

TEXAS.BILL.PACE

(The OG *PACE*, I had it 1st)

www.instagram.com/Texas.BILL.Pace



Our Mission at TxBronc LLC

Is to help **1000 Homeless Veterans** to have
Safe, Clean, Affordable Housing in the next 5Yrs!

We are building supportive, purpose driven Co-Living homes for vulnerable populations such as Veterans, Seniors, Blue Collar Workers. Because we believe housing should be more than just a roof over someone's head. It should offer safety, stability, affordability and a deep sense of community. Beyond affordability, our Co-Living models address the isolation and instability often experienced by these groups by fostering genuine community of a daily connection though shared living. We also serve operators across a range of housing models, Sober living, transitional housing, safe homes and other group living solutions by acquiring and developing properties tailored to meet their operational and residential needs. Through strategic joint ventures with Private Money Lenders, Equity Partners we are scaling a portfolio that delivers measurable social impacts while generating strong, sustainable returns for those who invest in people first.

To JV With Us. >> BiLLPace.JV@gmail.com

OUR *BUYBOX*

- ◆ SINGLE FAMILY HOMES
- ◆ No HOA
- ◆ 2+ Full Bath
- ◆ Min Rehab (Almost Rent Ready)
- ◆ Parking (4 + Seperate Spaces)
- ◆ LTR CashFlow+
- ◆ No Open Floor Plan
- ◆ 1980 & Newer
- ◆ No Major Foundation Issues
- ◆ No Major Structural Issues
- ◆ No Fire Damage
- ◆ No Flood Zone (100yr plain)
- ◆ Current PadSplit Markets
- ◆ Under \$400K w/ < 10% Entry
- ◆ < 70% of ARV
- ◆ B / C+ Neighborhoods
- ◆ 1700+ SqFt
- ◆ Creative (or 50% ARV)
- ◆ No Pool
- ◆ 4.5% or Less Intrest

Tyler TX	Houston TX
Dallas TX	San Antonio TX

BP.Send.Me.Deals@gmail.com