



INVESTOR FOCUS

Quarterly update on Bricksave's portfolio - Q1 2025



KEY FIGURES | PORTFOLIO UPDATE
BEHIND THE DEAL: 14601 DEARBORNE STREET

We are thrilled to announce that as of March 2025, our **portfolio included 253 properties and 302 units***. Here's a brief update on Bricksave's progress and recent changes as we closed the first quarter of 2025.

Acquisitions and investments

In January, we funded 3 new properties, adding 3 units to our portfolio, with a total investment of \$533,999. The average property value was \$178,000, and the expected rental yield stands at **7.15%**.

In February, we funded another 3 properties, representing 3 units, with a total investment of \$465,200. The average property price was \$155,067, and these properties are forecasted to deliver a solid 6.92% annual rental yield.

In March, we allocated \$472,500 across 3 new properties with 3 units. The average value per property was \$157,500, and these investments are projected to achieve a **7.61%** annual rental yield.

Portfolio Highlights

This quarter, we continued our efforts to deliver liquidity and performance. Detroit saw 4 properties sold, reducing its portfolio to 56 properties under management, while in Chicago we sold 10 properties, and now manage 180. We also continued to grow in San Antonio and Cleveland.

The average portfolio yield for Q1 reached **7.23%**, supported by strong occupancy rates and stable monthly rental income across markets.

Investor participation and portfolio diversification remain central to our strategy. We're proud to report consistently high occupancy rates, with Miami and San Antonio achieving 100% and 86% occupancy respectively.

Investor Rental Returns

Our rental income delivered reliable returns again this quarter. January generated **\$99,653.52**, February brought in **\$92,528.27**, and March delivered **\$123,422.79**. This performance underscores the resilience and stability of Bricksave's investment approach.



Sofia Gancedo wins Woman of the Year as Bricksave reaches \$50 million invested

We're proud to share that our COO, **Sofia Gancedo**, was named **Woman of the Year by the Women in PropTech Awards 2025**. This recognition highlights her ongoing leadership and commitment to innovation in real estate investing.

This milestone quarter also saw Bricksave surpass **\$50 million USD invested through our platform**, a reflection of our investors' trust and our team's consistent delivery of performance.

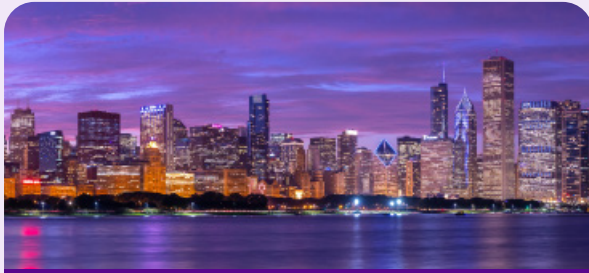
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*Properties currently under management, including those in Europe and Latin America

US PORTFOLIO UPDATE



CHICAGO

180

Properties under management

\$1,544

Average monthly rent

24

Properties sold

79%

Occupancy rate

\$125,291

Average investment per property

7.32%

Average returns in the last 3 months



DETROIT

56

Properties under management

\$903

Average monthly rent

34

Properties sold

82%

Occupancy rate

\$77,846

Average investment per property

7.99%

Average returns in the last 3 months



MIAMI

4

Properties under management

\$2,257

Average monthly rent

4

Units under management

100%

Occupancy rate

\$407,105

Average investment per property

2,71%

Average returns in the last 3 months



NEW YORK

1

Properties under management

\$14,831

Average monthly rent

6

Units under management

50%

Occupancy rate

\$3,650,000

Average investment per property

3,34%

Average returns in the last 3 months

Crowdfunded and entire property investments currently paying estimated annual returns of up to 10.93%

[Click here to view properties](#)

US PORTFOLIO UPDATE



PHILADELPHIA

4

Properties under management

\$1,585

Average monthly rent

4

Units under management

83%

Occupancy rate

\$200,025

Average investment per property

5.60%

Average returns in the last 3 months



SAN ANTONIO

2

Properties under management

\$1,945

Average monthly rent

2

Units under management

86%

Occupancy rate

\$272,200

Average investment per property

3,64%

Average returns in the last 3 months

FEATURED ARTICLE

Behind the Deal: 14601 Dearborne Street

Secured below market value and fully renovated, this Illinois home offers a strong 9.02% annual return. From roof to kitchen, every upgrade was made with quality and yield in mind, turning this property into a high-performing investment. With smart sourcing and strategic renovations, this deal showcases how careful planning leads to profitable, passive income. Don't miss the full story behind this standout investment opportunity.

[Read the full article](#)

Paulina Moskala





Real estate investing made easy