

美國德州房產投資

Austin

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

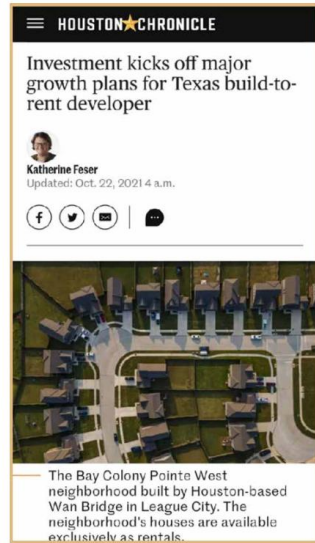
S&P 500 Company invested 2 billion USD in Wan Bridge in 2021

- ▶ **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%**

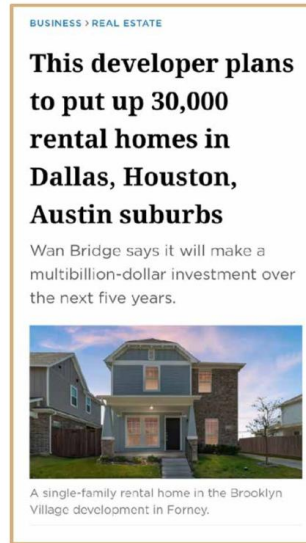
Industry Spotlight
Intense Media Coverage



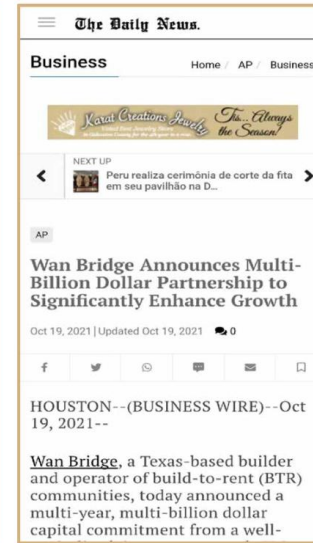
Houston Business Journal



Houston Chronicle



The Dallas Morning News



The Daily News of Galveston etc

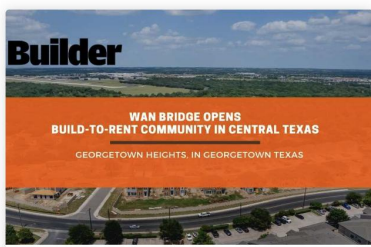




2022 TAB Star Awards Winners Announced

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 []



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.



Danting 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, an [...]



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 accelerated a trend that was already well underway. Houston developers



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 Awards recognize real estate projects that make a significant impact on



