

# INBOX STRUCTURES

Welcome to Inbox Structures: Innovative,  
Sustainable, and Affordable Container Homes. We are  
committed to providing solutions for the housing  
market challenges in Florida.

# INBOX STRUCTURES

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Discover the future of real estate with Inbox Structures. Our container homes are a synthesis of design and functionality, crafted with precision and an uncompromising attention to detail. This unique investment opportunity offers dynamic potential for passive income through properties optimized for the modern renter. Seize the chance to invest in a market that's not just flourishing, but also addressing the crucial need for affordable housing. With Inbox Structures, you're not just investing in property - you're investing in a vision for a sustainable and accessible housing future.



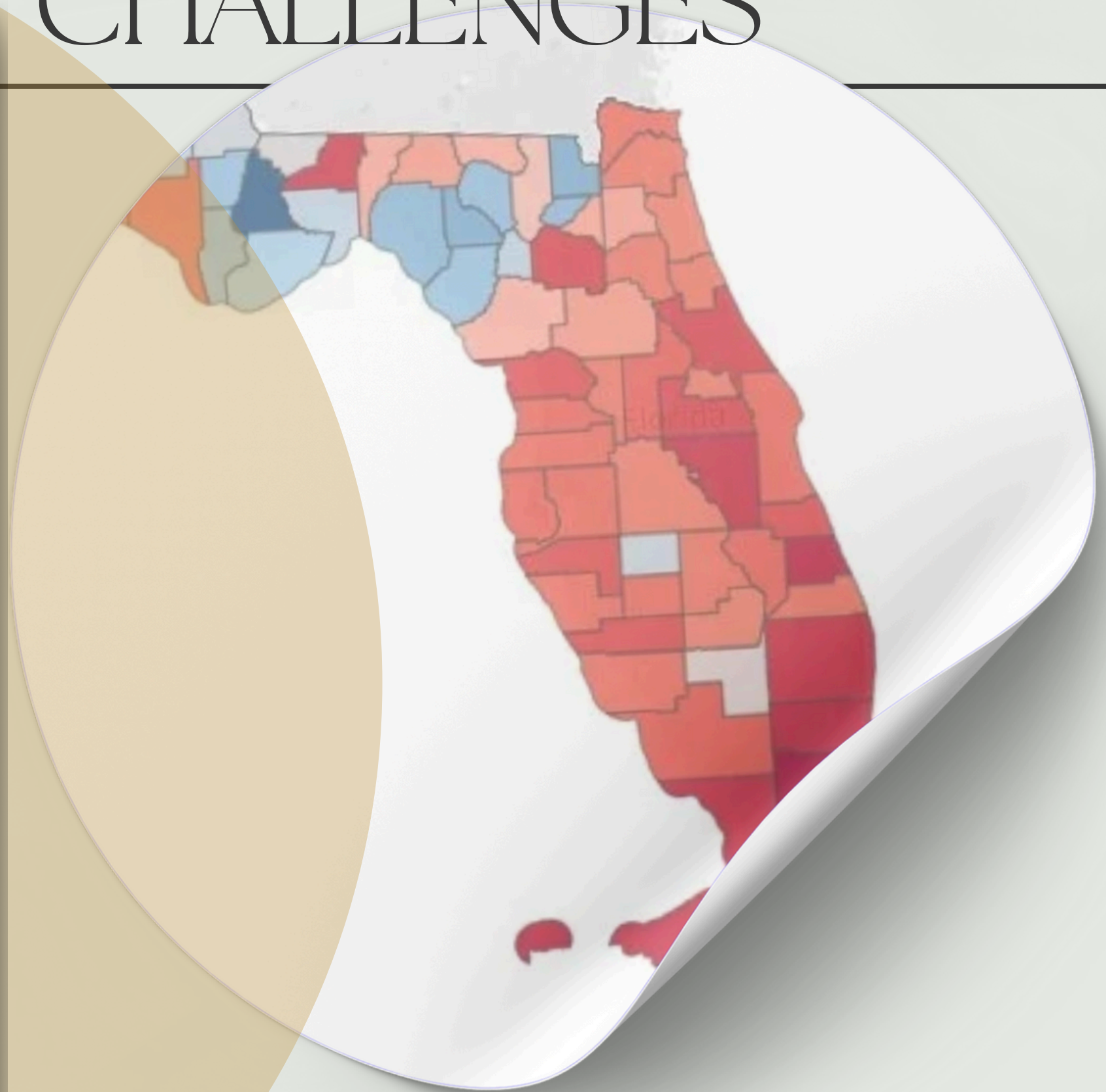


# FLORIDA'S MARKET CHALLENGES

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**AFFORDABILITY AND INVENTORY SHORTAGES ARE PRESSING ISSUES THAT REQUIRE INNOVATIVE SOLUTIONS. THESE CHALLENGES HAVE A PROFOUND IMPACT ON THE QUALITY OF LIFE FOR MANY RESIDENTS.**



