

# 美國德州房產投資

## Houston

**WB**

WAN BRIDGE

Established in 2013



**No.1 Build to Rent community Developer in Texas**  
**No.4 Build to Rent community Developer in United states**  
**S&P 500 Company invested 2 billion USD in Wan Bridge in 2021**

- ▶ **2,500+** units under the management
- ▶ **15,000** lots have been acquired as the land bank
- ▶ Accumulated rental distributed to investors has reached to **51 million USD**
- ▶ The occupancy rate has reached to **98.6%**

Industry Spotlight  
Intense Media Coverage



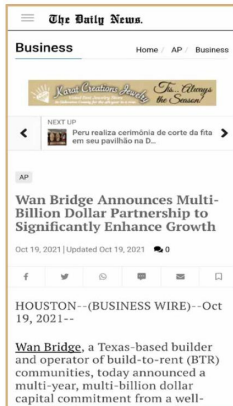
Houston Business Journal



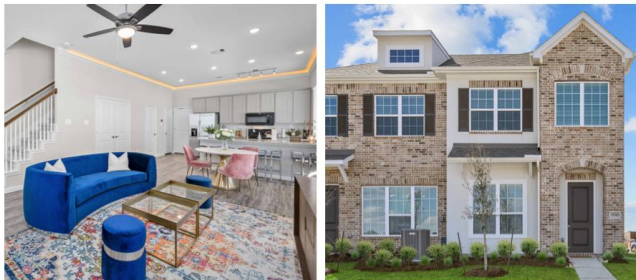
Houston Chronicle



The Dallas Morning News



The Daily News of Galveston etc

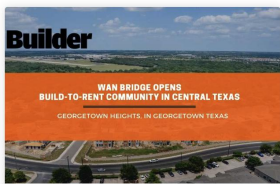




## 2022 TAB Star Awards Winners Announced

AUSTIN, Texas — The Texas Association of Builders (TAB) announced the 2022 Annual Star Awards winners in conjunction with the Sunbelt Builders Show™ at Hilton Anatole Dallas.

[Read More »](#)



## WAN BRIDGE OPENS BUILD-TO-RENT COMMUNITY IN CENTRAL TEXAS

BuilderOnline.com (By Vincent Salandra) — Georgetown Heights in Georgetown, Texas, features 48 two-story duplexes. Texas-based Wan Bridge, a builder, and operator of build-to-rent (BTR) communities, officially opened the doors at the company's Georgetown Heights rental development in Georgetown, Texas. The community features 48 three- to four-bedroom, two-story duplexes ranging from 1,400 to



## REDnews 2022 Real Estate Awards

Clearwater at Balmoral has been named an Awards Finalist in the Suburban Multifamily Category! REJournals is proud to present the Commercial Real Estate Awards on August 18th, 2022 at the Omni Houston. Celebrating the achievements, successes, and highlights from all sectors of the commercial real estate industry. [Learn More](#)

[Read More »](#)



## The Houston Business Journal is proud to present the honorees for our fifth-annual Most Admired CEO Awards

In selecting our CEO honorees, a panel of judges looked for characteristics such as contribution to company success, civic involvement, career achievement and more. The honorees represent several of Houston's prominent industries, with CEOs from energy companies, nonprofits, homebuilders, real estate firms and more — even an arts organization.



## Wan Bridge Launches Georgetown Heights, its First Build-To-Rent Community in Central Texas

Blending modern and Texas-style architecture to elevate the classic southern look, Georgetown Heights will offer residents both ambiance and function. Lined with lush landscaping, the picturesque development features spacious floor plans, energy-efficient appliances, two-car garages, private yards and smart home packages.



## Wan Bridge Introduces Newest Single-Family Build-to-Rent Development in the Greater Houston Area

Wan Bridge, a Texas-based builder and operator of build-to-rent (BTR) communities, today unveiled the company's newest community, Pradera Oaks. Just south of Houston in Rosharon, TX and located in the village of Bonney on the Pradera Meadows Loop, the 800-home, upscale rental community features three- and four-bedroom, two-story detached single-family homes for lease ranging from 1,400 to



## A tiny village south of Houston is getting a massive single-family rental community

In what could eventually become one of the largest build-to-rent single-family home communities in the greater Houston metro, a Texas builder has launched an 812-unit build-to-rent community in Brazoria County as investors continue to flock to the sector.



## Danling Li Selected as HBJ 40 Under 40 Honoree

The Houston Business Journal will once again honor an exceptional group of business and community leaders in the 40 Under 40 Class of 2022. Among the honorees are several founders, CEOs and other leaders of both for-profit companies and nonprofit organizations. The list includes a woman who quickly grew due to the pandemic. [...]



## Rayzor Ranch town houses, single-family homes bring more rentals amid rising demand

A new rental community will begin leasing three- and four-bedroom town houses and single-family homes near Rayzor Ranch in earnest this summer.



## A GROWING FAD. The Pandemic has accelerated a build-to-rent trend that was already well underway.

BIZJOURNALS.COM — (By Florian Martin) — The pandemic, which has led to more demand for space and skyrocketing home prices, has



## Houston Business Journal names real estate projects as finalists for 2022 Landmark Awards

BIZJOURNALS.COM — (By HBJ Staff) — The Houston Business Journal is proud to present the 2022 Landmark Awards finalists. The Landmark