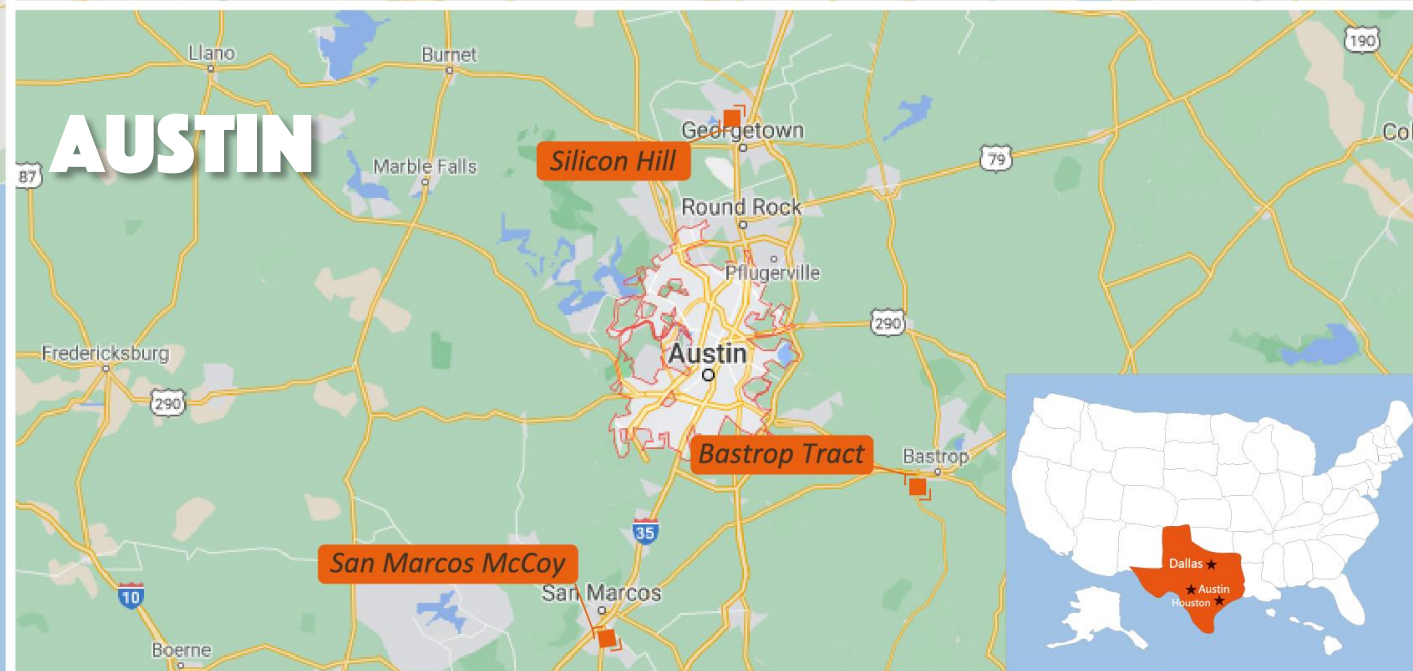
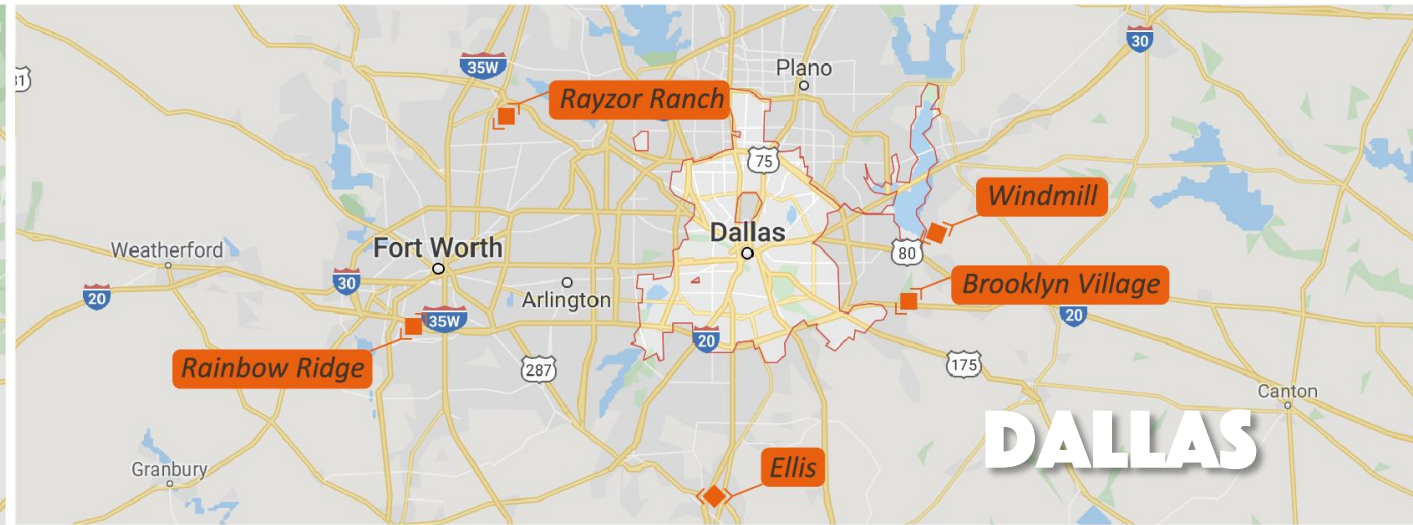
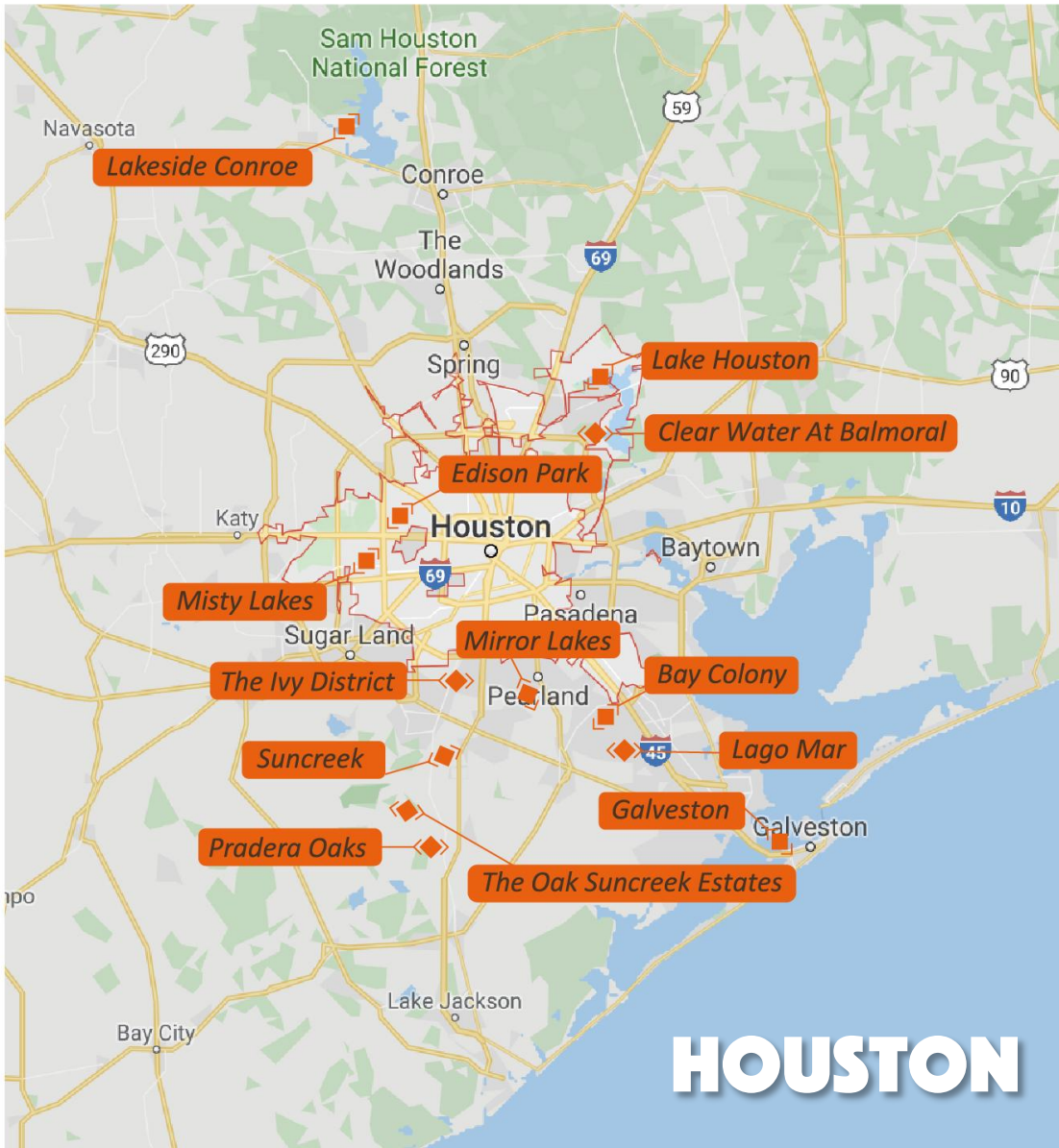
2022 Fire Awards: 4 top diversity innovators

