

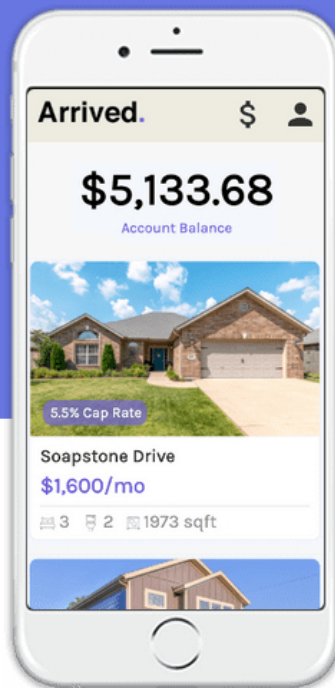
# Arrived.

## Easily invest in rental homes.

Buy shares of rental homes, earn passive income,  
and let Arrived take care of the rest.

Get Started

Browse rental home investments for free. No risk, and no bank account required.



BUILT BY A TEAM OF EXPERIENCED REAL ESTATE PROFESSIONALS AND TECHNOLOGISTS FROM:



## A Better Way to Invest in Real Estate

Passive Income

Earn passive income from

Capital Appreciation

Receive your share of

Low Min. Investment

Start investing in real estate

rent without any  
management responsibility.

appreciation when homes  
you invest in are sold.

without large down  
payments or purchasing  
entire homes.

### Flexibility

Invest without being tied  
down to the cities or homes  
you invest in.

### Tax Advantage

Take advantage of tax breaks  
and favorable deductions  
associated with real estate  
investing.

### No Personal Liability

Invest in real estate without  
taking on responsibility for  
renters, lawsuits, or personal  
debt.

*"Residential real estate, not equity,  
has been the best long-run  
investment over the course of modern  
history."*

"The Rate of Return on Everything, 1870–2015 ([Source](#))



**Arrived.** © 2020

999 3rd Ave  
Seattle, WA 98104

#### Important Information

Arrived Homes, LLC (the "Company") intends to sponsor a securities offering pursuant to Regulation A under the Securities Act of 1933. The Company is now "testing the waters" to gauge market demand and it is under no obligation to make an offering under Regulation A. No money or other consideration is being solicited in connection with the information that is now being provided, and if money is sent in response, it will not be accepted. No offer to buy our securities can be accepted and no part of the purchase price can be received until an offering statement on Form 1-A has been filed with and qualified by the Securities and Exchange Commission, and any such offer may be withdrawn or revoked, without obligation or commitment of any kind, at any time before notice of its acceptance given after the Form 1-A qualification date. A person's indication of interest involves no obligation or commitment of any kind.

MARKET

PROPERTY

FINANCIALS

REVIEWS

Reserve Shares of The Soapstone



## The Soapstone

3 2 1973 sqft

## Projected Annual Returns

**6.65%**  
Dividend Yield (Year 1)

**10.76%**  
Annualized Return (IRR)

82% reserved

**\$220,000**  
Purchase Price

**57%**  
Financing

**\$100,730**  
Raise Amount

**16**  
Investors

MARKET

Rapidly Growing City  
Fayetteville ranked #4 Best Places to Live Nationally by U.S. News.



PROPERTY

Investment Potential  
Homes nearby have seen a 35% increase in property value over the last 10 years.



FINANCIALS

Home Lease  
Current tenant signed a 2 year lease on July 1, 2020.



## THE MARKET

## Fayetteville, Arkansas

Ranked #4 in Best Places to Live

- #1 Austin, TX
- #2 Denver, CO
- #3 Colorado Springs, CO
- #4 Fayetteville, AR
- #5 Des Moines, IA









## What it's like to live in Fayetteville, AR

Located in a region that's experiencing drastic growth, Fayetteville – together with Bentonville, Rogers and Springdale – has transformed from a small town to a center of higher education, culture, commerce and entrepreneurialism. The area known as Northwest Arkansas is the birthplace of Walmart, the headquarters of Tyson Foods and the home of the University of Arkansas, the flagship campus of the U of A system.

Nestled in the Ozark Mountains, Fayetteville attracts outdoorsy types with its abundance of state parks, acres of community green space, playgrounds, parks and walking trails. The metro area also boasts a first-class performing arts center, an active local food movement, live music venues and a dynamic festival scene.