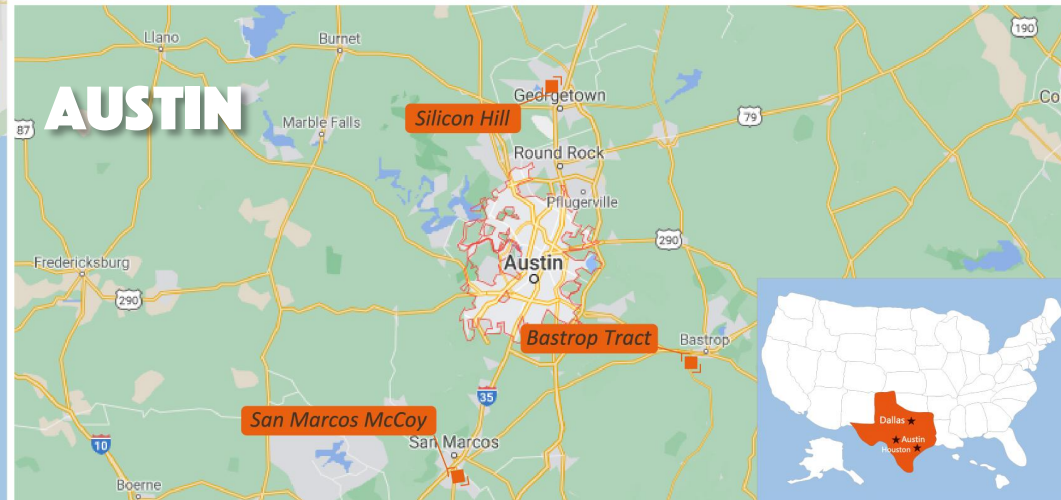
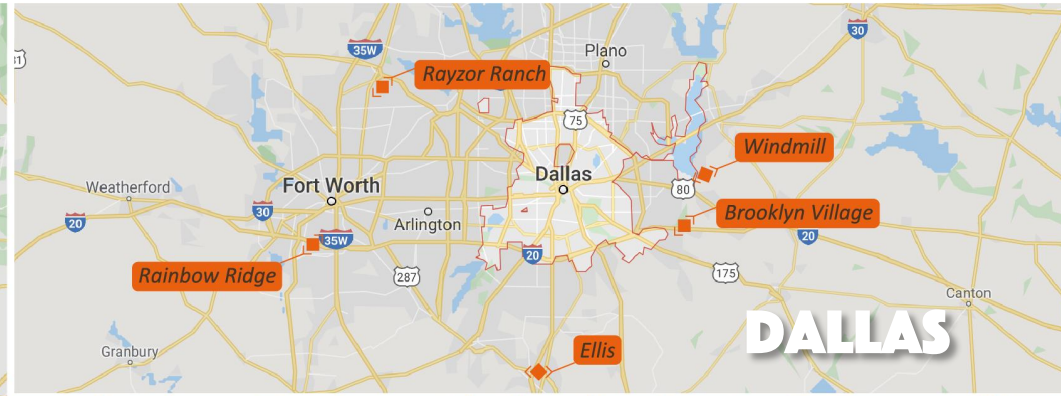
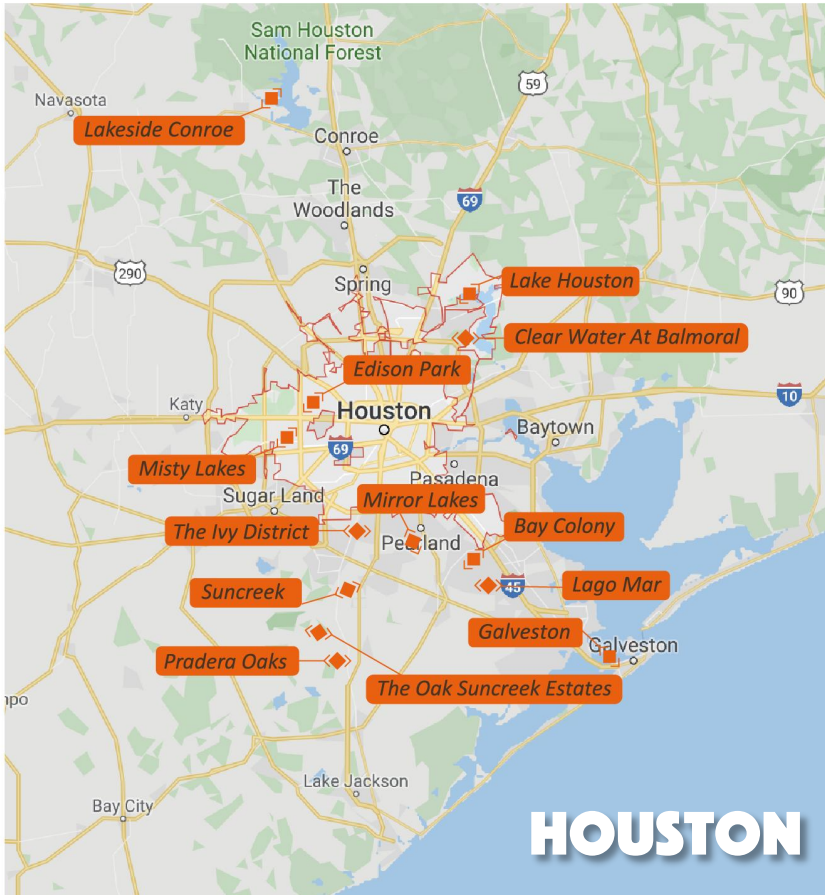
## 2022 Fire Awards: 4 top diversity innovators

BIZJOURNALS.COM — (By HBJ Staff) — Meet the 4 Houston-based diversity companies on the 2022 Fire Awards list.

[Read More »](#)

**Wan Bridge Group 在美國多次獲得行業頂級獎項及權威雜誌報導**

# Wan Bridge Communities

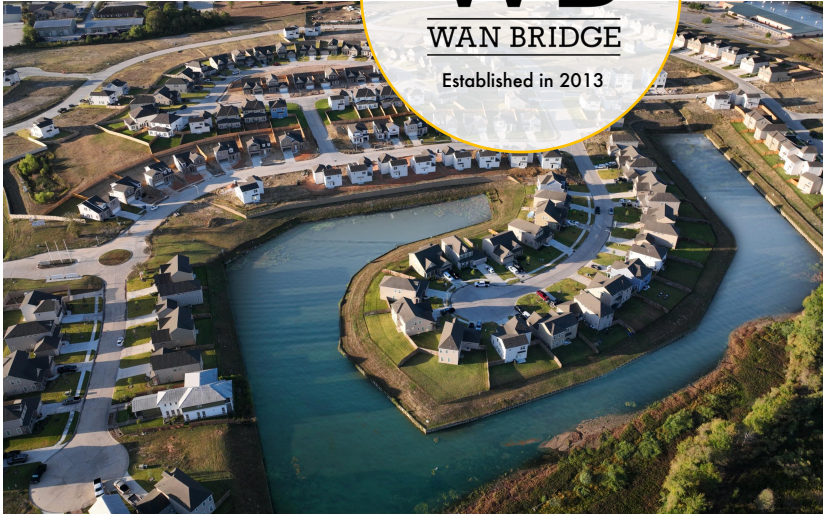




**WB**

**WAN BRIDGE**

Established in 2013





**338,380,787**

Total Population 總人口



**38.5**

Median Age 中位年齡



**\$454,900**

房價中位數



**\$23 Trillion**

國內生產總值 (GDP)



種族分佈

76%  
white

14%  
black

6%  
asian

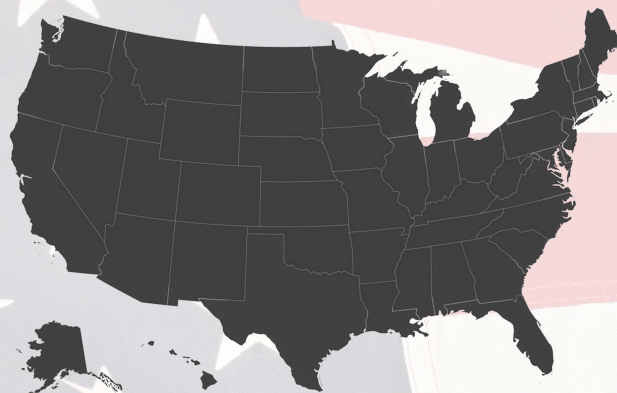
**33%**

高等教育學歷

**\$64,994**

家庭收入

## 美國 United States



全國最大輸出州 (按GDP計算) :