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

[Read More »](#)

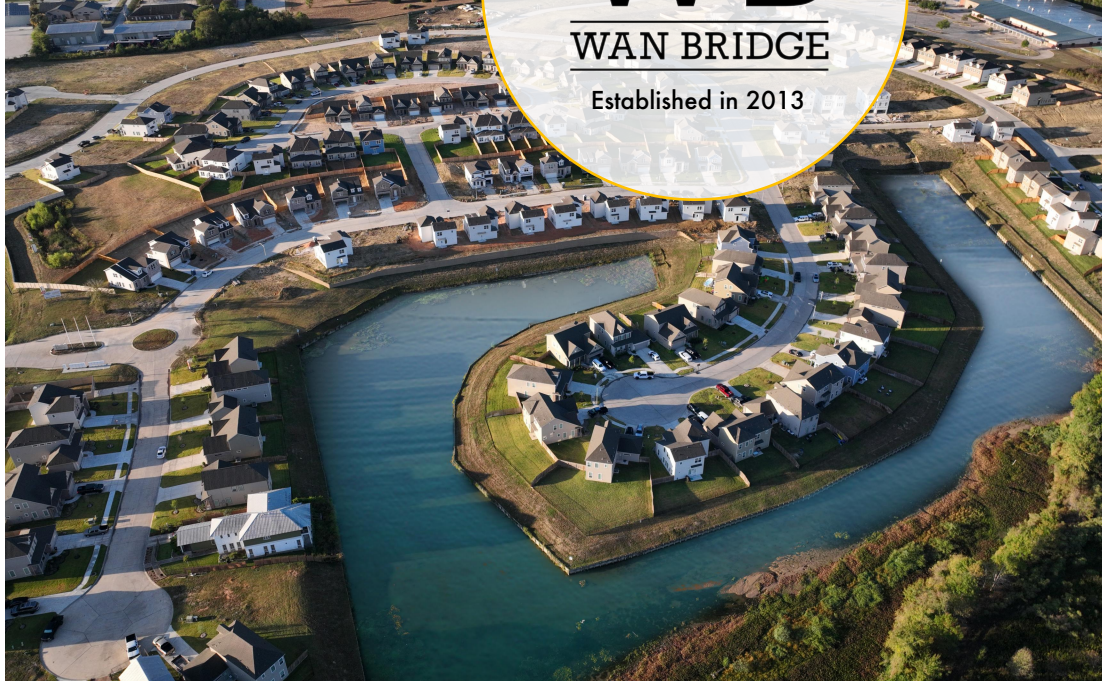
Wan Bridge Group在美國多次獲得行業頂級獎項及權威雜誌報導

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

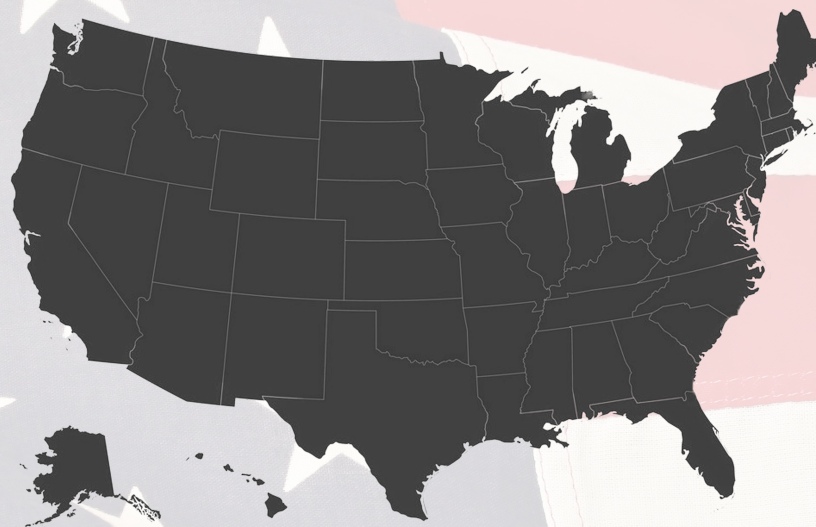
33%

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**

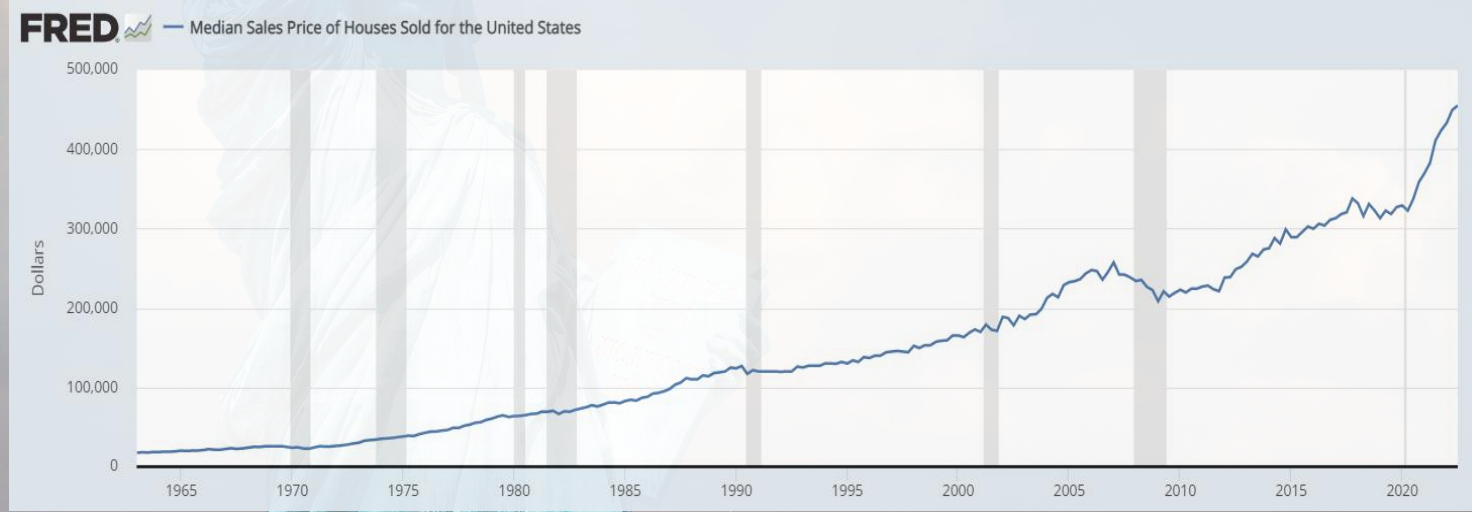
平均售出價達到**\$542,900**

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

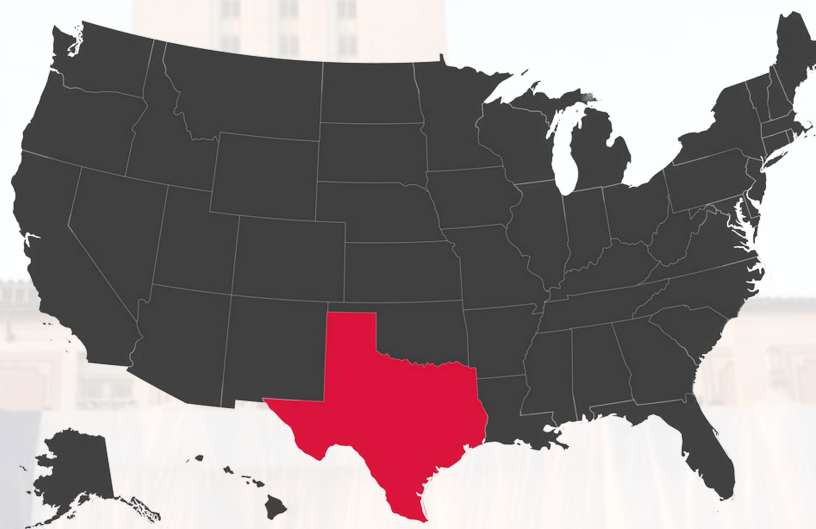
60%

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

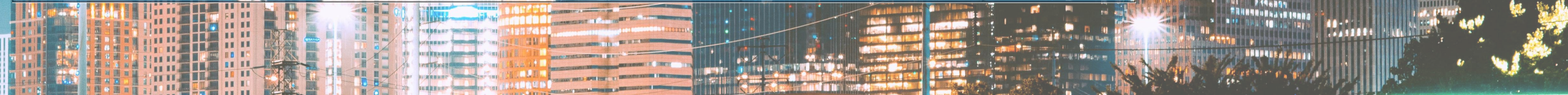