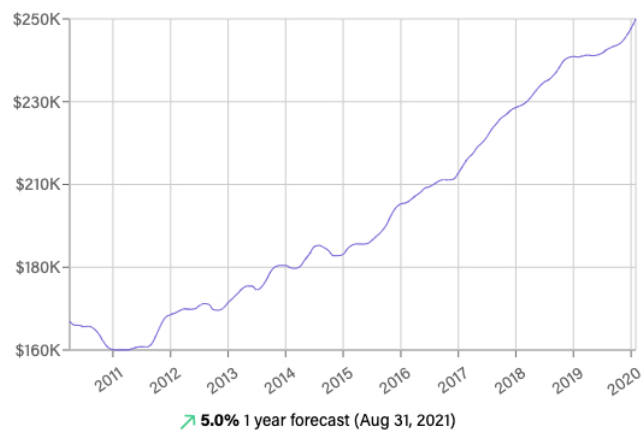
## Quick Facts on Fayetteville, AR

	<b>514,166</b> METRO POPULATION
	<b>33.9</b> MEDIAN AGE
	<b>2.7%</b> UNEMPLOYMENT RATE
	<b>45,830</b> AVERAGE ANNUAL SALARY

## Real Estate Data for Fayetteville, AR

### Zillow Home Price Trends

Single Family Residential 2010 - 2020

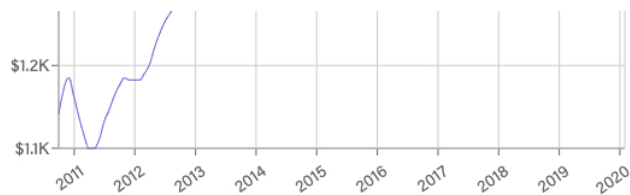


### Zillow Rental Price Trends

Single Family Residential 2010 - 2020







## THE PROPERTY

### Quick Facts for The Soapstone

Property type	Single Family Home
Location	Fayetteville, AR
Year built	2006
Square footage	1,973
Bedrooms	3
Bathrooms	2

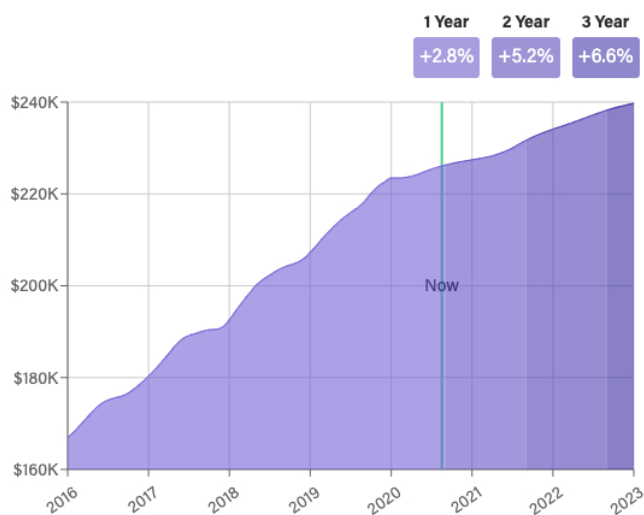
### About the Property

Well built, all brick home in West Fayetteville. Home has 3 Bedrooms and 2 Baths with a split floor plan perfect for families or roommates. Home features include spacious bedrooms, granite counters, jacuzzi soaker tub in master, gas fireplace, living room built-ins, surround sound, oversized garage, spacious backyard with covered patio, and extra storage unit in backyard and attic.

### Independent Appraisals

- 1) A valuation report produced by HouseCanary on June, 04, 2020, appraised the value of The Soapstone property in the valuation range of \$210,901 to \$231,859. [Download](#)
- 2) A valuation report produced by RedBell on July, 14, 2020, appraised the value of The Soapstone property at a calculated price of \$225,881. [Download](#)

### HouseCanary Value Forecast



### Property Location





## Neighborhood Overview

The area of West Fayetteville is notable for its ease of access to downtown Fayetteville, Dickson Street, Uptown Fayetteville and neighboring cities in Northwest Arkansas through expanded bypass and highway systems.

West Fayetteville is a common professional neighborhood for employees working for prominent employers in Northwest Arkansas, which include the Headquarters of Walmart, Tyson, and J.B. Hunt, and who want to remain in Fayetteville city limits.

The area is also in close proximity to the newly developing Centennial Park at Millsap Mountain. Centennial park is a state of the art cycling, cyclo-cross, mountain biking, and running trail system connected to 45 miles of shared-use paved trails and 38 miles of natural-surface trails.

## Property Milestones

- ☒ Acquisition The rental home has been acquired and is now owned by the offering LLC.
- ☒ Insurance Insurance coverage has been obtained to protect the investment.
- ☒ Renovation The property was renovated to ensure maximum rent income and minimum maintenance costs.
- ☒ Leasing A tenant has been vetted, approved, and has signed a long term lease.
- ☒ Financing Long term financing has been obtained through our banking partner.
- ☐ Reservations The property is currently collecting reservations of interest from Arrived investors.