加州 **California**      德州 **Texas**      紐約州 **New York**

## 概覽



世界第1大經濟體  
(按GDP計算)



全球經濟占18%



無海外買家額外的稅  
收或限制



穩定安全的投資環  
境，全球流通性最  
強美元資產

# 美國房產價格走勢

2022年Q3美國房屋

中間售出價達到**\$454,900**

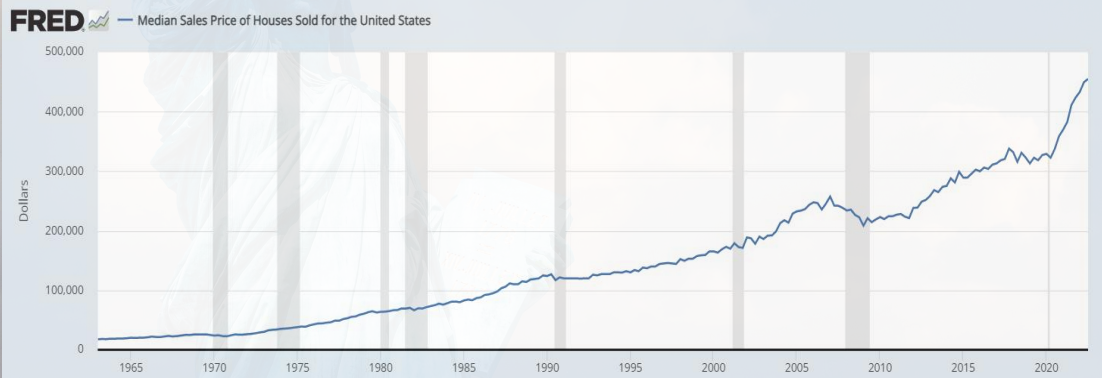
平均售出價達到**\$542,900**

呈現東北、西部高

中西部、南部低



		Dollars		
<input type="checkbox"/>	Name	Q3 2022	Q2 2022	Q3 2021
▼ Median sales price				
<input type="checkbox"/>	▼ United States	454,900	449,300	411,200
<input type="checkbox"/>	Northeast	747,000	577,100	523,800
<input type="checkbox"/>	Midwest	399,800	412,500	358,800
<input type="checkbox"/>	South	426,100	408,800	372,500
<input type="checkbox"/>	West	569,200	582,600	516,000
▼ Average sales price				
<input type="checkbox"/>	▼ United States	542,900	527,500	473,000
<input type="checkbox"/>	Northeast	1,037,600	707,000	731,500
<input type="checkbox"/>	Midwest	426,400	438,700	394,900
<input type="checkbox"/>	South	485,800	482,000	418,300
<input type="checkbox"/>	West	662,600	647,300	598,200





30,029,572

Total Population 總人口



33.9

Median Age 中位年齡



\$342,800

房價中位數



38%

Renters 租客

34

上市天數



種族分佈

71% white

12% black

5% asian

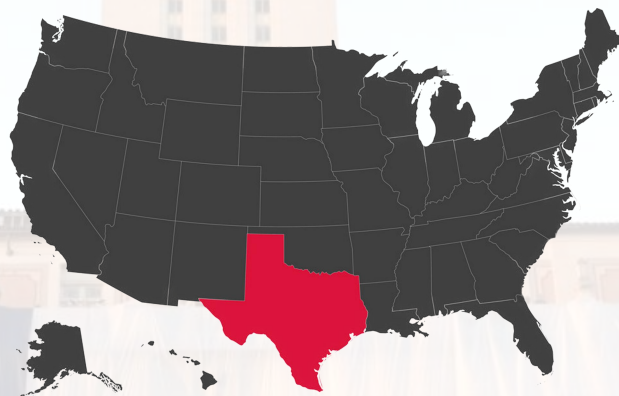
60%

高等教育學歷

\$84,555

家庭收入

# 德州 TEXAS



德州黃金投資三角區，主要城市包括：

達拉斯  
Dallas

休士頓  
Houston

奧斯汀  
Austin

## 概覽



世界第10大經濟體系 (按GDP計算)



土地面積全美第二，次於阿拉斯加州



黃金三角區占地10%，但包含全州74%工作及80%GDP



0%州個人所得稅及州企業稅



## 德克薩斯州

美國土地面積第**2**大州，3大城市氣候怡人



### 休斯頓

720萬人口

約2.6萬平方公里

氣溫12.5 ° C 至 29.5 ° C

### 達拉斯都會區

760萬人口

約2.4萬平方公里

氣溫8.8 ° C 至 30.7 ° C

### 奧斯汀

230萬人口

約1.1萬平方公里

氣溫11.2 ° C 至 30.3 ° C

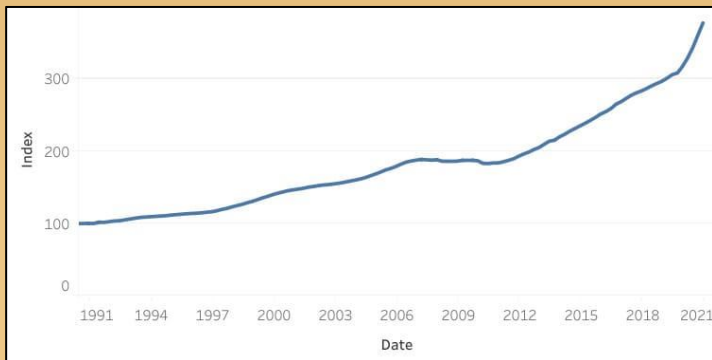


# 美國德州經濟及房價走勢

近31年，房價累積增長**331%**

近5年，房價累積增長**61%**

近1年，房價增長**14.4%**



SOURCE: FHFA (美國聯邦住房金融局)

## TEXAS — BY THE — NUMBERS

**#1** U.S. EXPORTER  
FOR 20 YEARS IN A ROW

**\$375B**  
IN 2021

MORE THAN  
**14.5** MILLION  
PEOPLE IN THE  
CIVILIAN LABOR FORCE



**9** LARGEST ECONOMY  
**TH** IN THE **WORLD**  
BY TEXAS BECAUSE A NATION

**26** COMMERCIAL AIRPORTS

**19** SEA PORTS

NO PERSONAL OR CORPORATE INCOME TAX



TEXAS IS THE LARGEST ENERGY-PRODUCING STATE IN THE NATION

**22** INTERSTATE HIGHWAYS

**34** FOREIGN TRADE ZONES



**58** FREIGHT RAILROADS

**367** MILES OF COASTLINE

TEXAS IS THE LEADING DESTINATION FOR COMPANIES RELOCATING FROM OTHER STATES



A LEADING **JOBS** CREATOR  
IN 2021, TEXAS ADDED **694,400** JOBS

**90%** GRADUATION RATE  
TEXAS' HIGH SCHOOL GRADUATION RATE IS AMONG THE TOP 5 HIGHEST IN THE NATION, WITH A 90% COMPLETION RATE



