



2026 INVESTMENT THESIS

Strategic Wealth Preservation
in a Supply-Constrained
Market

 www.altosholdings.com

THE 2026 MACRO OPPORTUNITY

Between 2023 and 2025, a construction freeze created a historic housing shortage. Today, while luxury units are oversupplied, "Workforce" Class B housing is at record occupancy. We are acquiring essential infrastructure in a market with zero alternative supply.

With homeownership out of reach for many, quality rentals have moved from a preference to a necessity. Altos Holdings modernizes under-managed assets in high-growth corridors to capture natural rent growth and drive Net Operating Income (NOI).





THE INVISIBLE ADVANTAGE

Real estate is one of the few assets that performs better as the dollar weakens. At Altos Holdings, we utilize fixed-rate financing to lock in long-term debt. As inflation rises, the "real value" of our debt actually shrinks, while the physical value of the asset grows. You are essentially paying back the bank with "cheaper" dollars..



DYNAMIC REVENUE PROTECTION

Unlike office buildings with 10-year leases, apartment rents can be adjusted annually. This allows us to capture inflationary rent growth in real-time, ensuring our margins expand while others' contract. By increasing Net Operating Income (NOI) through renovations, we create "Forced Appreciation" that traditionally outpaces the Consumer Price Index (CPI).





THE CLASS B MOAT



Recession Resistance: Demand for workforce housing remains steady regardless of market shifts.



Essential Tenants: We serve teachers, nurses, and professionals who prioritize housing stability.



Zero Luxury Risk: We avoid speculative "amenity wars" by focusing on functional, high-quality living.



Targeted modernizations create immediate equity and drive long-term value.



Altos Holdings: Anchoring capital in essential assets for long-term wealth preservation.