氣溫8.8 ° C至 30.7 ° C

奧斯汀

230萬人口

約1.1萬平方公里

氣溫11.2 ° C至 30.3 ° C

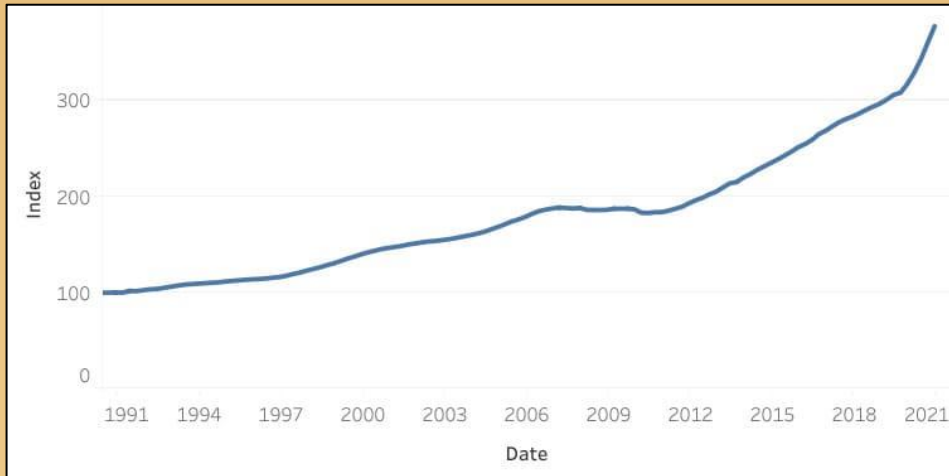


美國德州經濟及房價走勢

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



9TH LARGEST ECONOMY
IN THE WORLD*

*IF TEXAS WERE A NATION

26 COMMERCIAL AIRPORTS

19 SEA PORTS

NO PERSONAL OR CORPORATE INCOME TAX



TEXAS IS THE LARGEST ENERGY-PRODUCING STATE IN THE NATION

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

22 INTERSTATE HIGHWAYS

34 FOREIGN TRADE ZONES



58 FREIGHT RAILROADS

367 MILES OF COASTLINE



\$375B
IN 2021