TEXAS LED THE NATION IN HIGH TECH EXPORTS FOR THE 9TH CONSECUTIVE YEAR



**\$50B** IN 2021

THE LONE STAR STATE IS HOME TO **53** FORTUNE 500 COMPANY HQs



Texas Economic Development & Tourism | Office of Governor Greg Abbott  
512.936.0100 | gov.texas.gov/business | @TexasEconDev

Revised: January 2023

德州為美國經濟第**2**大州，全球第**9**大經濟體

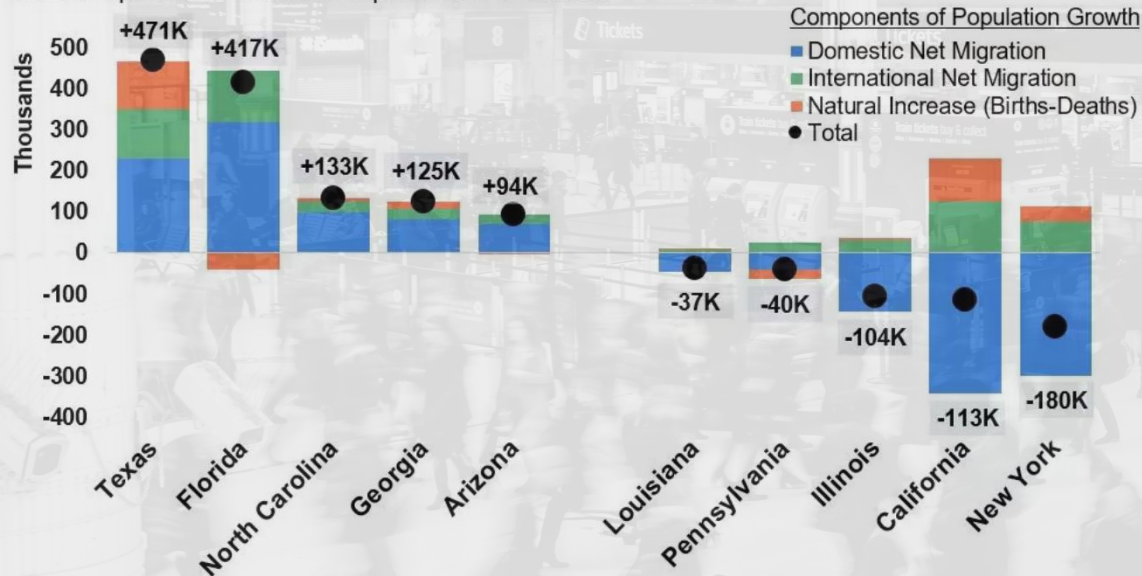
**53**家美國財富**500**強企業總部設立於德州

人口排名全美第**2**，就業增長數量全美第**1**

# States' Population Growth (and Loss) Is All About Domestic Net Migration

JOHN BURNS  
REAL ESTATE CONSULTING

2022 Population Growth: Top/Bottom 5 States



Source: 2022 Vintage Census Population Estimates

人口增速及數量  
全美第一  
預計2045年人口  
超過加州

# Texas Home Values



\$316,127

# Houston-The Woodlands-Sugar Land, TX Metro Area

Core Based Statistical Area in: [Texas](#), [Houston-The Woodlands, TX CSA](#), [United States](#)

**7,206,841**

Population

**8,268.8** square miles

**871.6** people per square mile

Census data: ACS 2021 1-year unless noted

## 休士頓都會區



**7,206,841**

Total Population  
總人口



**35.3**

Median Age 中位年齡



**70,893**

Median Household Income  
家庭收入中位數



**28.9**

Mean Travel Time to Work  
平均上班通勤時間

德州人口最多城市，全美**第4**大城市

2010 - 2020 休士頓人口增長**超過100萬**

休士頓都會區2021GDP為5,370億美元，  
比同期香港GDP高**46%**（1,678億美元）

休士頓擁有**24**家財富500強企業總部，  
在全美排名第**3**

# 美國第4大經濟體 | “世界級城市” 美國四大產業中心



## 世界超級石油巨頭聚集地

康菲、艾克森美孚、殼牌、BP、道達爾，  
雪佛龍6大世界超級石油巨頭中有5家設  
立在休士頓

### 能源

## 全球最大醫療中心

**Texas Medical Center** 德州醫療中心，建  
築面積**426萬**平方米，由**59**個醫療機構組成，  
擁有**10萬**多員工，每年接待**1000**多萬患者



### 醫療



## 國際物流中心

國際水運噸位全美第**1**，國內外總吞吐量  
全美第**2**，直接勞動崗位**75,487**個，間  
接勞動崗位**129,033**個

### 物流

## 世界航太技術中心

**NASA**美國國家航空航天局，目前是國  
際空間站的指揮中心，全球航太領域最  
高水準



### 航太

# 教育資源 | 德州最頂尖的教育資源

休士頓地區擁有 40 多所大學及學院，其中包括三所一級大學：萊斯大學、休士頓大學和附近的德州農工大學。在讀高等教育學生達43萬名，每年畢業生超過10萬名。



萊斯大學，建成於1912年

Niche排名全美第6，德州第1，A+評級，US News 排名全美15

德州農工大學 Texas A&M University，建成於1876年

Niche排名德州第2公立大學，A+評級，US News 排名全美67

休士頓大學，建成於1927年

Niche排名德州前5公立大學，A-評級，US News 排名全美182



# 2023年休士頓房產市場預測

加息放緩

房產銷量下降

房價穩定增長

租金持續上升

長租別墅快速增長

CATEGORIES	FULL-YEAR 2021	FULL-YEAR 2022	CHANGE
SINGLE-FAMILY HOME SALES	106,756	95,113	-10.9%
TOTAL PROPERTY SALES	131,678	117,572	-10.7%
TOTAL DOLLAR VOLUME	\$46,544,097,535	\$45,631,779,205	-2.0%
SINGLE-FAMILY AVERAGE SALES PRICE	\$376,075	\$413,657	10.0%
SINGLE-FAMILY MEDIAN SALES PRICE	\$300,000	\$338,295	12.8%

\* Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 12 months sales activity. This figure is representative of the single-family homes market.