☐ Not Started ☒ Started ☒ Completed

## THE FINANCIALS

Purchase Price	\$220,000
Financing	57%
Raise Amount	\$100,730
<b>Financial Overview</b>	
Purchase Price	\$220,000
Rent Status	RENTED
Current Rent	\$1,600 / month
Current Lease Length	2 years

Lease End Date	June 30, 2022
Financing	57%
Anticipated Hold Period	5-7 years

#### Projected Annual Returns

6.65% Dividend Yield (Year 1)	10.76% Annualized Return (IRR)
----------------------------------	-----------------------------------

#### Projected Annual Dividend Yield

Year 1	6.65%
Year 2	7.04%
Year 3	7.43%
Year 4	7.83%
Year 5	8.24%
Year 6	8.67%
Year 7	9.11%

#### Projection Details - Year 1 Summary

Rental Revenue	\$19,200
Operating Expenses	-\$6,480
Net Operating Income (NOI)	\$12,720
Management Fee	-\$1,018
Dividend Yield (Year 1)	6.65%
Appreciation	3%
Financing	57%
Equity Appreciation	6.98%
Annualized Return (IRR)	10.76%

\* All financial projections are estimates only. These estimates are not based on actual investment results and are not guaranteed of future results.

#### The Deal Terms

Minimum Investment	\$100
Price per Share	\$10
Number of Shares	10,073
Raise Amount	\$100,730

### The Documents

Property Appraisal - HouseCanary



Property Appraisal - Red Bell



## REVIEWS

### Arrived.

999 3rd Ave  
Seattle, WA 98104  
(206) 659-7920  
contact@arrivedhomes.com



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Rent

### Important Information

Arrived Homes, LLC (the "Company") intends to sponsor a securities offering pursuant to Regulation A under the Securities Act of 1933. The Company is now "testing the waters" to gauge market demand and it is under no obligation to make an offering under Regulation A. No money or other consideration is being solicited in connection with the information that is now being provided, and if money is sent in response, it will not be accepted. No offer to buy our securities can be accepted and no part of the purchase price can be received until an offering statement on Form 1-A has been filed with and qualified by the Securities and Exchange Commission, and any such offer may be withdrawn or revoked, without obligation or commitment of any kind, at any time before notice of its acceptance given after the Form 1-A qualification date. A person's indication of interest

or commitment of any kind, at any time before notice of its acceptance given after the Form I-A qualification date. A person's indication of interest involves no obligation or commitment of any kind.



# Home ownership, without the responsibilities.

Buy shares of rental homes, earn passive income, and let Arrived take care of the rest.

[Become an investor](#)[See how it works](#)

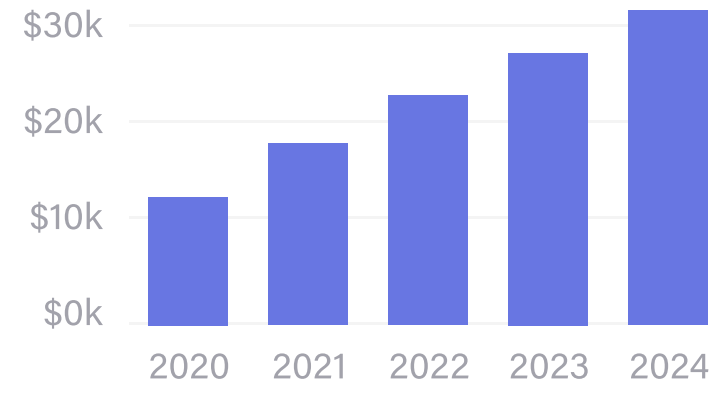
Account Balance

\$5,100.68



Soapstone Drive

\$1,600/Mo



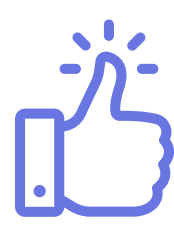
We're built for people who want to build home investment, even if they aren't ready to commit to a single home or city.

## A Better Way To Build Home Ownership



### Passive Income

Earn passive income from rent without any management responsibility.



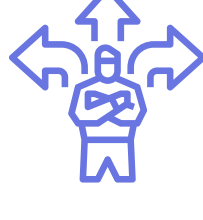
### Capital Appreciation

Receive your share of appreciation when homes you invest in are sold.



### No Personal Liability

Invest in real estate without taking on responsibility for renters, lawsuits, or personal debt.



