



# iBUY FUND


2021 Q1 NEWSLETTER

## FUND UPDATE

Due to the financial backing from our investors, iBuy Fund has acquired 15 units since opening May 1st, 2020. This real estate fund has given many real estate investors the ability to yield higher returns than other passive investments. As we enter into Q2 of 2021, our strategy has shifted towards stabilizing our portfolio. We continue to value your investments with iBuy.



offers two different share classes:

COMMON SHARES	PREFERRED SHARES
	
\$2,500	\$25,000
(per share)	(per share)
Projected yield 10% annual return.	Projected yield 15% annual return.



## PROPERTY UPDATES

Our portfolio of properties continues to remain pleasantly leased as of April 2021. In November, the tri-plex (Property #5, pictured to the left) has completed extensive renovation of the exterior siding. Our recent acquisitions in 2021 involve minor updates including: new appliances, painting, flooring, etc but we have supplemented this expense by renting the property prior to completion. iBuy Fund has acquired its first designated fix and flip property. Our intent is acquire the property, rehabilitate the property over a 6-week period, and sell the property.

When our fund acquired property #5, the exterior needed attention. Before completing the refinance, the managers decided to completely renovate and weather proof the entire siding. This improvement will increase the value of this property, but also protect the structure during the upcoming rain season in FL.

## EXECUTION STRATEGY

Our company continues to actively search for properties ideal for the fund. We have found rental demand is continuing to increase in the area. In order to take advantage of this opportunity, we have hired an Inside Sales Agent, to make cold calls 5 days a week. Their intent is to contact motivated homeowners that are willing to sell to iBuy at a discount in exchange for a quick closing. This strategy has been implemented to reduce acquisition costs and find better deals than what's offered on the market. When opportunities become available, iBuy Fund will continue to strive for excellent deals that make sense for our investors in the short term and long term.

## OVERALL

As always, we appreciate you taking action in our fund. As the market continues to rise, iBuy Fund has reduced the number of acquisitions beginning in the second quarter of 2021. iBuy Fund will always continue to increase in size while distributing returns to our trusted investors. We look forward to expand our portfolio together, and potentially expanding to new markets and different property types.



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## FINANCIAL UPDATE

At the start of 2021 iBuy Fund committed to a major refinance for the existing 7 properties acquired in 2020. Due to its recent completion, it has allowed us to reduce our cost of capital by 45% and increase our profit margin by 44%. This achievement has dramatically reduced our net operating expenses and has forced greater competition within our lenders, to provide iBuy Fund with the best interest rate possible. A second achievement realized from the refinance, was an average appreciation of 23% in each of the 7 properties acquired in 2020.

As of 2021, iBuy Fund has seen a net revenue increase of 35% and a net income increase of 43% due to the recent refinance. Our shareholders remain extremely interested in the iBuy Fund, as we have received an astounding 616% increase of investor dollar volume placed within our fund, as of 2021.

## INVESTMENT PORTFOLIO