根據休士頓房產協會數據

2022年休士頓銷量在2021年下降**10.7%**  
但房屋均價上漲**10%**，中位價上漲**12.8%**

SINGLE FAMILY RENTALS			
CATEGORIES	DECEMBER 2021	DECEMBER 2022	CHANGE
LEASED LISTINGS	2,433	3,025	24.3%
AVERAGE LEASE PRICE	\$2,042	\$2,154	5.5%
NEW LISTINGS	3,306	3,798	14.9%
DAYS ON MARKET (DOM)	26	36	+10 days

休士頓別墅租金在2022年上漲**5.5%**

FULL-YEAR SINGLE FAMILY RENTALS			
CATEGORIES	2021	2022	CHANGE
LEASED LISTINGS	32,502	38,691	19.0%
TOTAL DOLLAR VOLUME	\$66,476,386	\$84,508,801	27.1%

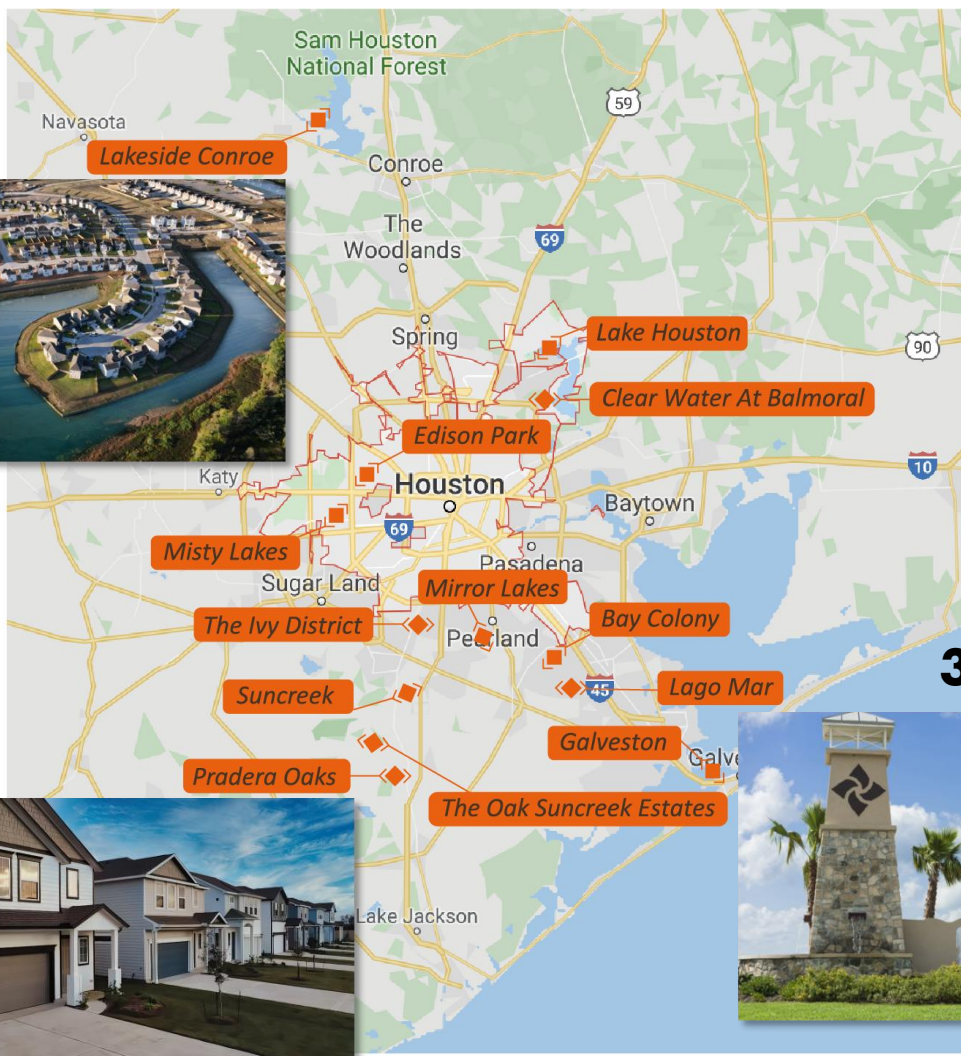
休士頓2022年長租別墅數量增加**19%**  
休士頓長租別墅總交易額上漲**27.1%**



# HOUSTON PROJECTS

## LAKESIDE CONROE

3房、4房獨棟別墅



## PRADERA OAKS

3房、4房獨棟別墅



## LAGO MAR

3房聯排別墅



# HOUSTON

德州醫療城

糖城華人區

NASA總部

99號環線高速

MANVEL商業區

PRADERA OAKS

288號高速

ANGLETON商業區



財富500強  
雪佛龍飛利浦化工



財富500強  
跨國能源企業  
PHILLIP 66



世界500強  
BASF巴斯夫



世界500強  
DOW's陶氏化工

FREEPORT



占地約13,800m<sup>2</sup>  
商業區

SEC. 9  
77 LOTS  
(TYP.40'x100')  
±10.6 Ac.

SEC. 12  
169 LOTS  
(TYP.40'x100')  
±23.9 Ac.

占地約40,000m<sup>2</sup>  
商業區

SEC. 6  
67 LOTS  
(TYP.40'x115')  
±12.0 Ac.

SEC. 8  
80 LOTS  
(TYP.40'x105')  
±11.3 Ac.

SEC. 10  
52 LOTS  
(TYP.40'x100')  
±7.3 Ac.

SEC. 11  
97 LOTS  
(TYP.40'x100')  
±14.6 Ac.

SEC. 5  
57 LOTS  
(TYP.40'x115')  
±9.0 Ac.

SEC. 4  
65 LOTS  
(TYP.40'x115')  
±8.4 Ac.

SEC. 3  
42 LOTS  
(TYP.40'x115')  
±9.4 Ac.

SEC. 2  
45 LOTS  
(TYP.40'x115')  
±9.3 Ac.

SEC. 1  
61 LOTS  
(TYP.40'x115')  
±9.6 Ac.

M.U.D. UTILITIES  
±1.0 Ac.

COM  
±3.4 Ac.

DRAINAGE  
±3.5

在管組團

約4,450m<sup>2</sup>  
湖濱公園

PARK  
±1.1 Ac.

LAKE / DET  
±4.4 Ac.

在管組團

約58,300m<sup>2</sup>  
湖泊

約45,000m<sup>2</sup>  
湖泊

LAKE / DET  
±11.0 Ac.

PARK  
±1.7 Ac.

約6,880m<sup>2</sup>  
湖濱公園

FLEX  
±7.4 Ac.

COM  
±9.8 Ac.

MF  
±11.1 Ac.

