



ERC

HOMEBUILDERS

A Development Company



A NEW WAY FOR INDIVIDUALS TO INVEST IN BUILD-TO-RENT HOMES

THE OPPORTUNITY

A real estate investment in build-to-rent homes for Wall Street and Main Street investors that taps into growing, millennial-driven demand for build-to-rent (B2R) homes, using unprecedented methods to capitalize the business. ERC Homebuilders provides attractive real estate investment opportunities to institutional and accredited investors now, and plans to offer real estate investment access to the 99% who traditionally had access only to stocks and bonds.

THE RIGHT TIME: 3 TRENDS PROPELLING THE B2R MARKET



Millennials are stuck between wanting a comfortable home and being unable to afford a down payment.

- 92% of millennials consider homeownership a good investment, but 43% of them have saved less than \$3,000 for a down payment.
- 32.2% of millennials own homes, versus 60.4% of Gen Xers and 75% of baby boomers.



The B2R single-family market is vast and growing rapidly, and investor interest is increasing.

- Single-family for rent is fastest-growing segment of U.S. housing market, with the pace predicted to continue for years. About 16M rental properties today are single-family homes, with another 13M new rental households expected to be formed by 2030.
- 39% of all U.S. rental properties are single-family homes – highest percentage since 1965 – while homeownership at all-time low.
- From 2016-2017, B2R home building grew by 6% – largest annual increase in at least 14 years.
- 3.9M new rental units are forecast for 2016-2020, with 1.5M expected to be homes.
- One marketplace, SVN | SFRhub Advisors, has a \$2B backlog in demand from its clients.
- Investors' preference for single-family homes is growing, with 73% of those holding real estate preferring single-family, according to a December 2018 Millennium Trust Company survey.



Demand is booming in the Southeast, especially in Florida, with:

- 3% job growth rate – highest among the 10 largest states
- 3.5% unemployment rate in 2018 – lowest since 2007
- 13% population growth from 2010-2018

THE ERC HOMEBUILDERS APPROACH

- Tap into acute pent-up demand from institutional investors for new rental housing with new construction builder warranties.
- Develop bundles of 20+ B2R homes in contiguous areas, or mini-neighborhoods, for maximum simplicity and efficiency.
- Seek to presell units to institutional investors (private equity firms and hedge funds), minimizing risk and delivering solid investment returns.
- Initially focus on Florida – a B2R hotbed with high job and population growth, low expenses, zero state taxes, excellent weather, and available developable land.

Site plans, proposed amenities, product renderings and other depictions are the planned intention of ERC HomeBuilders Inc. a Development Company; however, all are conceptual by nature and are subject to change by the developer based on but not limited to regulatory approvals, marketing changes or design considerations.

Regulation A Offerings for ERC Homebuilders 1, Inc. and ERC Homebuilders 2, Inc. (each “the Company”):

No money or other consideration is being solicited, and if sent in response, will not be accepted.

No offer to buy the securities can be accepted and no part of the purchase price can be received until the offering statement filed by the Company with the SEC has been qualified by the SEC. Any such offer may be withdrawn or revoked, without obligation or commitment of any kind, at any time before notice of acceptance given after the date of qualification.

An indication of interest involves no obligation or commitment of any kind.

Offering statements regarding the ERC Homebuilders 1, Inc. and ERC Homebuilders 2, Inc. offerings have been filed with the SEC. You may obtain a copy of the preliminary Offering Circulars that are a part of the offering statements from here:

[ERC Homebuilders 1, Inc.](#)

[ERC Homebuilders 2, Inc.](#)

Regulation D Offering for ERC Homebuilders, Inc.:

The Regulation D offering is made only to persons who are “accredited investors” (as that term is defined in Section 501 of Regulation D promulgated under the Act).

Forward-Looking Statements

These materials may contain forward-looking statements and information relating to, among other things, the Company, its business plan and strategy, and its industry. These forward-looking statements are based on the beliefs of, assumptions made by, and information currently available to the Company's management. When used in the offering materials, the words “estimate,” “project,” “believe,” “anticipate,” “intend,” “expect” and similar expressions are intended to identify forward-looking statements, which constitute forward-looking statements. These statements reflect management's current views with respect to future events and are subject to risks and uncertainties that could cause the Company's actual results to differ materially from those contained in the forward-looking statements. Investors are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date on which they are made. The Company does not undertake any obligation to revise or update these forward-looking statements to reflect events or circumstances after such date or to reflect the occurrence of unanticipated events.