

Home Equity Investment | Equity

Nada HEI Portfolio I

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Data Points

Returns & Fees

Listing & Sales Fee	7.00%
Projected IRR	14.2%
Projected MOIC	1.95

Project Funding

Total Funding	\$171,200
Home Equity Investment	\$160,000
Listing Fee	\$11,200

Payment Schedule

Repayment	Event-Based
Target Hold (Yrs.)	5
Type	Equity Payout

Portfolio Composition

Portfolio Assets	3
Asset Type	Single-Family
Market	Dallas-Fort Worth

Financials

Appraised Portfolio Value	\$988,009
Risk Adjusted Value (RAV)	\$889,208
Total Portfolio Equity	36.4%

Metrics

Current HEI Value	\$208,946
Unrealized Gain	\$48,946
Unrealized ROI	+30.5%

Overview

A basket of three home equity investments (HEIs) in the Dallas-Fort Worth Metroplex managed by Nada. Since origination, this portfolio has yielded 30.5% in unrealized gains based on current market pricing.

Augmented Returns: While this \$160,000 HEI portfolio holds a 16.2% ownership stake across three owner-occupied, single-family homes, it is entitled to 36.4% of profits at sale based on a starting value that is 10% below appraisal. Investors in this HEI portfolio hold 2.25x greater exposure to price appreciation relative to direct investments.

Downside Protection: HEIs originated by Nada are secured by junior liens on property below first-lien mortgages, granting investors a legally-binding stake to profits and principal investment upon sale. As homeowners continue to make mortgage payments, the equity backing each HEI grows proportionally, increasing the amount of downside protection across time.

Capital-Efficient: Backed by owner-occupied properties, this HEI portfolio does not generate returns from rental income, eliminating costly property management and administrative expenses. The cost of property improvements, maintenance, and repairs are borne exclusively by homeowners, with investors sharing in profits from property appreciation upon sale.

Portfolio Properties



“Nettle”

Location	Eules, TX
Property Details	4 Bed, 2 Bath
Livable Sq. Ft	1,946
Origination Date	11/01/2023
Discount on Appraised Value	10%
HEI Equity Stake	16.2%
HEI Initial Value	\$35,000
HEI Current Value	\$40,648
HEI Appreciation	+16.1% (\$5,648)



“Brushy”

Location	Fort Worth, TX
Property Details	3 Bed, 2.5 Bath
Livable Sq. Ft	1,812
Origination Date	11/03/2023
Discount on Appraised Value	10%
HEI Equity Stake	51.6%
HEI Initial Value	\$75,000
HEI Current Value	\$89,335
HEI Appreciation	+19.1% (\$14,335)



“Leuda”

Location	Fort Worth, TX
Property Details	3 Bed, 1 Bath
Livable Sq. Ft	1,330
Origination Date	10/27/2023
Discount on Appraised Value	10%
HEI Equity Stake	63.9%
HEI Initial Value	\$50,000
HEI Current Value	\$78,963
HEI Appreciation	+57.9% (\$28,963)