TEXAS IS THE LEADING DESTINATION FOR COMPANIES RELOCATING FROM OTHER STATES



A LEADING JOBS CREATOR

IN 2021, TEXAS ADDED **694,400** JOBS

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



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

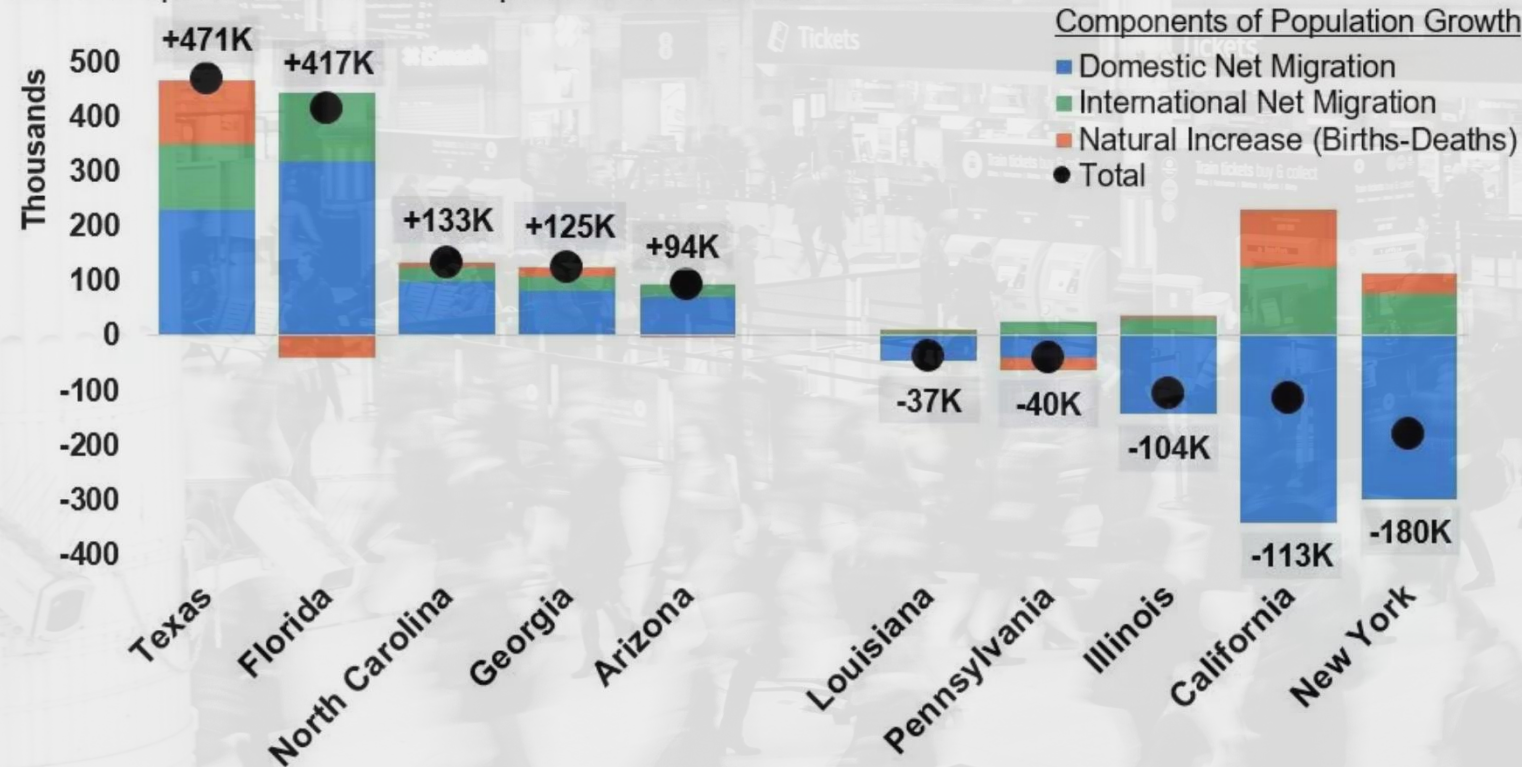
53家美國財富**500**強企業總部設立於德州

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

Why Austin

47%人口擁有Bachelor以上學歷

25所大學院校，超過**17.4萬**名學生

全球10大科技研發城市

超過**7,200家**高科技企業

超過**260家**生命科學及醫療技術企業

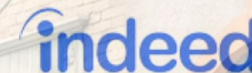
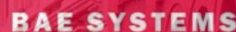
超過**200家**清潔能源技術企業