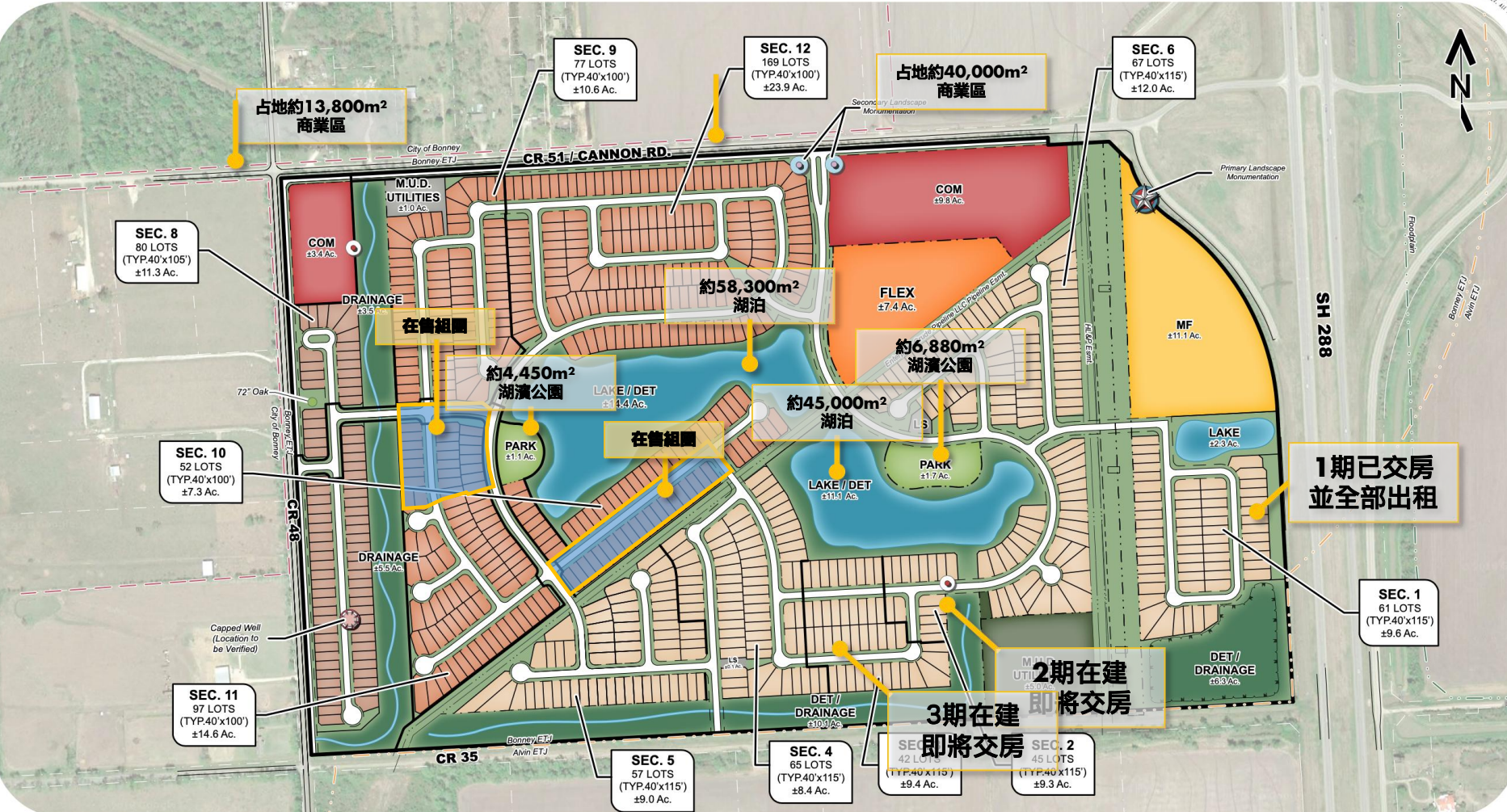
LAKE  
±2.3 Ac.

DET / DRAINAGE  
±8.3 Ac.

