PARK**  
3 BED / 2 BATH / 1,861 SQFT



**4923 RUSK**  
3 BED / 2 BATH / 1,731 SQFT



**1853 LOMBARDY**  
3 BED / 2 BATH / 1,834 SQFT



**5504 HILLMAN**  
4 BED / 2 BATH / 2,323 SQFT



**1201 LAWSON**  
2 BED / 2 BATH / 1,087 SQFT



**3316 PEASE**  
2 BED / 2 BATH / 1,162 SQFT



**1410 ELLIOTT**  
2 BED / 2 BATH / 1,364 SQFT



**1811 WESLEY**  
2 BED / 2 BATH / 1,315 SQFT



**218 N ESTELLE**  
3 BED / 2 BATH / 1,486 SQFT



**5314 LEELAND**  
2 BED / 2 BATH / 1,255 SQFT



**204 N ADAMS**  
3 BED / 2 BATH / 1,523 SQFT



**5738 HARRIET**  
3 BED / 2 BATH / 1,550 SQFT



**6619 AVENUE J**  
3 BED / 2 BATH / 1,275 SQFT



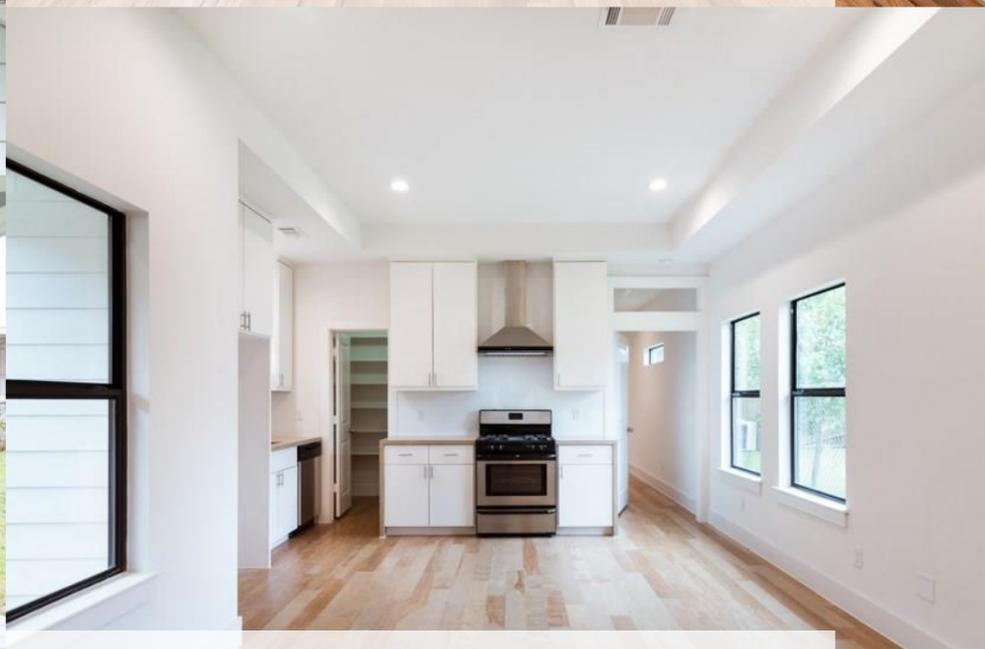
**1618 FULTON**  
3 BED / 2 BATH / 1,405 SQFT



**1308 LAWSON**  
3 BED / 2 BATH / 1,500 SQFT



**412 LINWOOD**  
3 BED / 2 BATH / 1,201 SQFT



**7824 SHERMAN**  
2 BED / 2 BATH / 1,133 SQFT



**7409 AVENUE K**  
2 BED / 2 BATH / 1,200 SQFT



**103 DRESDEN**  
2 BED / 2 BATH / 1,392 SQFT



**Duplex Portfolio**

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**424 FOREST HILL**  
2 BED / 2 BATH / 1,080 SQFT



**4627 RUSK**  
3 BED / 2 BATH / 1,946 SQFT





**DUPLEX | 4730 BELL**  
1 BED / 1 BATH / 800 SQFT  
**\$1,195/MO**



**DUPLEX | 4734 BELL**  
1,676 SQFT  
**\$373,900**





**DUPLEX | 1619 DUMBLE**  
2 BED / 1 BATH / 1,312 SQFT

**\$1,900/MO**



**1919 LOMBARDY**  
2 BED / 1 BATH / 800 SQFT



**4535 WALKER**  
2,004 SQFT



**1617 DUMBLE**  
1,312 SQFT



**6632 SHERMAN**  
1,606 SQFT

## The Market

The Houston real estate market has offered incredible investment opportunities over the past few years. When positioned properly within the marketplace, real estate investors are able to acquire distressed properties at a significant discount.

With a diversified investment strategy geared towards the long-term growth of an income-producing real estate portfolio, the return on an investor's money has a strong chance to beat the market average.

The Company's investment strategy primarily focuses on the inner 610 loop areas of Houston with special emphasis in neighborhoods such as the East End, Third Ward, and Near Northside.

