

[LOG IN](#)[SIGN UP](#)

FRACTION

REAL ESTATE, REDESIGNED

PROPERTY OWNER

Sell a Fraction of the equity in rental property to Fraction Investment Groups to get cash from it now. This isn't debt — you don't have to worry about paying it back.

Fraction Investment Groups share in the property costs with you, and you can use the money for other investments. Diversify your investments and do more.

[Learn More](#)

INVESTOR

Buy a Fraction in rentals around the country. Receive a percentage of rent income and benefit from capital appreciation of the property in the market.

A seamless opportunity to invest in real estate in a way that has never been available before. Invest for as little as 1% of a property and sell your Fractions whenever you want.

[Learn More](#)

[SIGN UP](#)

SET UP



I am looking to...

SELL

INVEST

Select one or both.

Upload a photo:



Username

First name

Password

Last name

Retype Password

E-mail Address

Current Home Address

Phone Number



We use bank-level security encryption. [Learn more](#)

NEXT

SET UP



Fraction Investor

You’ve indicated you want to be a Fraction investor. This page will gather some financial information in order to make your investments seamless and easy. All your cashouts will be deposited straight into your bank account within 24 hours.

Bank Account
Number

Name on
Account

Routing Number

Billing Address



We use bank-level security encryption. [Learn more](#)

NEXT

SET UP



Fraction Property Owner

You’ve indicated you want to be a Fraction property owner. This page will collect information about your property before our inspection. We will let you know if your property has been accepted for Fraction investments within a week.

Property Address:

Estimated Value
of the property:

How much do you
charge for rent
per month?

Do you currently
have a tenant?

Do you plan to
manage the
property?

Are you still
paying mortgage
for the property?

How much is your
monthly mortgage
payment?



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SET UP



Fraction Property Owner

You’ve indicated you want to be a Fraction property owner. We want to help you understand a little bit more about what that means. We’ll guide you through every step of the way.

ADD YOUR
PROPERTY

Tell us a little about your rental.
How much of it do you want to sell?



WE INSPECT AND
APPROVE

We’ll schedule a free Fraction
inspection for your home and notify
you when you’re approved.



REVIEW AND SIGN
LEGAL DOCUMENTS

We handle all the paperwork. Click
below to see our standard documents.



[Purchase & Sale
Agreement](#)



[Your Rights and Investor
Responsibilities](#)



[LLC Guidance &
Governance](#)



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NEXT

SET UP



Confirmation

Double check all the information you submitted so that we can set up your profile without any complications.



Personal

Name: Matt Weiss
Username: matt_loves_fraction_xoxo
Email: mattwww@ideo.com
Phone Number: (617) 123-4567
Home Address: 123 Regus Ave., Cambridge, MA 02139
Fraction Status: Investor, Landlord (pending approval)
Bank Account Number: XXXX-XXXX-0123
Routing Number: XXXX-XXXX-4567
Name on Account: Matt Weiss
Billing Address: 123 Regus Ave., Cambridge, MA 02139

Rental Property

Address: 52 Sunset Road, Somerville, MA 02144
Estimated Value: \$800,000
Rent: \$5,000/mo
Tenant: No
Self-Manage: Yes
Mortgage: Yes, \$1,600/mo

☐

I agree to the [TERMS & CONDITIONS.](#)

CREATE ACCOUNT



52 Sunset Road, Somerville, MA 02144

8 beds, 2 bath • 1,346 sq. ft • Remodeled in 1997

VALUED AT \$800,000

Open concept floor plan with plenty of room for entertaining. Finished basement with spacious family room, walk right out the sliding to your private back yard. Complete with Master bedroom, walk-in closet and master bath. Three other generous bedrooms and two additional bath-

BALANCE

PROFITS

COMMUNITY

Value
\$800,000

You currently own 100% of 52 Sunset Road. Use the orange slider to adjust how many Fractions you want to sell to Fraction Investment Groups.

