
Why Work With Us?

- ASTRAEUS INVESTING; YOUR RENTAL PROVISOIR

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Who Are We?

We Are a Rental Solutions Company that specializes in connecting Property Owners with the High Paying tenants within the Medium Term Stay Market.

- Medium Stay's (Midterms) are stays that are over 30 days but less than 12 Months (Commonly Under 9 Months).

Our Mission:

Our mission at AST Investing, is to revolutionize the mid-term rental experience. Through innovative solutions, personalized service, and a commitment to excellence, we strive to connect property owners with high-paying tenants, creating mutually beneficial partnerships that drive long-term success and prosperity



The Mid -Term Rental Market is the Premier Sector of All Rental Markets. And it is only in its Adolescent Stages!

INDUSTRIES HEAVELY RELAIINT ON THE MTR MARKET:

1. HealthCare Agents
2. Emergency Insurance Clients
3. Corporate Stay's (In General)
 - Construction Laborers
 - Blue Collar Workers

INCENTIVE OPPROTUNITIES WITHIN THE MTR MARKET:

- Higher Rental Yields
- Reduction in Vacancy Risk
- More Flexibillity & More Control.
- Access to an Adaptable Market

WHY IS THE MTR THE PREMIER SECTOR OF THE RENTAL MARKETS?

The MTR market is the premier sector of all rental markets because it demands a better understanding of Rental Analytics of Layering stays that are proportionate to the given city. While keeping the Longevity of Long term stays. While also keeping the High Yields of the Short Term Rental market

PROBLEM

Problems Commonly Found Within the Short Term
And Long Term Markets that Landlords Face.;

1. Unaffordability + Market Volatility= Higher Vacancy Rate



Higher Vacancy Rates= An Unhappy Property Owners

2. Potentiality of Spotters/ Unthorough Screening

Damaged Property = A Negatively Cashing Rental
Spotting Tenant Property!

The Final Boss of Equational Problems for Rental Owners

High Vacancy Rate + A Negatively Cashing Rental Property=

The Oddly Common Reality for Rental Owners in the US.



Here is How at Astraeus Investing We Not only Combat but, End those Problems.

Rage, Rage Against the Dying of the Light!- Dylan Thomas

Why The Midterm Market & AST Investing solves Your Problems;

**Statistics: The Shortage of Staffing Physicians
Within the US Will Last Until 2036 and may
affect up to 86,000 physicians.**

This Is Important to know because this Can be
combated by supplying Housing towards traveling
Medicinal Practitioners.

**Fact: More than 3 Million Americans
were Displaced do to a disaster in 2023**

Displaced families lead to an increase of Housing Disaster
Claims. A Need for stays that Best correlate with the
reconstructions of their homes

The Demand for housing will continue to Increase more
and more due to the onslaught of Disasters and Health
Issues throughout the US. At AST Investing, We Help
Relief those that are affected by those Problems.

By Responding to the Rental Housing Crisis with
Honesty and Strategy. We not only help Displaced
families but, aid Landlords by supplying them with
insured Tenants. With a Moral Bonus that comes with
a High Housing Allowance

OUR PRODUCT

How is AST Investing the Difference Maker?

With Us in your Corner as your Solutions Company, we ensure.