### Flexibility

Invest without being tied down to the cities or homes you invest in.



### Tax Advantage

Take advantage of tax breaks and favorable deductions associated with real estate investing.



### Low Minimum Investment

Start investing in real estate without large down payments or purchasing entire homes.

## HOW IT WORKS

## Investing In Real Estate Has Never Been Easier.

1

### Browse Homes

Browse Arrived homes, each pre-vetted for their investment potential.

2

### Reserve Shares

3

### Sign & Invest

4

### Earn Income

## Watch Your Investment Grow

Initial Investment:

\$2500



Monthly Contributions:

\$100



Re-invest dividends:

Yes

No

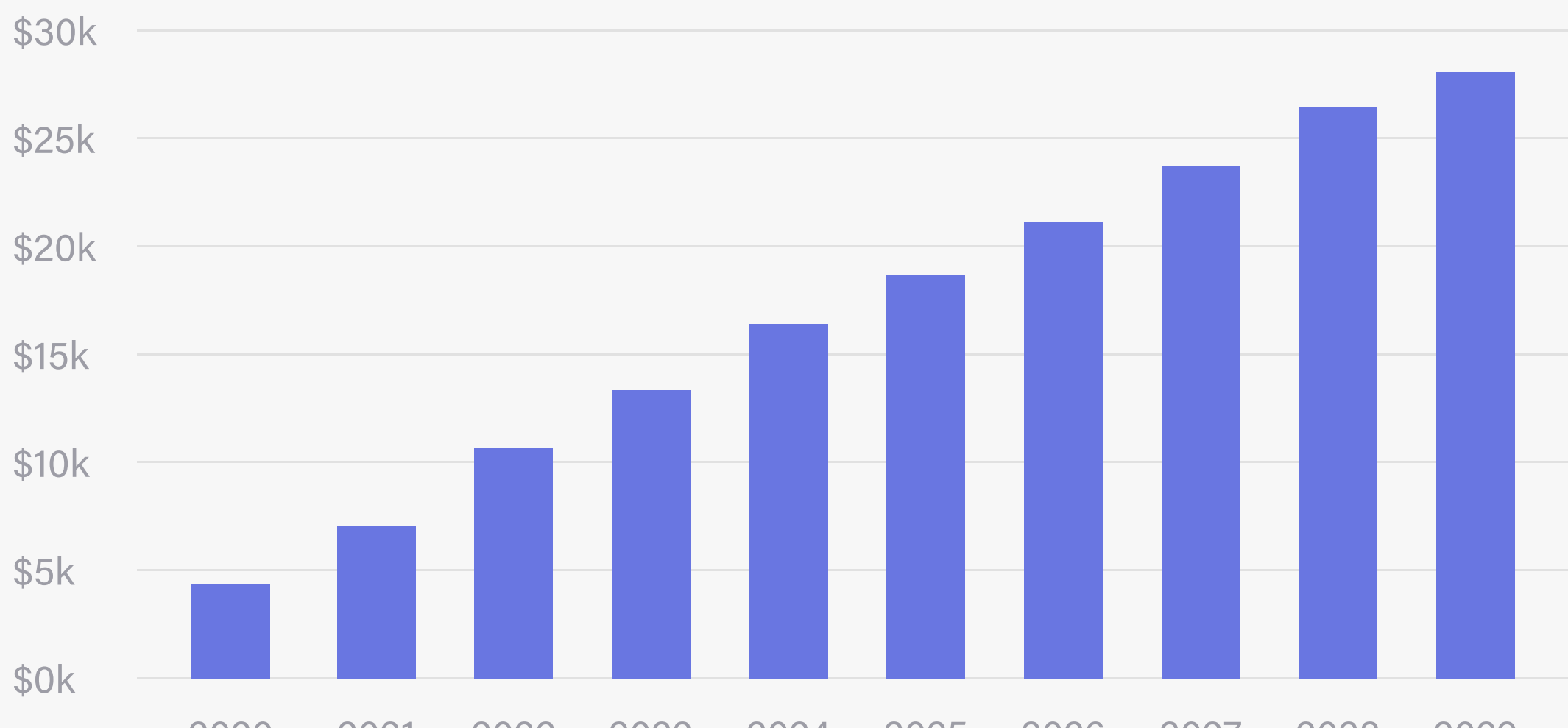
Investment Period:

10 Years



Your expected investment value

\$23,844



Ready to start investing in real estate?

[Get Started](#)

## We're On A Mission

We believe people should have the freedom to move and pursue new opportunities in their life while still having access to the wealth creation that long-term home ownership and real estate investment can provide.