Percent: 100

START SELLING

100%
Your Fractions

Cash out: \$0 for 0% at \$8,000/Fraction

ADJUST PRICE

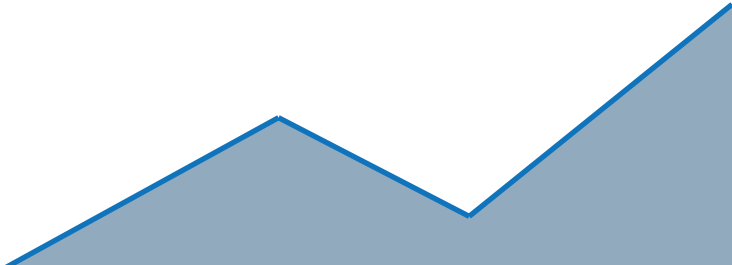
SELL

THIS YEAR

PAST FIVE

PAST TEN YEARS

This is the value of the property over this past year





A Fraction represents 0.1% of your property. We default the value of each Fraction to the market value but you have the option to modify that price and try to sell it for more.

OK

COMMUNITY

Rent you collect:
\$5,000



Cash out: \$0 for 0% at \$8,000/Fraction

ADJUST PRICE

SELL

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THIS YEAR PAST FIVE PAST TEN YEARS

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BALANCE

PROFITS

COMMUNITY

Value you keep:
\$800,000

Rent you collect:
\$5,000

Adjusting Fraction Price

We set Fractions at market value to encourage investors to buy. You can manually increase or decrease these prices depending on how fast you want to sell and how confident you are that investors will buy in.

OK

100%
r Fractions

% at \$8,000/Fraction

ADJUST PRICE

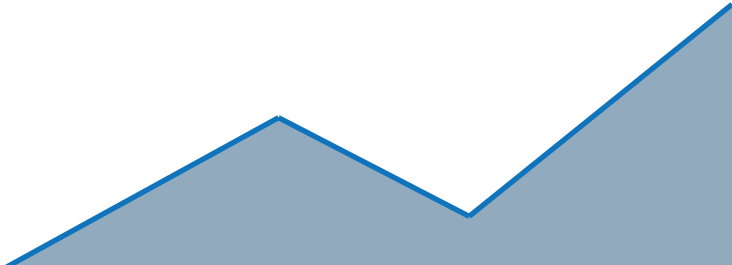
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BALANCE

PROFITS

COMMUNITY

Value you keep:
\$800,000

Rent you collect:
\$5,000

100%
Your Fractions

Cash out: \$0 for 0% at \$8,000/Fraction

ADJUST PRICE

SELL

THIS YEAR

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PAST TEN YEARS

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| BALANCE | PROFITS | COMMUNITY |
|---------|---------|-----------|
|---------|---------|-----------|

Value you keep:
\$536,000

Rent you collect:
\$3,250



Cash out: \$264,000 for 33% at \$800/Fraction

ADJUST PRICE

SELL

| THIS YEAR | PAST FIVE | PAST TEN YEARS |
|-----------|-----------|----------------|
|-----------|-----------|----------------|

This is the value of the property over this past year





52 Sunset Road, Somerville, MA 02144

8 beds, 2 bath • 1,346 sq. ft • Remodeled in 1997

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BALANCE

PROFITS

COMMUNITY

Value you keep:
\$536,000

Rent you collect:
\$3,250

67%
Your Fractions

33%
For Sale

Enter your adjusted Fraction price here.