# CONTAINER HOMES – A SMART INVESTMENT

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**INBOX STRUCTURES 3/2 SHIPPING CONTAINER HOMES OFFER A UNIQUE INVESTMENT OPPORTUNITY IN FLORIDA'S HOUSING MARKET. OUR HOMES ARE DESIGNED TO MAXIMIZE RENTAL INCOME POTENTIAL WHILE MINIMIZING CONSTRUCTION TIME AND COSTS. WITH A GROWING DEMAND FOR AFFORDABLE HOUSING, THESE HOMES REPRESENT A STRATEGIC INVESTMENT IN A THRIVING MARKET SEGMENT**

**RENTAL INCOME  
POTENTIAL**



**APPRECIATION  
POTENTIAL**



**FAST CONSTRUCTION  
TIME**



**AFFORDABLE HOUSING  
DEMAND**

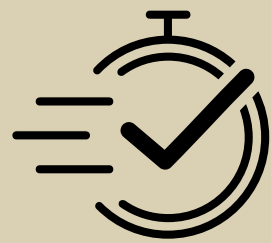


# BENEFITS

IDEAL CHOICE FOR THOSE SEEKING A QUICK AND AFFORDABLE HOUSING SOLUTION



COST EFFECTIVE



QUICK BUILD TIME



FAST PERMITTING



WEATHER SUSTAINABLE



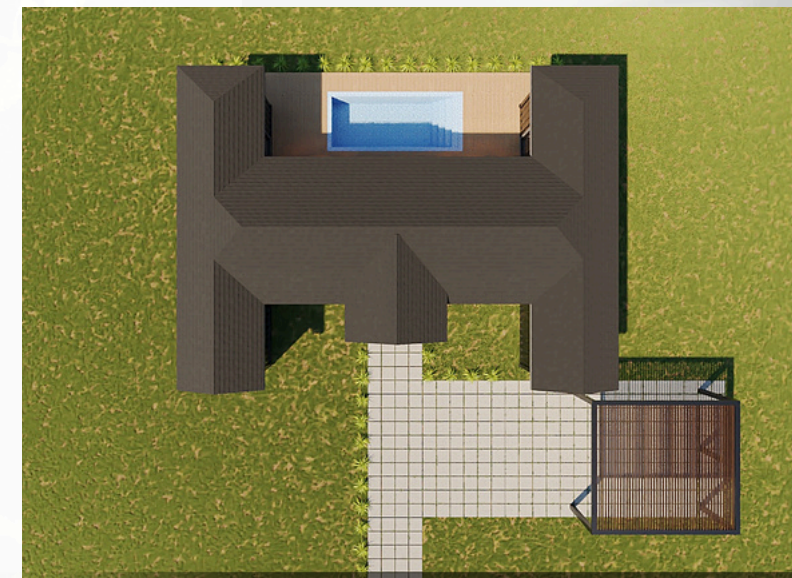
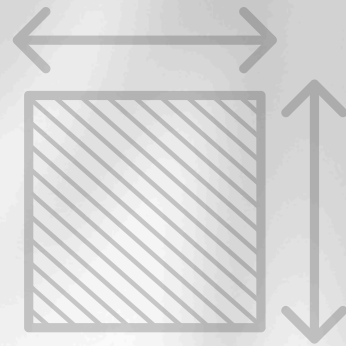


# OUR DESIGN

3 BEDROOM

2 BATH

1280 SQ FT



# THE TIME IS NOW

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INVESTING IN INBOX STRUCTURES' SHIPPING CONTAINER HOMES  
REACH OUT TO US TO DISCUSS YOUR PROJECT.