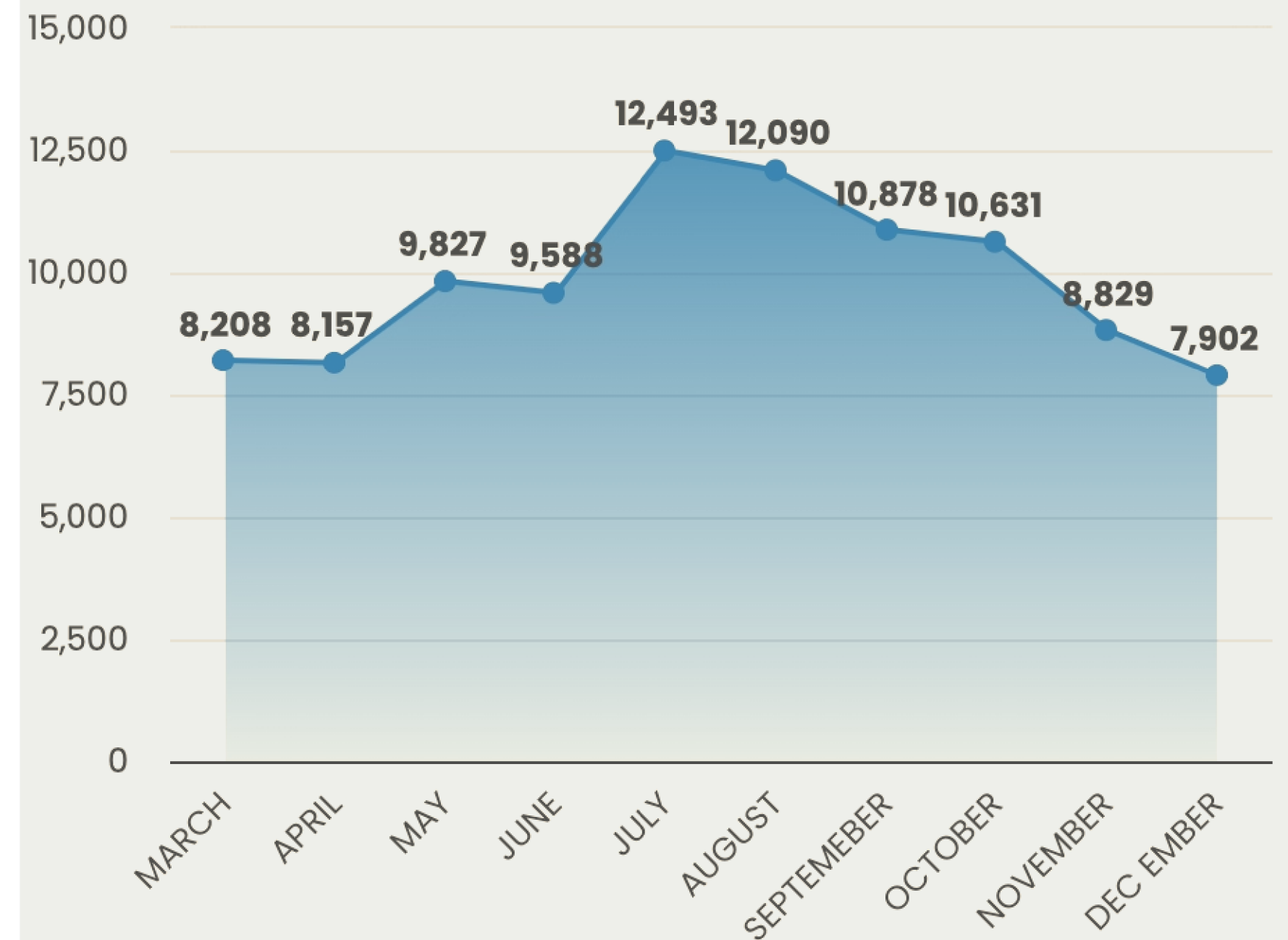
High Cashing Tenants and Extremely Low Vacancy

- With established connections to over **20 hospitals** along the West Coast and partnerships with **30+ independent insurance** companies across six major cities, our network of housing leasers has demonstrated remarkable effectiveness
- While Averaging an **92% Occupancy Rate** For all Cities within 2023. Our Staggered Stay Strategy is not only Unique but, adaptive and efficient.
- 8 Awesome Analyst's Ready to navigate the Best Route for your home and your pockets.

Adding on to the Fact that;

- **Averaging a Monthly Median Rent of 9,431\$ For Our 2bed 2baths in 2023!** (Not Including the Our Value Added Services ;Biweekly Cleaning, Concierge Service, Late Stay Fee's and many more that Bring in Hundred & Potentially Thousands of more Revenue

MARCH – DECEMEBER



109.79 %
Higher.

- THE PROPERTY'S MEDIAN REVENUE IS APPROXIMATELY 109.79% HIGHER THAN THE SAN JOSE AVERAGE.

292.76 %
Higher.

- THE PROPERTY'S MEDIAN REVENUE IS APPROXIMATELY 292.76% HIGHER THAN THE NATIONAL MEDIAN.

OUR ANALYSIS OF RENTAL PROPERTY PERFORMANCE SHOWS EXCEPTIONAL RESULTS. ONE PROPERTY IN OUR PORTFOLIO GENERATED A MEDIAN REVENUE OF \$9,431 USD. THIS SIGNIFICANTLY EXCEEDS THE AVERAGE REVENUE FOR SIMILAR 2-BEDROOM, 2-BATHROOM UNITS IN SAN JOSE, WHICH IS \$4,495 USD, AND THE NATIONAL MEDIAN OF \$2,401 USD. THIS PROPERTY'S REVENUE IS \$4,936 USD HIGHER THAN THE SAN JOSE AVERAGE AND \$7,030 USD HIGHER THAN THE NATIONAL MEDIAN. THEREFORE, THE NET MEDIAN REVENUE ADVANTAGE FOR THIS PROPERTY IS \$4,936 USD.



SERVICE PROVIDED

What is the Full Service?

Free Consultation: Honest Advisory Form Top Rental Exec's about your Rental.

Picking The Best MTR Market and How your Rental can Gain more value!