全球最大清潔能源實驗室

27萬人從事金融及商業專業領域

美國陸軍未來技術司令部總部所在地

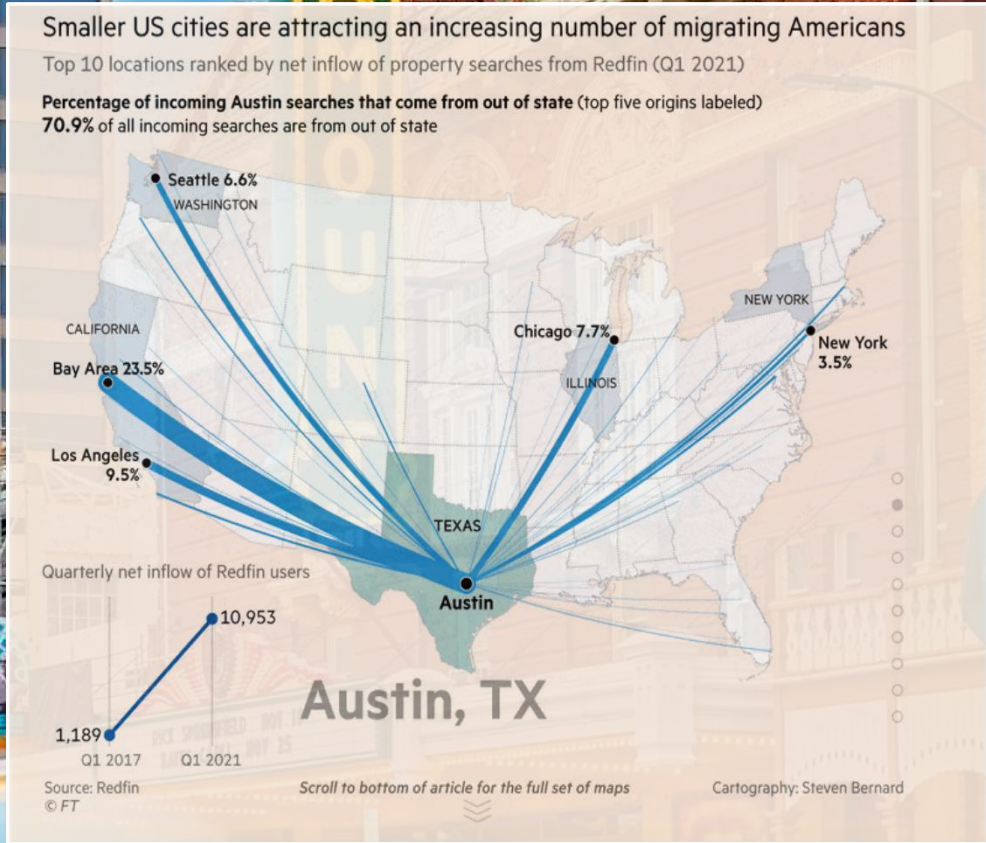
矽谷2.0城市



人口流入全美第一

2020-2022人口流入30萬

加州人口流入占比達 33%



奧斯汀優質教育資源

德州州立大學

學生人數超過38,000名的綜合性研究大學，州內第5公立大學，教職員工超過5,000名

德州州立大學奧斯汀分校

學生人數超過52,000名的綜合性研究大學，州內第1公立大學，全美排名38，教職員工超過15,000名

13位諾貝爾獎得主、4位普利策獎得主

 **TEXAS**
The University of Texas at Austin

No. 13 among U.S. universities

No. 5 among U.S. publics

No. 1 in Texas

2018 Nature Index



Austin Home Values

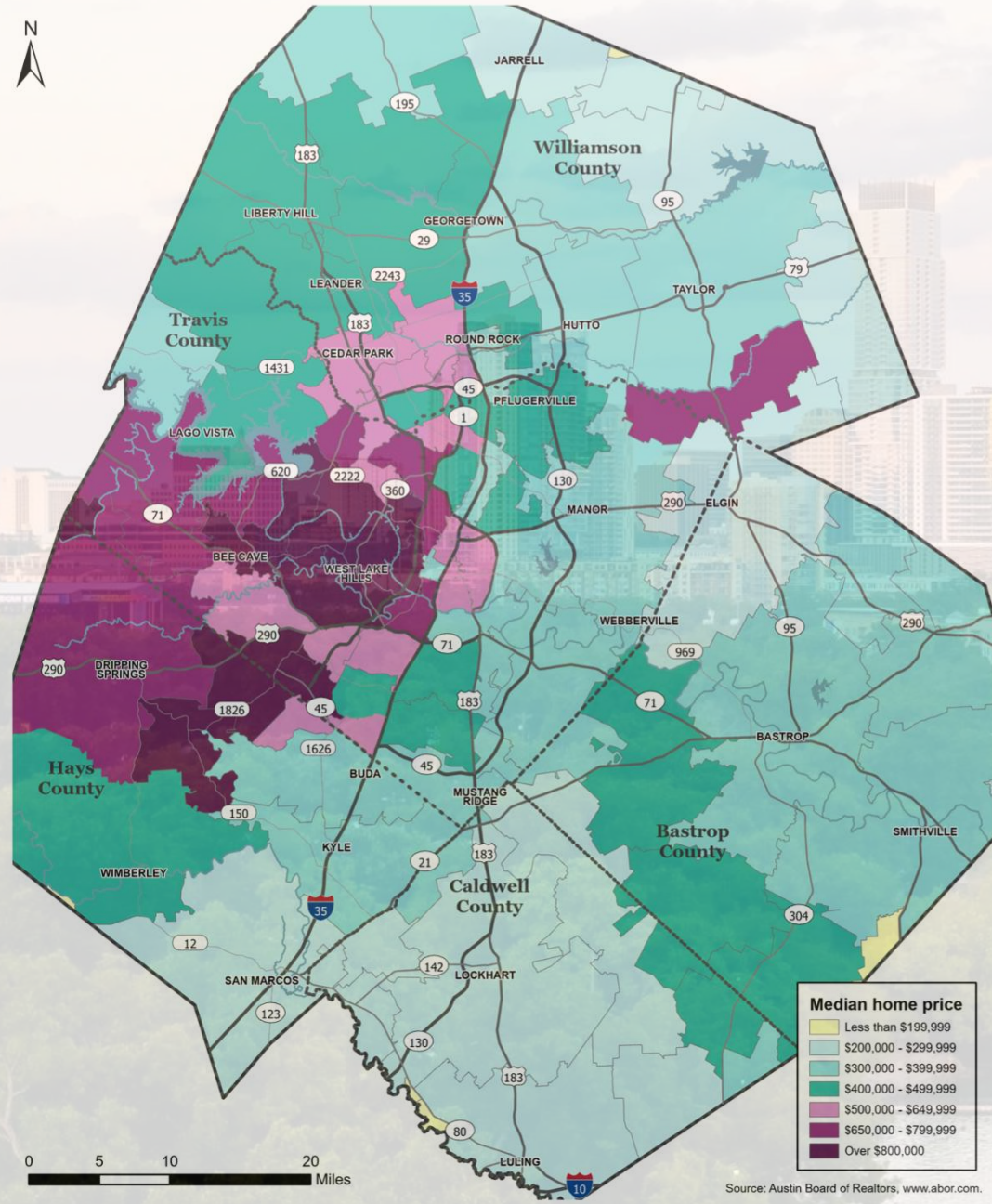
\$621,284



Median sales price, new & existing homes, 2021

Single family, condominium & townhome prices by zip code

AUSTIN CHAMBER
OPPORTUNITY AUSTIN
www.austinchamber.com



奧斯汀房價總體呈現

以35號公路為界線西高東低價格分佈

隨著大型企業紛紛落戶東區、南區

未來主要增長區域將在東區與南區

SAN MARCOS

AUSTIN - SAN ANTONIO都會區中心位置