VISIT OUR WEBSITE OR CONTACT US DIRECTLY FOR MORE INFORMATION.  
WE LOOK FORWARD TO PARTNERING WITH YOU.

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INBOX STRUCTURES



## DISCLAIMER

**DISCLAIMER: ALL INFORMATION PRESENTED COMES FROM THIRD PARTY INDIVIDUALS AND THE INVESTOR COMMUNITY. RTR IS SIMPLY A REAL ESTATE EDUCATION PLATFORM AVAILABLE TO THE GENERAL PUBLIC FOR ANYONE WHO WOULD LIKE TO LEARN MORE ABOUT REAL ESTATE RELATED TOPICS. INDIVIDUAL OWNERS HAVE THE ABILITY TO SHOW THEIR PROPERTIES PUBLICLY ON OUR SITE TO FIND POTENTIAL DEAL PARTNERS. ALL INFORMATION SHOWN COMES DIRECTLY FROM THE INDIVIDUAL OWNER. EACH PERSON IS ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT VERIFICATION OF ANY INFORMATION SHOWN AS RTR WILL NOT BE HELD RESPONSIBLE FOR INACCURATE INFORMATION PRESENTED BY WEBSITE USERS. RTR DOES NOT ACT AS A BUYER, SELLER OR REPRESENTATIVE OF EITHER PARTY IN THE TRANSACTION. YOU ARE ENCOURAGED TO CONSULT WITH THE APPROPRIATE PROFESSIONALS YOU DEEM NECESSARY TO MAKE AN INFORMED INVESTMENT DECISION.**



**\$3 MILLION TAKEDOWN LEHIGH ACRES CONTAINER HOMES 13 HOMES @229,000**

**FLIP:**

<b>MARKET OR APPRAISED VALUE</b>	<b>\$4,147,000</b>
<b>PURCHASE PRICE</b>	<b>\$2,977,000</b>
<b>INITIAL EQUITY</b>	<b>\$1,170,000</b>
<b>DOWN PAYMENT</b>	<b>100%</b>
<b>DOWN PAYMENT AMOUNT</b>	<b>\$2,977,000</b>
<b>CLOSING COSTS &amp; FEES</b>	<b>\$58,500</b>
<b>TOTAL CASH INVESTMENT</b>	<b>\$3,035,500</b>
<b>SELLING COSTS 6% &amp; CLOSING COSTS 2%</b>	<b>\$331,760</b>
<b>FLIP PROFIT</b>	<b>\$653,900</b>
<b>ROI ON FLIP</b>	<b>20.60%</b>