## Hardy Yards

Located immediately north of downtown Houston, the redevelopment offers an opportunity to create a vibrant urban district that is an extension of the adjacent historic neighborhood. Taking advantage of the unparalleled skyline views and anchored by a new "complete street" network that will directly to the nearby multi-modal transit station, the development is centered on a community park, office, retail and residential uses.

The site's industrial heritage is celebrated in the detailed design for lighting, seating, paving and planting.



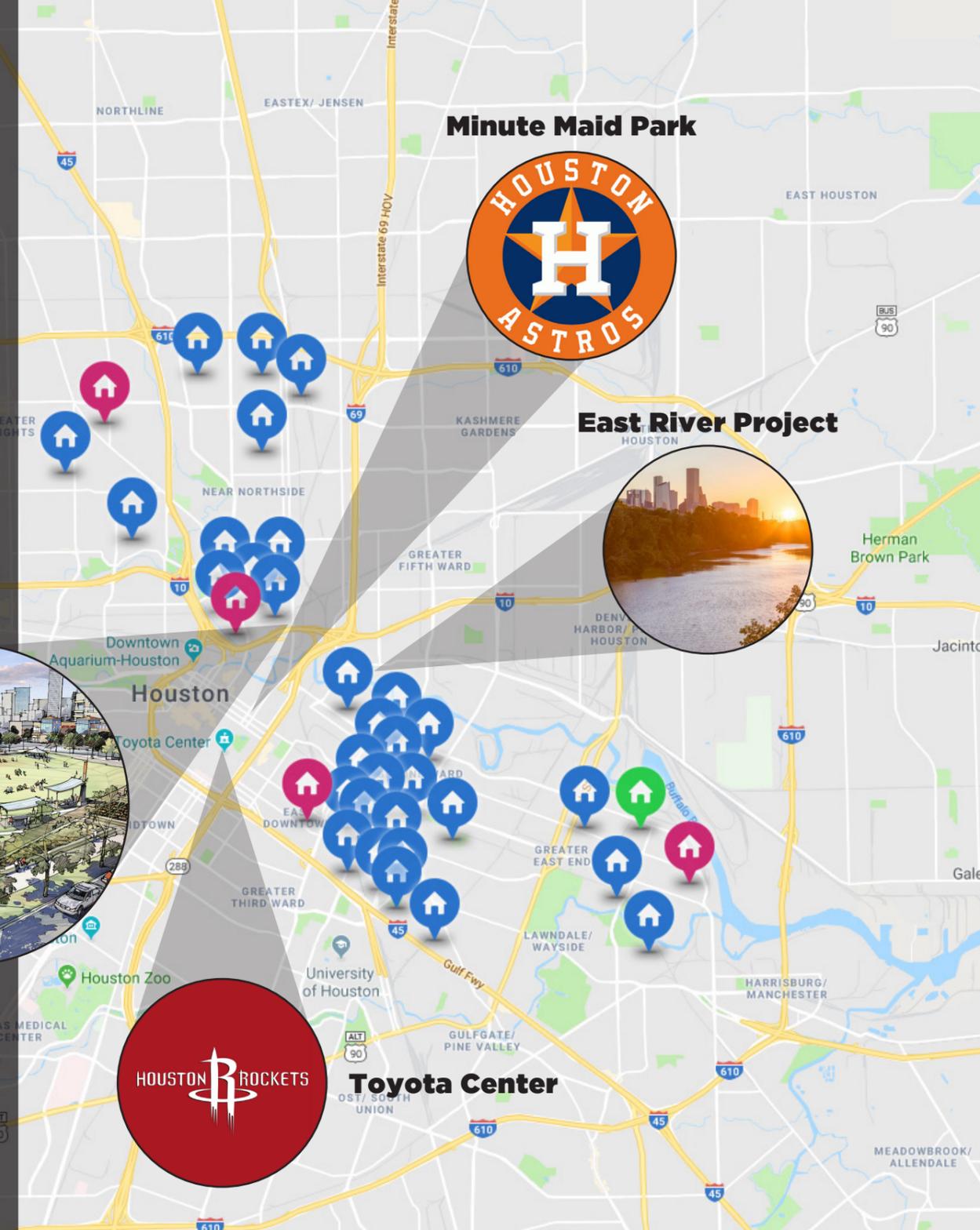
## East River Project

East River is one of the most important urban redevelopment sites for a generation, where 150 acres of carefully designed, multi-phase mixed-use development will transform Houston's waterfront east of downtown.

## Building Costs & Timelines

We have been doing this long enough to provide a generally accurate estimate of how much time and money each project will take depending on scope. Generally, the process takes an average of **5-6 months** for a new construction, with costs averaging around **\$150,000** per project. ARV hovers around **\$370,000**.

Please use this portfolio of past projects as reference for this upcoming project.





## **Our Address**

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Houston, Texas  
77023

## **Call Us**

281-888-3212

## **Email Us**

[info@refuge.re](mailto:info@refuge.re)

## **Our Website**

[www.refuge.re](http://www.refuge.re)