30分鐘直達AUSTIN

45分鐘直達SAN ANTONIO

Austin

矽谷2.0城市

35號州際高速

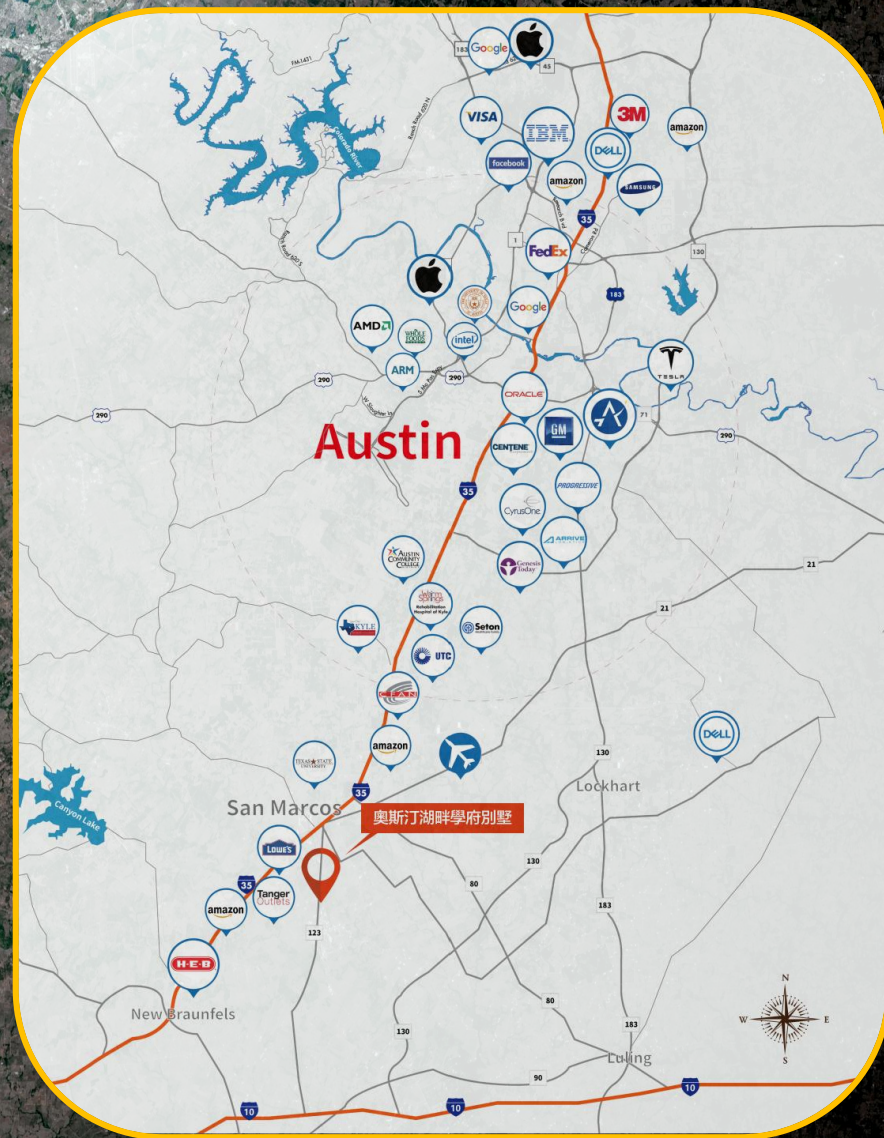
San Marcos

德州州立大學所在地

35號州際高速

San Antonio

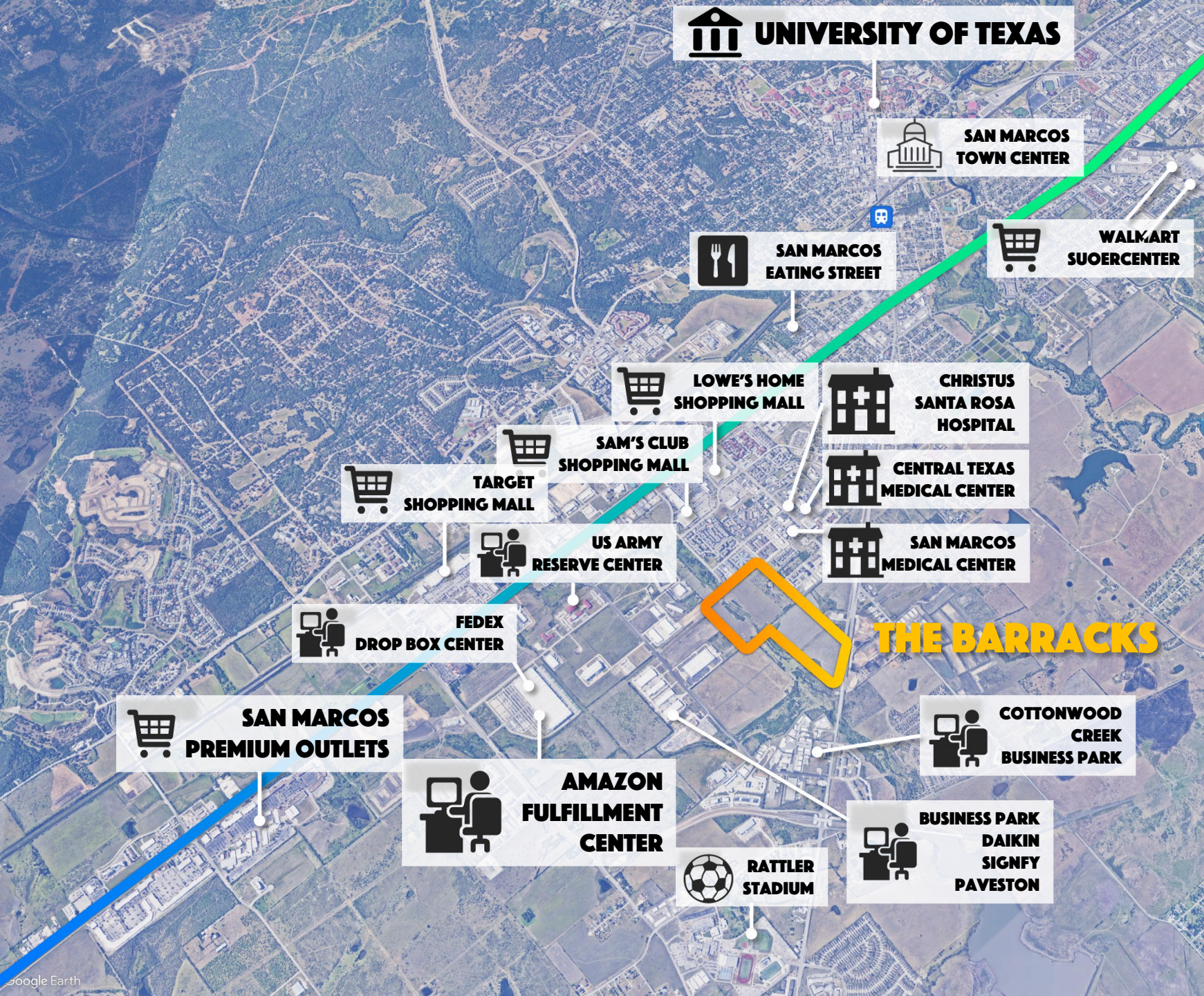
美國航空科技、生物科技城市





San Marcos Home Values

\$378,543



 **UNIVERSITY OF TEXAS**

 **SAN MARCOS TOWN CENTER**

 **SAN MARCOS EATING STREET**

 **WALKMART SUOERCENTER**

 **LOWE'S HOME SHOPPING MALL**

 **CHRISTUS SANTA ROSA HOSPITAL**

 **SAM'S CLUB SHOPPING MALL**

 **CENTRAL TEXAS MEDICAL CENTER**

 **TARGET SHOPPING MALL**

 **US ARMY RESERVE CENTER**

 **SAN MARCOS MEDICAL CENTER**

 **FEDEX DROP BOX CENTER**

 **THE BARRACKS**

 **SAN MARCOS PREMIUM OUTLETS**

 **COTTONWOOD CREEK BUSINESS PARK**

 **AMAZON FULFILLMENT CENTER**

 **BUSINESS PARK DAIKIN SIGNFY PAVESTON**

 **RATTLER STADIUM**

10分鐘配套