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**HOLD:**

<b>MARKET OR APPRAISED VALUE OF SUBJECT PROPERTY</b>	<b>\$4,417,000</b>
<b>PURCHASE PRICE OF THE SUBJECT PROPERTY</b>	<b>\$2,977,000</b>
<b>INITIAL EQUITY IS CALCULATED BY SUBTRACTING MARKET OR APPRAISED VALUE FROM PURCHASE PRICE</b>	<b>\$1,170,000</b>
<b>THE PERCENTAGE OF DOWN PAYMENT WHICH IS TYPICALLY 20% - 25% WITH FINANCING AND 0% WITH CASH PURCHASE</b>	<b>100%</b>
<b>DOWN PAYMENT AMOUNT IS CALCULATED BY MULTIPLYING PURCHASE PRICE X DOWN PAYMENT</b>	<b>\$2,977,000</b>
<b>ESTIMATED CLOSING COSTS WITH TRADITIONAL TITLE COMPANY WHICH TYPICALLY RANGE FROM \$3K TO \$5K</b>	<b>\$58,500</b>
<b>TOTAL CASH INVESTMENT IS CALCULATED BY ADDING DOWN PAYMENT AMOUNT + CLOSING COSTS &amp; FEES</b>	<b>\$3,035,500</b>
<b>MONTHLY RENT FOR SUBJECT PROPERTY</b>	<b>\$434,200</b>
<b>ANNUAL PROPERTY TAX FOR SUBJECT PROPERTY</b>	<b>\$27,300</b>
<b>ANNUAL INSURANCE PREMIUM FOR SUBJECT PROPERTY</b>	<b>\$14,300</b>
<b>EXPECTED VACANCY RATE WHICH TYPICALLY RANGES FROM 3 TO 10% ANNUALLY</b>	<b>3%</b>
<b>MAINTENANCE RATE WHICH TYPICALLY RANGES FROM 3 TO 10% ANNUALLY</b>	<b>3%</b>
<b>PROPERTY MANAGEMENT RATE WHICH TYPICALLY RANGES FROM 7 TO 12% OF MONTHLY RENT</b>	<b>8%</b>
<b>GROSS SCHEDULE INCOME IS CALCULATED BY MULTIPLYING MONTHLY RENT X 12 MONTHS</b>	<b>\$343,200</b>
<b>GROSS OPERATING INCOME IS CALCULATED BY SUBTRACTING GROSS SCHEDULED INCOME FROM VACANCY AMOUNT OF 0%</b>	<b>\$343,200</b>
<b>PROPERTY MANAGEMENT EXPENSES ARE CALCULATED BY MULTIPLYING PROPERTY MGMT RATE X 12 MONTHS</b>	<b>\$(27,456)</b>
<b>ANNUAL PROPERTY TAXES IS EQUAL TO ANNUAL INSURANCE PREMIUM ABOVE</b>	<b>\$(27,300)</b>
<b>ANNUAL INSURANCE IS EQUAL TO ANNUAL INSURANCE PREMIUM ABOVE</b>	<b>\$(14,300)</b>
<b>TOTAL OPERATING EXPENSES IS THE SUM OF ALL ANNUAL OPERATING EXPENSES ABOVE</b>	<b>\$(69,056)</b>
<b>NET OPERATING INCOME IS THE CALCULATED BY SUBTRACTING GROSS OPERATING INCOME FROM TOTAL OPERATING EXPENSES</b>	<b>\$274,144</b>
<b>BEFORE-TAX CASH FLOW IS CALCULATED BY SUBTRACTING NET OPERATING INCOME FROM DEBT SERVICE</b>	<b>\$274,144</b>
<b>CASH-ON-CASH ROI IS CALCULATED BY DIVIDING BEFORE-TAX CASH FLOW BY TOTAL CASH INVESTMENT - ESSENTIALLY CAP RATE</b>	<b>9.03%</b>
<b>ROI W/ DEPRECIATION ADDS TAX CREDIT CALCULATED BY DIVIDING 27 YEARS ASSUMING 30% TAX BRACKET</b>	<b>10.55%</b>
<b>ROI W/ APPRECIATION ADD AN ASSUMED 4% INCREASE IN PROPERTY VALUE PER YEAR</b>	
<b>ROI W/ EQUITY BUILD UP TAKES INTO ACCOUNT THE PRINCIPAL THE TENANT PAYS TOWARD THE LOAN EACH YEAR.</b>	
<b>CASH-ON-CASH ROI W/ APPRECIATION ADDED-YR 1</b>	<b>16.01%</b>
<b>CASH-ON-CASH ROI W/ TENANT PAYING DOWN LOAN-YR 1</b>	<b>16.01%</b>
<b>*ROI FOR ADDITIONAL TAX DEDUCTIONS NOT CALCULATED AS IT VARIES FOR EACH INDIVIDUAL</b>	
<b>TOTAL CASH-ON-CASH ROI PROJECTED IN YR 10</b>	<b>178.20%</b>
<b>ADDING ALL THESE FACTORS TOGETHER OVER 10 YEARS SHOWS</b>	
<b>HOW REAL ESTATE CAN EXPONENTIALLY INCREASE YOUR WEALTH FROM EACH INVESTMENT!</b>	