Our Main Service: Connecting You with a High Paying Tenant that's Safe & their stay is Signed off by their Company as the Leasser. To ensure No Spotters & High Reliable Pay!

Sub Services- Concierges, Biweekly Property Cleaning , Immediate Tenant Response, and Damage Coverage

All Sub-Services Come with the Main Service of MTR Solutions Package. Free of Charge!

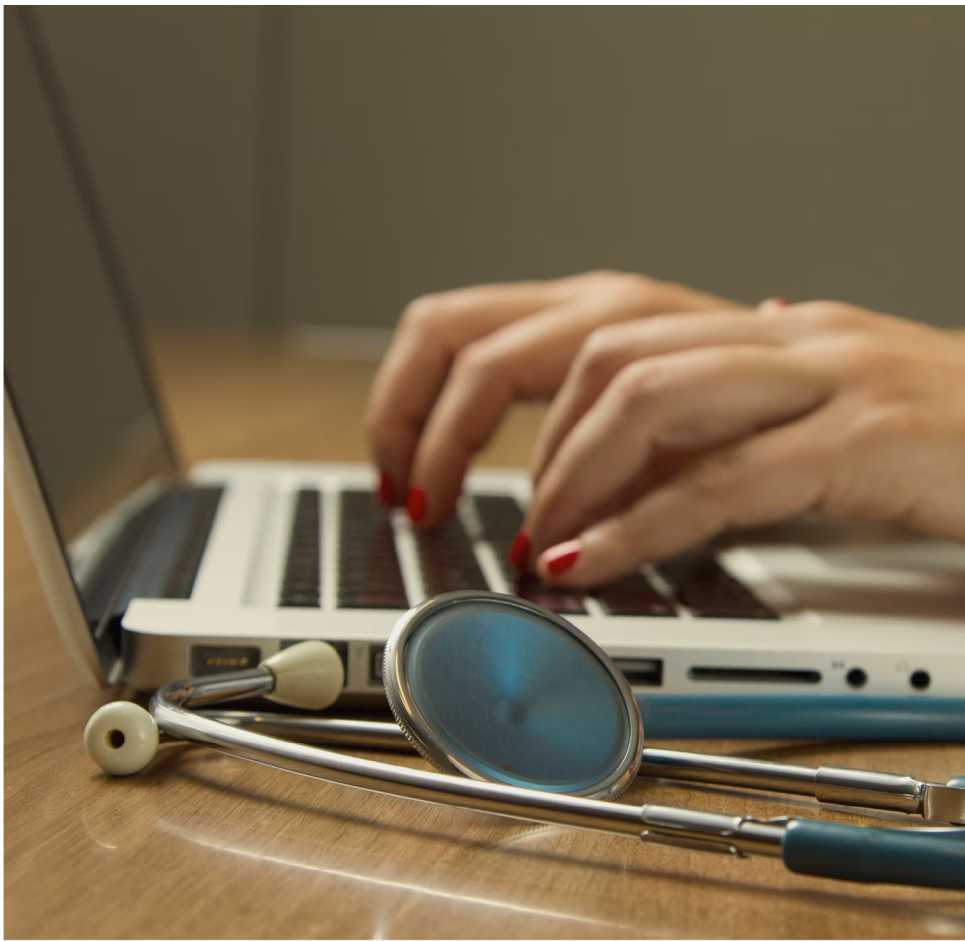
All Service can be requested Separately if desired. Our job is to Supply you with the best experience
Sub Service requested separately will be priced separately.

TESTEMONIALS



Property Owner

"I've been leasing my property through AST Investing for the past year, and it's been a fantastic experience. They've consistently found reliable tenants for my rental unit, and their communication and professionalism have been top-notch. Thanks to their expertise, my property has remained occupied, and I've enjoyed a steady rental income. I highly recommend AST Investing to any property owner looking for a reliable leasing partner."- Cathy G - Seattle



Hospital Admin

As a hospital administrator, finding suitable accommodations for our medical staff on short notice has always been a challenge. Thanks to AST Investing, we've been able to rely on their network of housing leasers to provide comfortable and convenient housing options near our facilities. Their prompt service and attention to detail have been invaluable in meeting our housing needs. Avyaan K- San Jose



Insurance Company Owner

"Our insurance company partners with AST Investing for housing solutions during relocations. Their reliability and quality accommodations consistently exceed our expectations, earning high praise from our clients."