超過10,000工作崗位

5大超大型購物中心

超過4.3萬教職工及學生

WB

WAN BRIDGE

Building the future of fine living

Apartment Sold to Developer - Sueba

Sold

On Sale

Future Release



Legend

	4-BEDROOM UNIT	62 Units
	3-BEDROOM UNIT	82 Units
	TOTAL	144 Units



San Marcos



Stage 5

Total 26 Townhouses

16 Sold

3 Reserved

7 Available





15739

15743

AUSTIN 湖畔學府

德州州立大學旁豪華別墅

Lot C4 - 403

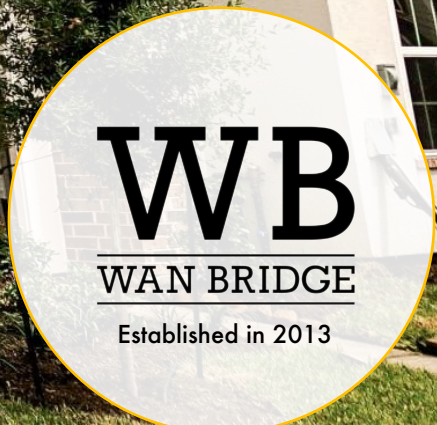
3  2.5  2 

佔地面積 1,496 sq.ft

別墅面積 1,851 sq.ft

US\$ 338,400

HK\$ 3,100,750



Lot C5-305

4  3.5  2 

佔地面積 1,894 sq.ft

別墅面積 2,163 sq.ft

US\$ 415,000

HK\$ 3,257,750







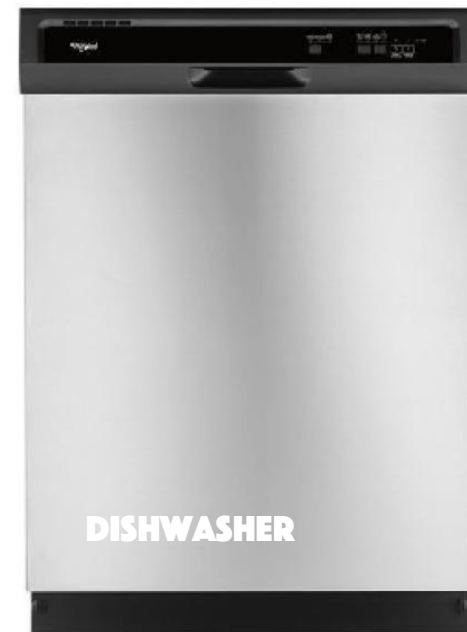
Smile





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

感謝觀看 溝通時間

Austin

WB

WAN BRIDGE

Established in 2013