**\$5 MILLION TAKEDOWN LEHIGH ACRES CONTAINER HOMES 22 HOMES @220,000**

**FLIP:**

<b>MARKET OR APPRAISED VALUE</b>	<b>\$319,000</b>	<b>\$7,018,000</b>
<b>PURCHASE PRICE</b>	<b>\$220,000 PER UNIT</b>	<b>\$4,840,000</b>
<b>INITIAL EQUITY</b>		<b>\$2,178,000</b>
<b>DOWN PAYMENT</b>		<b>100%</b>
<b>DOWN PAYMENT AMOUNT</b>		<b>\$4,840,000</b>
<b>CLOSING COSTS &amp; FEES</b>		<b>\$99,000</b>
<b>TOTAL CASH INVESTMENT</b>		<b>\$4,939,000</b>
<b>SELLING COSTS 6% &amp; CLOSING COSTS 2%</b>		<b>\$561,440</b>
<b>FLIP PROFIT</b>		<b>\$1,517,560</b>
<b>ROI ON FLIP</b>		<b>20.60%</b>



**HOLD:**

<b>MARKET OR APPRAISED VALUE OF SUBJECT PROPERTY</b>	<b>\$7,018,000</b>
<b>PURCHASE PRICE OF THE SUBJECT PROPERTY</b>	<b>\$4,840,000</b>
<b>INITIAL EQUITY IS CALCULATED BY SUBTRACTING MARKET OR APPRAISED VALUE FROM PURCHASE PRICE</b>	<b>\$2,178,000</b>
<b>THE PERCENTAGE OF DOWN PAYMENT WHICH IS TYPICALLY 20% - 25% WITH FINANCING AND 0% WITH CASH PURCHASE</b>	<b>100%</b>
<b>DOWN PAYMENT AMOUNT IS CALCULATED BY MULTIPLYING PURCHASE PRICE X DOWN PAYMENT</b>	<b>\$4,840,000</b>
<b>ESTIMATED CLOSING COSTS WITH TRADITIONAL TITLE COMPANY WHICH TYPICALLY RANGE FROM \$3K TO \$5K</b>	<b>\$99,000</b>
<b>TOTAL CASH INVESTMENT IS CALCULATED BY ADDING DOWN PAYMENT AMOUNT + CLOSING COSTS &amp; FEES</b>	<b>\$4,939,000</b>
<b>MONTHLY RENT FOR SUBJECT PROPERTY</b>	<b>\$580,800</b>
<b>ANNUAL PROPERTY TAX FOR SUBJECT PROPERTY</b>	<b>\$46,200</b>
<b>ANNUAL INSURANCE PREMIUM FOR SUBJECT PROPERTY</b>	<b>\$24,200</b>
<b>EXPECTED VACANCY RATE WHICH TYPICALLY RANGES FROM 3 TO 10% ANNUALLY</b>	<b>3%</b>
<b>MAINTENANCE RATE WHICH TYPICALLY RANGES FROM 3 TO 10% ANNUALLY</b>	<b>3%</b>
<b>PROPERTY MANAGEMENT RATE WHICH TYPICALLY RANGES FROM 7 TO 12% OF MONTHLY RENT</b>	<b>8%</b>
