



INVESTOR FOCUS

Quarterly update on Bricksave's portfolio - Q3 2025



EXEC. SUMMARY | PORTFOLIO UPDATE
CLEVELAND IS QUIETLY OUTPERFORMING

Executive Summary: The third quarter of 2025 marked a pivotal moment for the real estate market as the Federal Reserve initiated its first rate cut since 2024, signaling the start of what is widely expected to be a gradual easing cycle into 2026.

Yesterday's additional reduction reinforced this path, underscoring the Fed's commitment to supporting a soft landing and improving credit conditions. This ongoing shift has injected cautious optimism into the broader investment landscape, particularly for real estate, which has endured nearly three years of headwinds from elevated interest rates and subdued transaction volumes. While uncertainty remains around the pace of further cuts, the clearer downward trend has begun to stabilize sentiment and encourage a modest resurgence in deal activity.

At Bricksave, we have remained focused on disciplined operations and prudent capital management throughout this transitional period. Our efforts are directed toward maintaining strong occupancy levels, optimizing rent collections, and executing selective sales where liquidity has improved. The operating environment continues to demand precision and adaptability — qualities enhanced by our **AI-led real estate sourcing software**. This proprietary technology enables us to identify opportunities with remarkable granularity — not just across markets, but down to the postcode and street level. By combining data on rent performance, property attributes, and local demand trends, our technology supports more informed and scalable investment decisions. This has translated into stronger rent returns on newly acquired assets and a more efficient, evidence-based approach to both acquisitions and exits.

Despite ongoing challenges in parts of the market, our conviction in the long-term fundamentals of U.S. single-family rentals (SFR) and workforce housing remains strong. With financing conditions now easing, we believe the coming year will present compelling opportunities for disciplined operators — particularly those leveraging data-driven sourcing and proactive asset management to capitalize on what remains a fragmented but steadily normalizing recovery.

Market Backdrop (Q3)

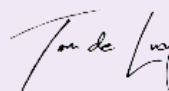
The macroeconomic landscape of Q3 was defined by a subtle yet meaningful shift in momentum. Following months of speculation, the Federal Reserve reduced its benchmark interest rate by 25 basis points in September — its first such move since 2024. This decision came against a backdrop of softening labor deflation, reinforcing expectations that

monetary policy will continue to ease into 2026. While lending spreads remain elevated and underwriting standards tight, the broader direction of travel is clearly supportive for real estate, with financing costs expected to decline gradually over the next 12–18 months.

In the property markets themselves, the picture remains mixed but stabilizing. Supply pressures are beginning to moderate following the record wave of multifamily and SFR completions seen through 2024. Absorption levels remain healthy overall, though rent growth has cooled from the highs of previous years. Concessions persist in certain submarkets, particularly where new supply remains heavy, yet leasing activity across stabilized portfolios is proving resilient. Importantly, pricing dynamics are showing early signs of normalization. Sellers are now adjusting expectations to reflect the new rate environment, while buyers — emboldened by greater policy clarity — are returning selectively to the market. As a result, price discovery has improved and cap rates, though still above their 2021–22 lows, have largely stopped widening.

For Bricksave, these developments present both challenges and opportunities. The near-term environment continues to reward operational excellence over financial engineering. Our focus remains on capturing operational alpha — driving faster leasing velocity, higher renewal rates, and efficient turns — while using our AI-driven sourcing platform to pinpoint assets offering the best rent-to-value dynamics. As liquidity slowly returns, we are also positioned to pursue programmatic exits in markets where buyer demand is resurfacing, using these proceeds to reinvest selectively into stronger streets and submarkets.

Tom de Lucy
Bricksave CEO



US PORTFOLIO UPDATE



CHICAGO

178

Properties under management

\$1,561

Average monthly rent

31

Properties sold

75%

Occupancy rate

\$127,036

Average investment per property

7.73%

Average returns in the last 3 months



DETROIT

49

Properties under management

\$903

Average monthly rent

41

Properties sold

83%

Occupancy rate

\$77,846

Average investment per property

7.81%

Average returns in the last 3 months



CLEVELAND

4

Properties under management

\$1,925

Average monthly rent

4

Units under management

60%

Occupancy rate

\$245,250

Average investment per property

5.92%

Average returns in the last 3 months



NEW YORK

1

Properties under management

\$20,680

Average monthly rent

6

Units under management

100%

Occupancy rate

\$3,650,000

Average investment per property

4.49%

Average returns in the last 3 months

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

[See our Latest Opportunity](#)

US PORTFOLIO UPDATE



PHILADELPHIA

4

Properties under management

\$1,585

Average monthly rent

4

Units under management

100%

Occupancy rate

\$200,025

Average investment per property

6.68%

Average returns in the last 3 months



SAN ANTONIO

2

Properties under management

\$1,945

Average monthly rent

2

Units under management

83%

Occupancy rate

\$272,200

Average investment per property

4.77%

Average returns in the last 3 months

FEATURED ARTICLE

Cleveland is Quietly Outperforming - Here's Why it Belongs in Your Portfolio

Cleveland combines sustainable price appreciation with strong rental demand and stable operating conditions. The city's housing fundamentals have strengthened further in 2025, making it one of the most compelling markets in the Midwest for investors seeking both yield and long-term growth. Over the past 12 months, Cleveland has recorded the highest home value appreciation in the U.S. and the fourth-fastest rental growth nationwide.

[Read the full article](#)

Ruben Pueyo
Head of Real Estate



SPOTLIGHT:

DETROIT - MARKET TRANSITION UNDERWAY



The past 12–18 months:

- The Detroit housing market faced significant leasing and sales challenges. Slower leasing velocity, longer time-on-market, and tighter buyer financing conditions created a difficult backdrop for both rental stability and disposals.
- Investor sentiment weakened, and transaction activity declined, particularly in neighborhoods where values had appreciated quickly during the post-pandemic years.
- Despite this we are pleased to announce that we have now exited more than 40% of the total Detroit portfolio and are actively pursuing an exit across the remaining portfolio.

Signs of improvement:

- Lowering Interest rates: The Fed's easing path reduces discount rates and supports new buyer financing; conditions should gradually improve into 2026.
- New industrial and manufacturing investments: Several recent announcements under the Trump administration have reignited optimism for Detroit's long-term outlook. New manufacturing plants and industrial expansions are bringing jobs and investment to the region, which we expect to translate into renewed housing demand and economic resilience.
- Market engagement: We are actively working with new partners who have a bullish outlook and are entering the Detroit SFR market. Their interest is in acquiring our remaining portfolio.

Message to investors

Detroit remains a challenging market, but conditions are beginning to turn. New industrial activity and improving macro fundamentals provide a firmer base for demand recovery, and we are well-positioned to complete our portfolio exit efficiently and strategically.



Real estate investing made easy