

# Astraeus Investing

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## Your Rental Property Manager?

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### What We Do.

Discover the Future of Property Investment with Astraeus Investing: Revolutionizing Rental Management through Our Unique Hybrid Model. At Astraeus Investing, we specialize in the art of bed flipping, catering to both short and mid-term rental markets. Unlike traditional models focused solely on rapid turnover, our innovative approach seamlessly integrates the bustling world of nightly or weekly rentals with the emerging demand for mid-term accommodations



### What Makes Us Different?

. Our clients enjoy the perfect balance – benefiting from the lucrative short-term rental market while tapping into the stability and extended revenue potential of mid-term stays. We take pride in meticulously managing every

detail, from the regular upkeep and cleaning essential for short-term rentals, to the comprehensive tenant screenings and lease arrangements vital for mid-term rentals. Our dual strategy is not just about maximizing occupancy; it's about redefining the essence of property investing, offering a versatile and lucrative pathway for property owners to thrive in today's dynamic rental landscape. Welcome to Astraeus Investing, where your investment reaches new horizons.

## Our Success

The average rent in the United States of America is Around \$2,000 - \$2700, making some landlords potentially earn in between 24K- 32.4K Annually off of a single rental property. With Us, we've found a way to help landlords and property owners earn Over 9k Monthly off of a Single Rental Property. Making their Homes, Apartment or Townhouses 6 Figure earners Annually. We do this by leveraging a multitude of outputs and inputs. From Working With Travel Nurse Housing Association and Insurance Companies to house their clients. We Make sure our Clients get the full money's worth of their Investment into Real Estate Property Leveraging.

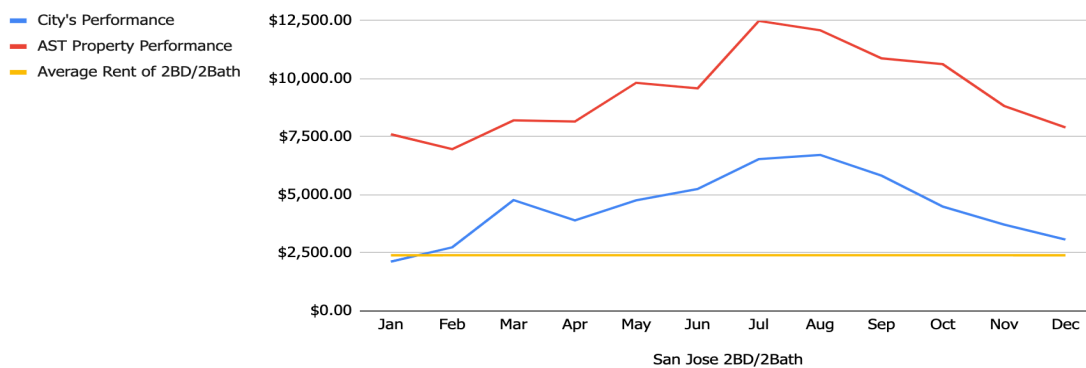
Here is The Performance of One of Our Properties;

<b>San Jose 2BD/2Bath</b>	<b>City's Performance</b>	<b>AST Property Performance</b>	<b>Average Rent of 2BD/2Bath</b>
<b>Jan</b>	\$2,125.00	\$7,611.00	\$2,401.00
<b>Feb</b>	\$2,742.00	\$6,967.00	\$2,401.00
<b>Mar</b>	\$4,777.00	\$8,208.00	\$2,401.00
<b>Apr</b>	\$3,900.00	\$8,157.00	\$2,401.00
<b>May</b>	\$4,767.00	\$9,827.00	\$2,401.00
<b>Jun</b>	\$5,250.00	\$9,588.00	\$2,401.00
<b>Jul</b>	\$6,540.00	\$12,493.00	\$2,401.00
<b>Aug</b>	\$6,721.00	\$12,090.00	\$2,401.00
<b>Sep</b>	\$5,832.00	\$10,878.00	\$2,401.00
<b>Oct</b>	\$4,492.00	\$10,631.00	\$2,401.00
<b>Nov</b>	\$3,719.00	\$8,829.00	\$2,401.00
<b>Dec</b>	\$3,075.00	\$7,902.00	\$2,401.00

## Compare and Analyze

Our analysis of rental properties performance demonstrates exceptional results. One property within our portfolio notably generated a median revenue of \$9,431 USD, substantially exceeding both the average for similar 2-bedroom, 2-bathroom units in San Jose, which stands at \$4,495 USD, and the national median of \$2,401 USD. This remarkable performance yields a significant positive revenue disparity of \$7,030 USD above the national median, and \$4,936 USD over the local San Jose average. Consequently, the net median revenue advantage for this property is a substantial \$5,983 USD."

The 2 Bed/ 2Bath



## How Do We Achieve Such Revenue?

The Strategy our company uses is leveraging first the Midterm Leasing/ Corporate Housing Market. We have a Network of Well Over 15 Outlets and Companies to Connect with to ensure the highest occupancy and also a high Return.

We use the short term rental platforms to also get Midterm Leases or 30+ Day stays if they are worth the pricing in comparison to the Mid Term Leases. We compare our possible guests asking prices and choose the highest returners with the shortest stays. And if we can get a short stay with a high return we use the Short Term Rental Platforms like Airbnb and Vrbo"

- **For The Corporate Housing Outlets, We use companies such as;** National Corporate Housing, Oakwood Sonder, Housing Anywhere, Sublet and Corporate Housing By Owner.
- **For The Travel Nursing Companies We use;** Homeaway, Travel Nurse Housing, Gypsy Nurse and Nurse Fly.



## Customized Pricing for Unparalleled Value - The AST Investing Advantage

At Astraeus Investing, our pricing structure is meticulously crafted to align with your specific needs, ensuring a harmonious blend of exceptional service and value. By placing the decision-making power in your hands, we foster a transparent and trusting relationship.

### **Flexibility to Meet Your Goals:**

Whether it's facilitating guest access through our advanced virtual operator system, engaging in strategic outreach to secure lucrative deals, or managing all aspects of your property to alleviate your stress, our services cater to a wide range of requirements. We are committed to adapting our offerings to meet your unique needs.

### **Transparent, Adaptive Commission Structure:**

Our compensation reflects our dedication to your success. We operate on a competitive percentage commission model based on the monthly revenue of your property, with rates varying from 20% of the Average Daily Rate's (ADR) revenue to a maximum of 38% of the total monthly earnings. This flexible approach ensures our objectives are in complete alignment with your financial goals.

### **Customized Onboarding Fee:**

Acknowledging the distinct characteristics of each property, our onboarding fee is tailored to match the specific development needs of your property. This initial investment is key to laying the groundwork for a prosperous partnership and peak property performance.

Partner with Astraeus Investing for an experience that emphasizes your interests, maximizes your returns, and redefines excellence in property management.

## Our Contact Information:

*Please reach out, leave a message. And We Will Get Back To You As Soon As Possible.*

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