<b>GROSS SCHEDULE INCOME IS CALCULATED BY MULTIPLYING MONTHLY RENT X 12 MONTHS</b>	<b>\$580,800</b>
<b>GROSS OPERATING INCOME IS CALCULATED BY SUBTRACTING GROSS SCHEDULED INCOME FROM VACANCY AMOUNT OF 0%</b>	<b>\$580,800</b>
<b>PROPERTY MANAGEMENT EXPENSES ARE CALCULATED BY MULTIPLYING PROPERTY MGMT RATE X 12 MONTHS</b>	<b>\$(46,464)</b>
<b>ANNUAL PROPERTY TAXES IS EQUAL TO ANNUAL INSURANCE PREMIUM ABOVE</b>	<b>\$(46,200)</b>
<b>ANNUAL INSURANCE IS EQUAL TO ANNUAL INSURANCE PREMIUM ABOVE</b>	<b>\$(24,200)</b>
<b>TOTAL OPERATING EXPENSES IS THE SUM OF ALL ANNUAL OPERATING EXPENSES ABOVE</b>	<b>\$(116,864)</b>
<b>NET OPERATING INCOME IS THE CALCULATED BY SUBTRACTING GROSS OPERATING INCOME FROM TOTAL OPERATING EXPENSES</b>	<b>\$463,936</b>
<b>BEFORE-TAX CASH FLOW IS CALCULATED BY SUBTRACTING NET OPERATING INCOME FROM DEBT SERVICE</b>	<b>\$463,936</b>
<b>CASH-ON-CASH ROI IS CALCULATED BY DIVIDING BEFORE-TAX CASH FLOW BY TOTAL CASH INVESTMENT - ESSENTIALLY CAP RATE</b>	<b>9.39%</b>
<b>ROI W/ DEPRECIATION ADDS TAX CREDIT CALCULATED BY DIVIDING 27 YEARS ASSUMING 30% TAX BRACKET</b>	<b>10.97%</b>
<b>ROI W/ APPRECIATION ADD AN ASSUMED 4% INCREASE IN PROPERTY VALUE PER YEAR</b>	
<b>ROI W/ EQUITY BUILD UP TAKES INTO ACCOUNT THE PRINCIPAL THE TENANT PAYS TOWARD THE LOAN EACH YEAR.</b>	
<b>CASH-ON-CASH ROI W/ APPRECIATION ADDED-YR 1</b>	<b>16.66%</b>
<b>CASH-ON-CASH ROI W/ TENANT PAYING DOWN LOAN-YR 1</b>	<b>16.66%</b>
<b>*ROI FOR ADDITIONAL TAX DEDUCTIONS NOT CALCULATED AS IT VARIES FOR EACH INDIVIDUAL</b>	
<b>TOTAL CASH-ON-CASH ROI PROJECTED IN YR 10</b>	<b>185.35%</b>
<b>ADDING ALL THESE FACTORS TOGETHER OVER 10 YEARS SHOWS</b>	
<b>HOW REAL ESTATE CAN EXPONENTIALLY INCREASE YOUR WEALTH FROM EACH INVESTMENT!</b>	