To support this idea, we're building a new model for home ownership and real estate investment that doesn't lock people into a single home or city. Arrived believes in passive income, freedom to move, low debt, diversification, and aligned incentives.

Real estate is one of the oldest and best performing asset classes and our mission is to make it work for the lifestyles of the next generation.

## Arrived.

999 3rd Ave  
Seattle, WA 98104

(206) 659-7920

contact@arrivedhomes.com

## Services

[Invest](#)[Rent](#)[Browse Homes](#)

## Resources

[FAQ](#)[Terms of Service](#)[Privacy Policy](#)

### Important Information

Arrived Homes, LLC (the "Company") intends to sponsor a securities offering pursuant to Regulation A under the Securities Act of 1933. The Company is now "testing the waters" to gauge market demand and it is under no obligation to make an offering under Regulation A. No money or other consideration is being solicited in connection with the information that is now being provided, and if money is sent in response, it will not be accepted. No offer to buy our securities can be accepted and no part of the purchase price can be received until an offering statement on Form 1-A has been filed with and qualified by the Securities and Exchange Commission, and any such offer may be withdrawn or revoked, without obligation or commitment of any kind, at any time before notice of its acceptance given after the Form 1-A qualification date. A person's indication of interest involves no obligation or commitment of any kind.



# Easily invest in rental homes.

Buy shares of rental properties, earn passive income, and let Arrived take care of the rest.

[Browse Properties](#)[See how it works](#)

Rental Income

**\$14,630**

Appreciation

**\$15,349**

**We're built for people who want to invest in rental homes, but don't want to buy a whole home or deal with the operational headaches.**

## A Better Way To Invest In Rental Homes





### Passive Income

Start earning rental income from day one and receive payments quarterly.



### Capital Appreciation

Receive your share of appreciation when homes you invest in are sold.



### No Operational Responsibility

Arrived is responsible for managing the property so investors don't have to.



### Tax Advantages

Take advantage of tax breaks and favorable deductions associated with real estate investing.



### Low Minimum Investment

Start investing in real estate without large down payments with our low \$100 minimum.



### Flexibility

Access the most lucrative markets without being tied down to the city you live in.

[Interested in learning more about our benefits?](#)

[Learn More](#)

## HOW IT WORKS

# Investing In Real Estate Has Never Been Easier

1

**Browse  
Homes**

2

**Reserve  
Shares**

3

**Sign &  
Invest**

4

### **Earn Income**

Earn your share of net rental income every month and participate in appreciation.

Interested in learning more about our process?

Learn More

## Watch your investments grow

Initial Investment

\$100

Monthly Contribution

\$100

Your expected investment value

**\$21,049**



Ready to start investing in real estate?

Get Started

# We're On A Mission

Our mission is to make real estate investing accessible to millions of people.

Residential real estate has been the best long-run investment in modern history<sup>1</sup>, but potential operational headaches and larger upfront financial commitments prevent many people from participating.

Through this mission, we believe we can help people achieve financial independence to support the lives they want to live.

*1 - The Rate of Return on Everything, 1870–2015 (2019 Research Study)*

*The first key finding is that residential real estate, not equity, has been the best long-run investment over the course of modern history. Although returns on housing and equities are similar, the volatility of housing returns is substantially lower, as Table II shows. Returns on the two asset classes are in the same ballpark—around 7%—but the standard deviation of housing returns is substantially smaller than that of equities (10% for housing versus 22% for equities). Predictably, with thinner tails, the compounded return (using the geometric average) is vastly better for housing than for equities—6.6% for housing versus 4.7% for equities. This finding appears to contradict one of the basic tenets of modern valuation models: higher risks should come with higher rewards.*

## Arrived.

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support@arrivedhomes.com



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## Social Ad Tests:

## Ads appear on Facebook and Instagram

Clicking on the “Learn More” button would take visitors to

Ex. 13.1 - Arrived - Marketing Landing Page.

A screenshot of a Facebook post from 'Arrived Homes'. The post features a large image of a single-story brick house with a two-car garage and a blue front door. The text of the post reads: 'Invest in rental homes with \$100, and start earning passive income.' Below the image, there is a section titled 'Build Home Ownership' with the subtext 'Browse rental home investments for free' and a 'Learn More' button. The post also shows engagement options like 'Like', 'Comment', and 'Share'. The post is sponsored by 'Arrived Homes'.



**Arrived Homes**

Sponsored · 🌐



Earn passive income from rental homes while you sleep 😴💰



ARRIVEDHOMES.COM

**Invest in Rental Homes**

Browse rental home investments for free

[Learn More](#)

👍 Like

💬 Comment

➦ Share

A. ▾