PRICING

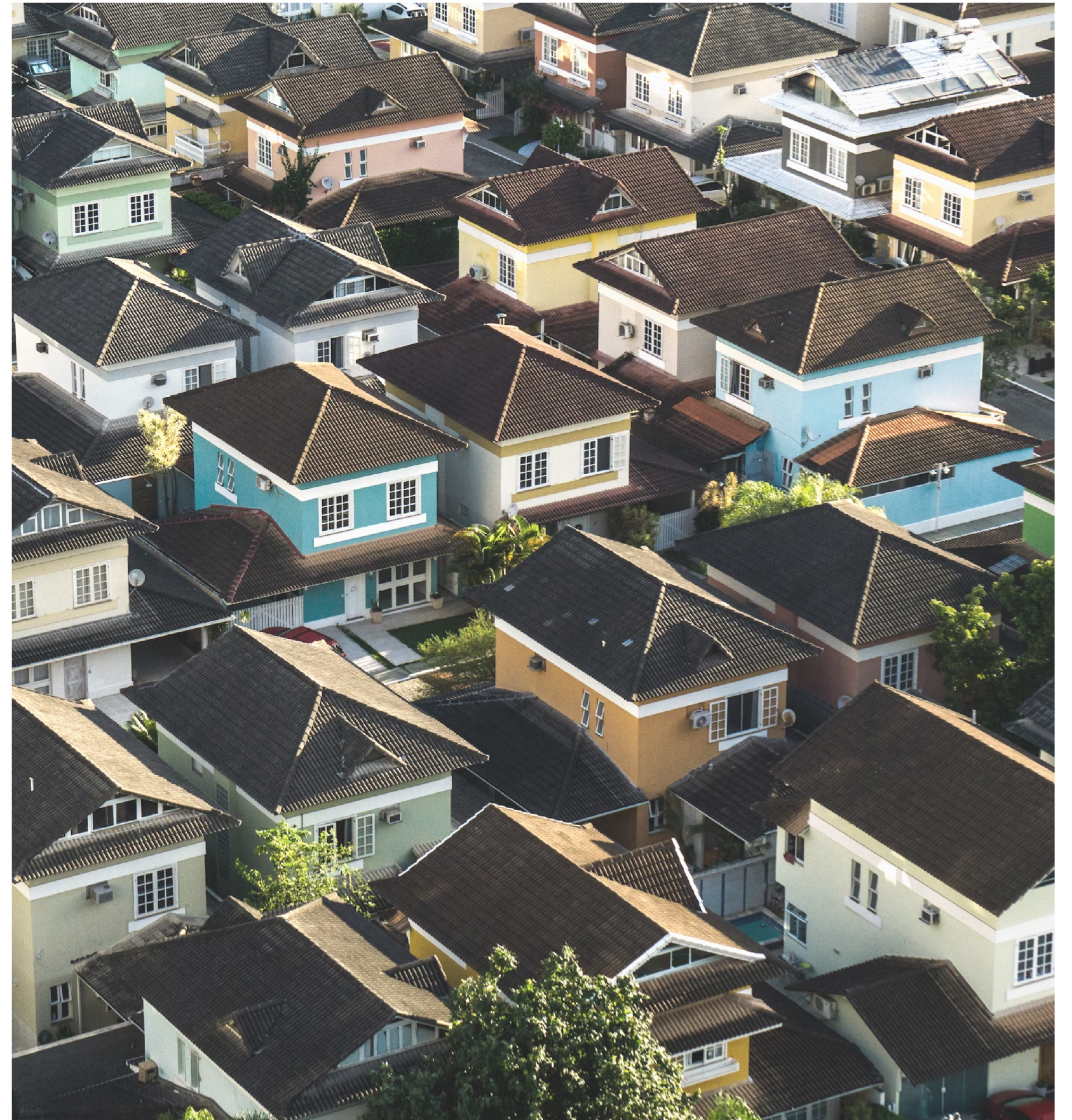
We employ a revenue-sharing model ranging from 19%-30%, aligning my interests with maximizing your property's income. Additionally, there's a one-time set-up fee of \$1550, covering initial optimization efforts to enhance guest experiences.

PERCENTAGE BREAKDOWN;

- 19% - Specifically for Corporate Stays
- 20% - Specifically for Medical Practitioners
- 27% - Specifically for Insurance Stays
- **23% for All Specified (The Most Common Percentage Option)**

START UP FEE BREAKDOWN;

800\$- [Start up Cleaning Fee's, Amenities Purchasing (Black Curtains, White Noise Machines etc), Securities, Photography]
750\$ (Company Service Charge)



PROCESS

1. Contact Potential Property Owners
2. Negotiation Period
 - Choosing which MTR Market They'd Prefer a Stay From
3. Close on the Agreement;
 - A Non Exclusive Agreement, with Clauses of Agreement & Terms.
 - Set Up Amenities, Landlord Security Emplacement , Deep Cleaning , Real Estate Photographers.
4. Begin Negotiative Period with Lessee's / Housing Directors
5. Check If This is the tenant you'd prefer
6. Close on the Tenant.
7. Tenant Move's in for their allotted Time.



Contact US to Begin the Process!

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