**\$10 MILLION TAKEDOWN LEHIGH ACRES CONTAINER HOMES 46 HOMES @215,000**

**FLIP:**

<b>MARKET OR APPRAISED VALUE</b>	<b>\$14,674,000</b>
<b>PURCHASE PRICE</b>	<b>\$9,890,000</b>
<b>INITIAL EQUITY</b>	<b>\$4,784,000</b>
<b>DOWN PAYMENT</b>	<b>100%</b>
<b>DOWN PAYMENT AMOUNT</b>	<b>\$9,890,000</b>
<b>CLOSING COSTS &amp; FEES</b>	<b>\$207,000</b>
<b>TOTAL CASH INVESTMENT</b>	<b>\$10,097,000</b>
<b>SELLING COSTS 6% &amp; CLOSING COSTS 2%</b>	<b>\$561,440</b>
<b>FLIP PROFIT</b>	<b>\$1,517,560</b>
<b>ROI ON FLIP</b>	<b>20.60%</b>

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**HOLD:**

<b>MARKET OR APPRAISED VALUE OF SUBJECT PROPERTY</b>	<b>\$14,674,000</b>
<b>PURCHASE PRICE OF THE SUBJECT PROPERTY</b>	<b>\$9,890,000</b>
<b>INITIAL EQUITY IS CALCULATED BY SUBTRACTING MARKET OR APPRAISED VALUE FROM PURCHASE PRICE</b>	<b>\$4,784,000</b>
<b>THE PERCENTAGE OF DOWN PAYMENT WHICH IS TYPICALLY 20% - 25% WITH FINANCING AND 0% WITH CASH PURCHASE</b>	<b>100%</b>
<b>DOWN PAYMENT AMOUNT IS CALCULATED BY MULTIPLYING PURCHASE PRICE X DOWN PAYMENT</b>	<b>\$9,849,000</b>
<b>ESTIMATED CLOSING COSTS WITH TRADITIONAL TITLE COMPANY WHICH TYPICALLY RANGE FROM \$3K TO \$5K</b>	<b>\$207,000</b>
<b>TOTAL CASH INVESTMENT IS CALCULATED BY ADDING DOWN PAYMENT AMOUNT + CLOSING COSTS &amp; FEES</b>	<b>\$10,097,000</b>
<b>MONTHLY RENT FOR SUBJECT PROPERTY</b>	<b>\$1,214,400</b>
<b>ANNUAL PROPERTY TAX FOR SUBJECT PROPERTY</b>	<b>\$96,600</b>
<b>ANNUAL INSURANCE PREMIUM FOR SUBJECT PROPERTY</b>	<b>\$50,600</b>
<b>EXPECTED VACANCY RATE WHICH TYPICALLY RANGES FROM 3 TO 10% ANNUALLY</b>	<b>3%</b>
<b>MAINTENANCE RATE WHICH TYPICALLY RANGES FROM 3 TO 10% ANNUALLY</b>	<b>3%</b>
<b>PROPERTY MANAGEMENT RATE WHICH TYPICALLY RANGES FROM 7 TO 12% OF MONTHLY RENT</b>	<b>8%</b>
<b>GROSS SCHEDULE INCOME IS CALCULATED BY MULTIPLYING MONTHLY RENT X 12 MONTHS</b>	<b>\$1,214,400</b>
<b>GROSS OPERATING INCOME IS CALCULATED BY SUBTRACTING GROSS SCHEDULED INCOME FROM VACANCY AMOUNT OF 0%</b>	<b>\$1,214,400</b>
<b>PROPERTY MANAGEMENT EXPENSES ARE CALCULATED BY MULTIPLYING PROPERTY MGMT RATE X 12 MONTHS</b>	<b>\$(97,152)</b>
<b>ANNUAL PROPERTY TAXES IS EQUAL TO ANNUAL INSURANCE PREMIUM ABOVE</b>	<b>\$(96,600)</b>
<b>ANNUAL INSURANCE IS EQUAL TO ANNUAL INSURANCE PREMIUM ABOVE</b>	<b>\$(50,600)</b>
<b>TOTAL OPERATING EXPENSES IS THE SUM OF ALL ANNUAL OPERATING EXPENSES ABOVE</b>	<b>\$(244,352)</b>
<b>NET OPERATING INCOME IS THE CALCULATED BY SUBTRACTING GROSS OPERATING INCOME FROM TOTAL OPERATING EXPENSES</b>	<b>\$970,048</b>
<b>BEFORE-TAX CASH FLOW IS CALCULATED BY SUBTRACTING NET OPERATING INCOME FROM DEBT SERVICE</b>	<b>\$970,048</b>
<b>CASH-ON-CASH ROI IS CALCULATED BY DIVIDING BEFORE-TAX CASH FLOW BY TOTAL CASH INVESTMENT - ESSENTIALLY CAP RATE</b>	<b>9.61%</b>
<b>ROI W/ DEPRECIATION ADDS TAX CREDIT CALCULATED BY DIVIDING 27 YEARS ASSUMING 30% TAX BRACKET</b>	<b>11.22%</b>
<b>ROI W/ APPRECIATION ADD AN ASSUMED 4% INCREASE IN PROPERTY VALUE PER YEAR</b>	
<b>ROI W/ EQUITY BUILD UP TAKES INTO ACCOUNT THE PRINCIPAL THE TENANT PAYS TOWARD THE LOAN EACH YEAR.</b>	
<b>CASH-ON-CASH ROI W/ APPRECIATION ADDED-YR 1</b>	<b>17.04%</b>
<b>CASH-ON-CASH ROI W/ TENANT PAYING DOWN LOAN-YR 1</b>	<b>17.04%</b>
<b>*ROI FOR ADDITIONAL TAX DEDUCTIONS NOT CALCULATED AS IT VARIES FOR EACH INDIVIDUAL</b>	
<b>TOTAL CASH-ON-CASH ROI PROJECTED IN YR 10</b>	<b>189.57%</b>
<b>ADDING ALL THESE FACTORS TOGETHER OVER 10 YEARS SHOWS</b>	
<b>HOW REAL ESTATE CAN EXPONENTIALLY INCREASE YOUR WEALTH FROM EACH INVESTMENT!</b>	