

# Furnished rooms for rent starting at \$145/week



Private, furnished room



All utilities and WiFi included



Access to washer and dryer



No minimum credit score needed



No long-term leases



Private Bathroom



Scan to see  
a PadSplit room  
near you



padsplit.com

Call us today at

**(504)-677-8313**

to learn more.

Featured in: **Forbes** THE WALL STREET JOURNAL.



PadSplit



## Solving the affordable housing crisis

### One room at a time

#### What is a PadSplit?

A PadSplit is a fully furnished home that is divided into private bedrooms with a shared kitchen and common space. Weekly dues include all utilities, on-site laundry, and internet.

PadSplits are designed to look like homes that are indistinguishable from any other modern, furnished homes. We work with property owners to convert their investment properties and increase their returns so they will create more affordable units.

We make homes more affordable for our members so they can focus on what matters. We also alleviate the stress of multiple bills on different cycles by creating one simple payment matched to pay date. We strive to give all our members the opportunity to pursue their goals and advance their careers.

#### Values

Our core values for members are to be respectful, take ownership, and help out, and these themes are reiterated through our marketing, onboarding processes, and operations. As a result, they're also embedded in our resident culture, promoting accountability to care for the home, reducing housemate disputes, and aiding the development of necessary soft skills to thrive in today's economic landscape.



The average PadSplit member's annual income is **\$21,000/yr**. By reducing housing and transportation expenses, our members save about \$460/mo.

#### Incentivizing Efficiency

We're committed to minimizing our environmental impact and improving the lives of all our members and partners. Including utilities motivates owners to make energy efficiency improvements because they see a financial benefit.

#### Optimizing Underutilized Space

PadSplit helps our property owner partners to find and leverage underutilized space within their existing properties.

#### Inspiring Social Responsibility

We don't just provide rooms. We use housing as a vehicle for financial independence and a path to a better life. We're also building a culture of service and social responsibility among our staff and members to create a better future for everyone.

#### Stewards of Success

A PadSplit membership is a stepping stone to greater success. We encourage our members to strive for home ownership, higher education, or financial freedom (however they may define it).

Before | Four Bedrooms



After | Six Bedrooms



FAST COMPANY

Forbes

TC TechCrunch

The Washington Post

#### GET IN TOUCH WITH US!

If you're interested in partnering with us, contact us at [founders@padsplit.com](mailto:founders@padsplit.com)

LIKE US ON FACEBOOK

FOLLOW US ON INSTAGRAM

# DO GOOD, WHILE DOING WELL

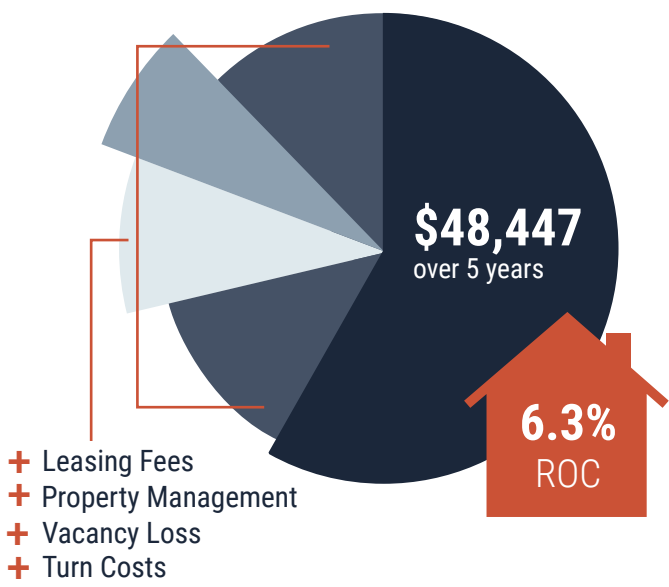
You're Losing Thousands Over The Life of Your Rental. Call Us For A Better Way.



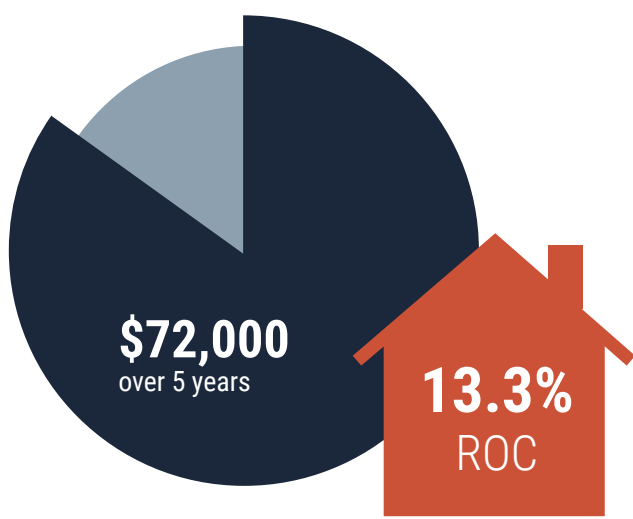
*"After my last tenants destroyed my entire house, I'm glad I trusted PadSplit to help me convert it. I've seen a 52% increase in profit AND they handle everything for me. I should have done this sooner."*

HEATHER | PROPERTY OWNER

## Traditional Rental



## PadSplit



	TRADITIONAL	PADSPLIT RENOVATION
REMODELING (Walls, Paint, Flooring, etc)	4,550	8,900
MECHANICAL (Plumbing, HVAC, Electricity)	4,750	6,662
HOME FURNISHING	0	5,000
ENERGY EFFICIENCY UPGRADES	0	1,850
TOTAL RENOVATION COST	9,300	22,412
HOME PURCHASE COST	125,000	125,000
	<b>134,300</b>	<b>147,412</b>

	TRADITIONAL	PADSPLIT
RENTAL RATE	1,175	1,863
ANNUALIZED RENTAL INCOME	14,100	22,356
VACANCY RATE	8%	0%
ANNUALIZED VACANCY COST	1,128	0
COST TO RE-RENT	2,162	0
ANNUALIZED OPERATING REPAIR	2,400	2,700
ANNUALIZED NOI	8,410	19,656
% RETURN	<b>6.3%</b>	<b>13.3%</b>

**Our residents are workers in your community. They have to work full-time and pass a background check to qualify.**

*"I was in an apartment for 4 years, but rent was going up, and I wanted to save money to buy a house. With utilities and furnishings included here, I'm saving between \$300- \$400 per month which is helping me repair my credit and save money for a down payment."*

RICHARD | PADSPLIT RESIDENT



## CALL US FOR A BETTER WAY

PADSPLIT.COM • (888) 4 PD SPLT