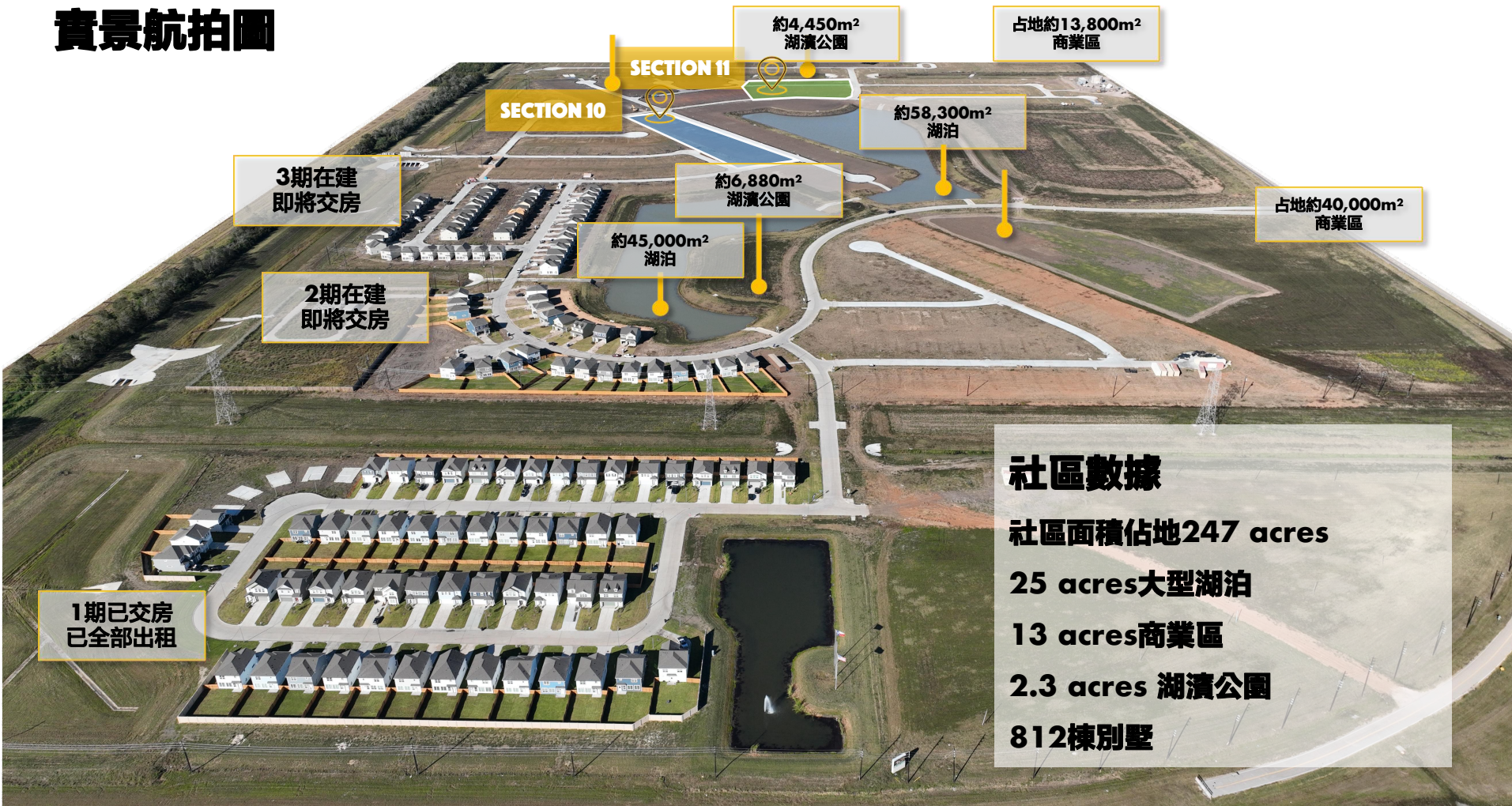
2期在建  
即將交房

3期在建  
即將交房

1期已交房  
並全部出租



# 實景航拍圖



1期已交房  
已全部出租

3期在建  
即將交房

2期在建  
即將交房

SECTION 10

SECTION 11

約45,000m<sup>2</sup>  
湖泊

約6,880m<sup>2</sup>  
湖濱公園

約4,450m<sup>2</sup>  
湖濱公園

約58,300m<sup>2</sup>  
湖泊

占地約13,800m<sup>2</sup>  
商業區

占地約40,000m<sup>2</sup>  
商業區

## 社區數據

社區面積佔地247 acres

25 acres大型湖泊

13 acres商業區

2.3 acres 湖濱公園

812棟別墅

# Stage 2 準現樓



Lot 2-2

Lot 3-2

Lot 2-3

# PRADERA OAKS

3  2.5  2 

佔地面積 4,600 sq.ft

別墅面積 2,067 sq.ft

US\$ 338,400

HK\$ 2,656,440

現樓發售，即買即過戶

一期已出租現樓平均租金2,245美元/月

**現樓**  
Lot 2-2, Stage 2



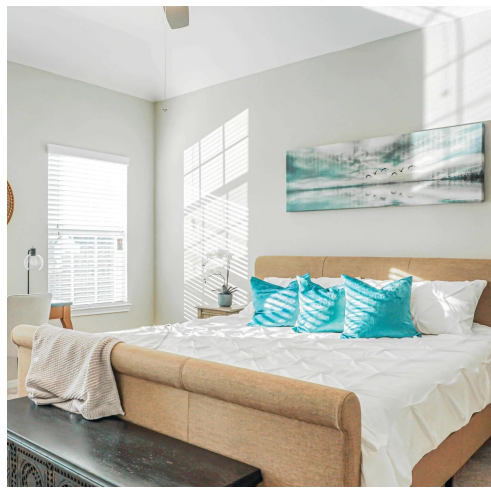
# 現樓

## Lot 2-2, Stage 2



二層

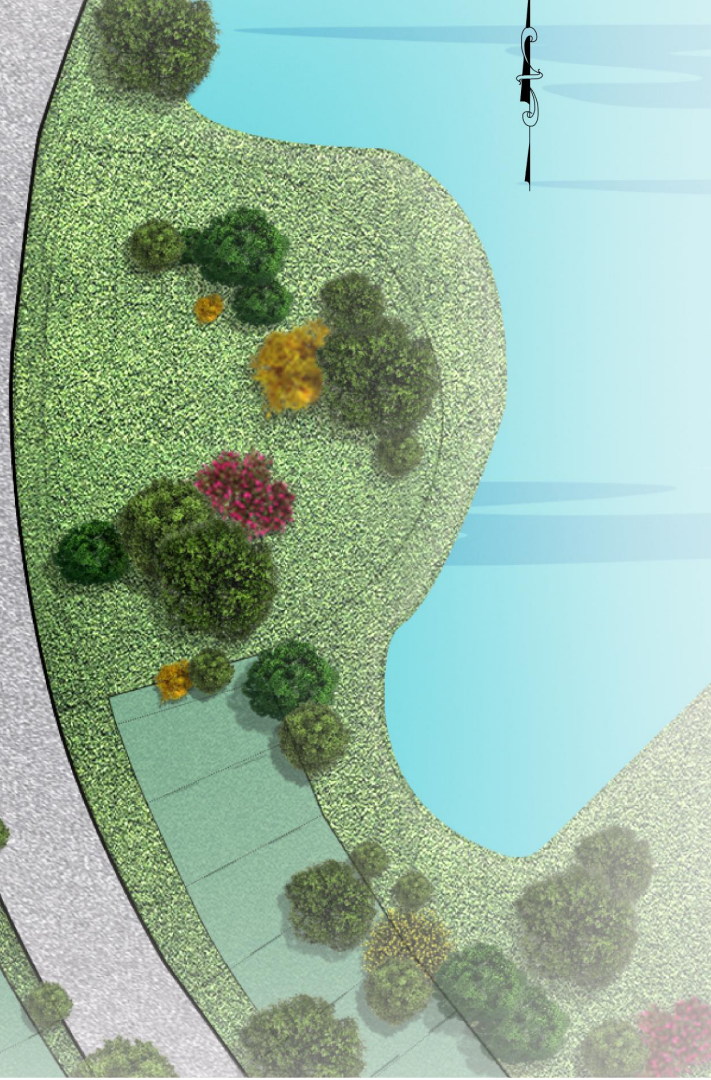
一層



# PRADERA OAKS

三居可售

四居可售





# 樓花

Lot 2-33, Stage 11

3  2.5  2 

佔地面積 4,544 sq.ft

別墅面積 2,132 sq.ft

US\$ 330,400

HK\$ 2,593,640

PRADERA OAKS

# 樓花

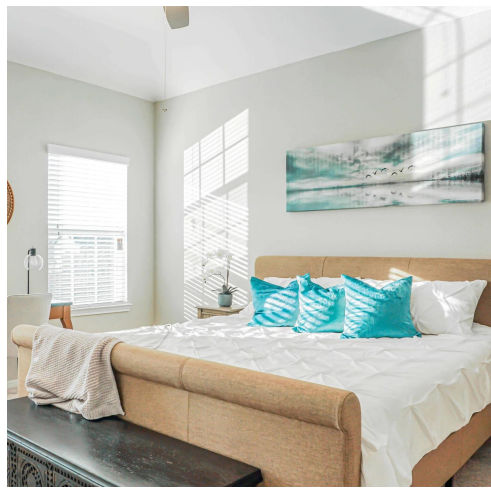
Lot 2-3, Stage 11



一層  
1,124 sqft



二層  
1,008 sqft



# 交鑰匙裝修標準

- **5.7米**中空客廳，首層**3米**層高，二層**2.7米**層高
- 全屋主區域強化木地板，房間高品質地毯
- 著名品牌一體式電磁爐及烤箱
- 著名品牌爐灶烤箱一體機
- 著名品牌**36英吋**雙開門冰箱
- 著名品牌多循環洗碗機
- 節能空調系統及熱水系統
- 全屋空調及吊扇
- 前後花園草坪綠植
- **10年FHA**房主建築保險
- **30年**阻燃牆體質保



# 5%

## Net Rental Guarantee

### 發展商承擔

房產稅

房屋保險

**HOA**

租賃管理費

房屋維護

### 投資者承擔

聯邦個人稅

全款投資 **US\$300 - 500 Annually**

貸款投資 **\$0**

報稅費用

**US\$200 Annually**

# Our Difference Investor Service



合約  
解釋

銀行  
開戶

貸款  
服務

產權  
過戶

稅號  
申請

美國  
考察

租金  
派發

房屋  
管理  
系統

工程  
進度  
匯報

問題  
答疑



租戶提交「租房申請」和「個人信息」表格後，WB的運營管理團隊，則開始對租客進行審核。



### 第一關：收入檢查

- 每月的收入需要是房租的三倍以上
- 每月負債不能超過收入的60%



### 第二關：信用記錄檢查

- 信用分數
- 雇主證明或者是稅單



### 第五關：室友檢查

- 所有住在房屋的人都需要簽署合同
- 所有入住的人都需要進行收入、信用和犯罪記錄的檢查



### 第四關：過往租房記錄檢查

- 檢查是否有不良租房記錄
- 致電上一家租房公司，了解租客情況



### 第三關：犯罪記錄檢查

- 檢查是否有犯罪記錄



### 第六關：房屋保險檢查

- 租戶需要提前購買入住房屋的房屋保險
- 假設房屋發生意外性或人為的破壞，保險公司可以理賠



### 第七關：寵物檢查

- 寵物都需要申報，不允許私自養寵物
- 寵物需要提供身份記錄，疫苗記錄



### 第八關：審核通過

- 如果有疑問，租客需要提交補充材料
- 如果通過則會電話或郵件通知租客
- 在房屋清掃完畢後，租客就可以搬入

# Our Difference Tenants Service





# 四種退出方案

**自住**

**續簽  
合同**

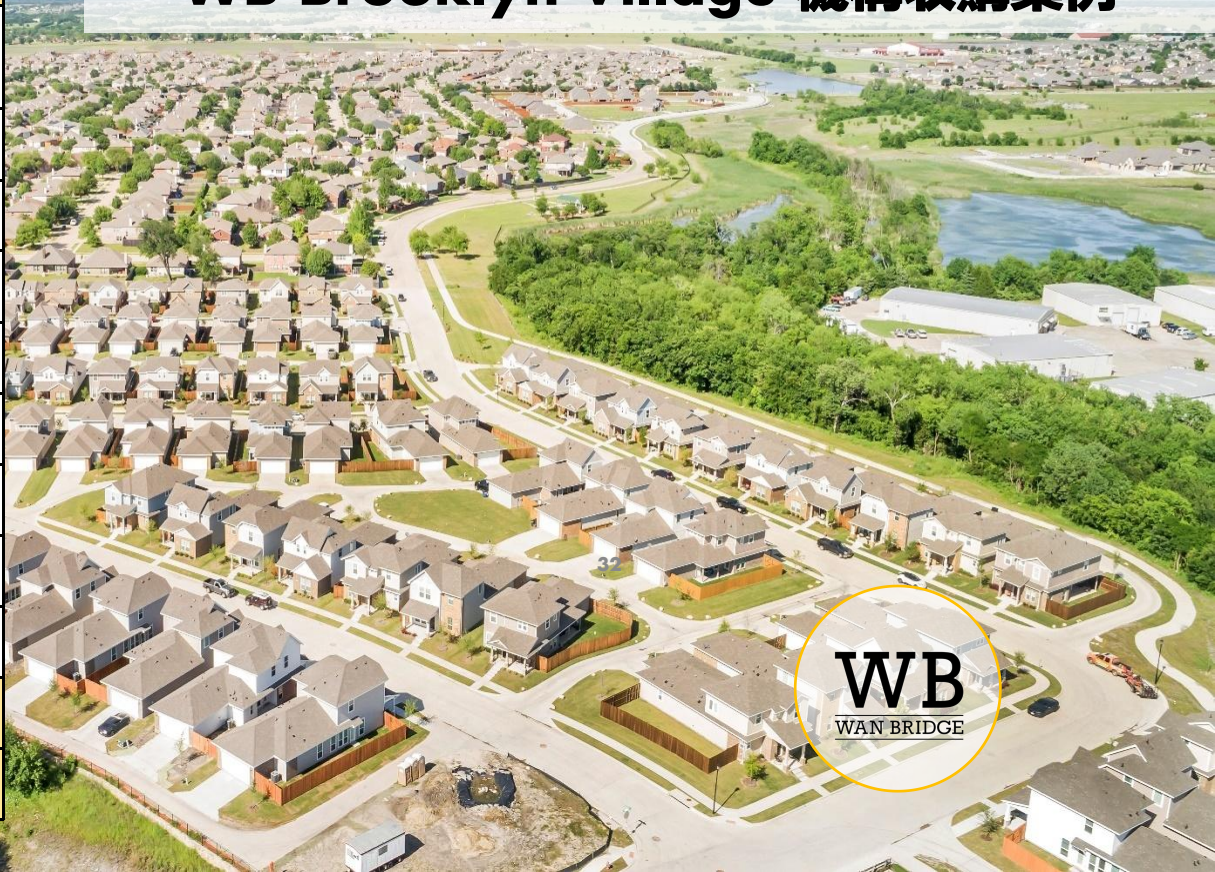
**轉售**

**機構  
收購**

## Dallas Brooklyn Village

## WB Brooklyn Village 機構收購案例

戶型	四居室+2.5衛
面積	1800平尺
5年投資	美元計價
購買價格 (2016年)	\$175,600
退出市價 (稅後)	\$300,000
淨增值金額 (5年時間)	\$124,400
房產漲幅	58.92%
租金累積回報	29.75%
總回報	88.67%
全款投資年均淨收益	17.73%
貸款投資年均淨收益	21.60%





# 購買流程



1. 支付Reservation Fee，保留房源3天
2. 3天內簽署合約（德州房產交易標準合同），選擇3-5年包租合約，並在3天內支付1萬美元 Deposit至美國產權過戶公司帳戶；
3. 1個月內支付Downpayment（房價40%）至美國產權過戶公司帳戶；
4. 開設美國銀行帳戶，每半年收取一次建設期收益\*（建設期收益為頭期款的5%，直至交房）
5. 交房前，可選擇是否進行按揭貸款或全款支付
6. 產權交割後，獲得房屋地契，開始包租每年淨收益5%，每半年支付一次
7. 包租期結束前，與客戶商議轉售或是續簽新租約

備註：享受建設期收益的專案目前為San Marcos@Austin, Bastrop Tract@Austin, Pradera Oaks@Houston



# 溝通時間

# Houston

**WB**

**WAN BRIDGE**

Established in 2013