Cash out: \$ for 33% at \$/Fraction

ADJUST PRICE

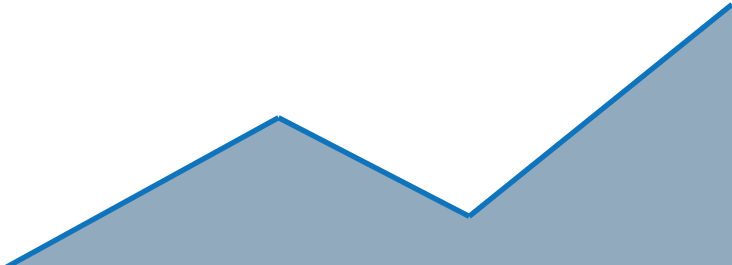
SELL

THIS YEAR

PAST FIVE

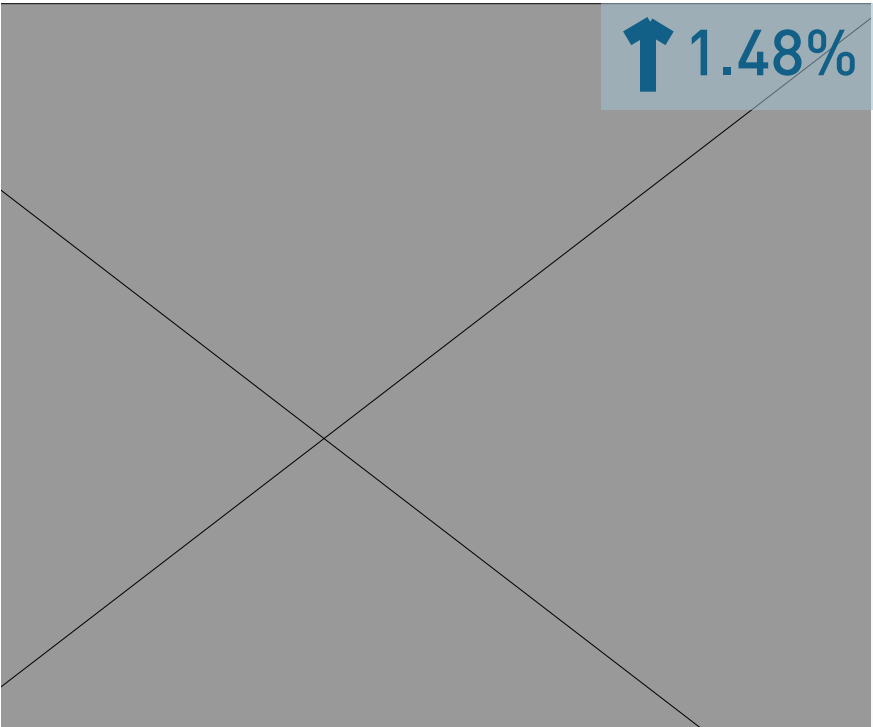
PAST TEN YEARS

This is the value of the property over this past year



FILTER BY: ALL RESULTS


↑ 1.48%



179 Chestnut St #3,
Cambridge, MA 02139

Property Value: \$640,000
Fractions at \$650

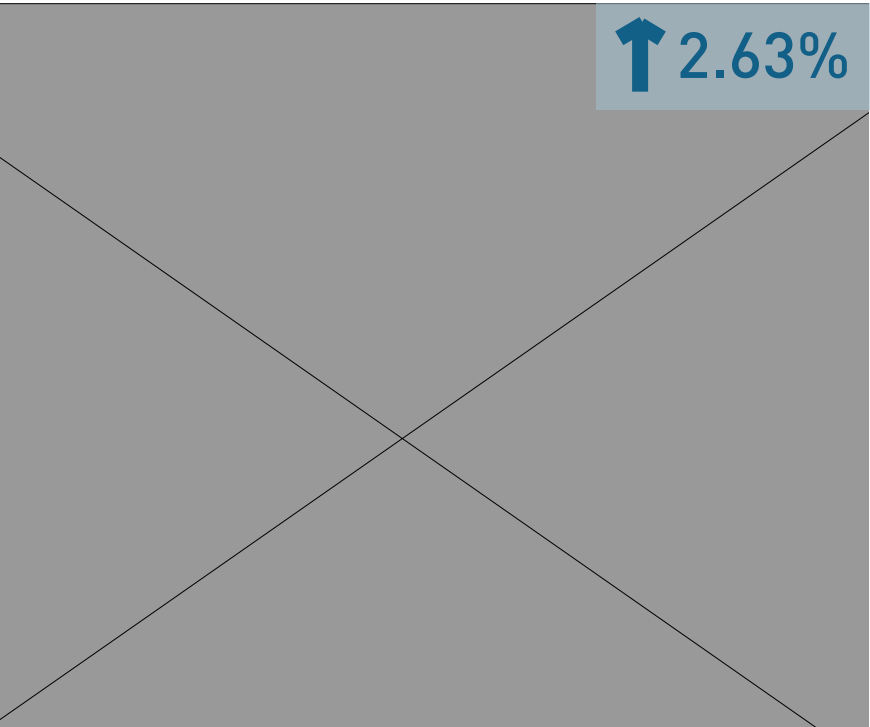
↑ 2.32%



52 Sunset Rd., Somerville,
MA 02144

Property Value: \$800,000
Fractions at \$800

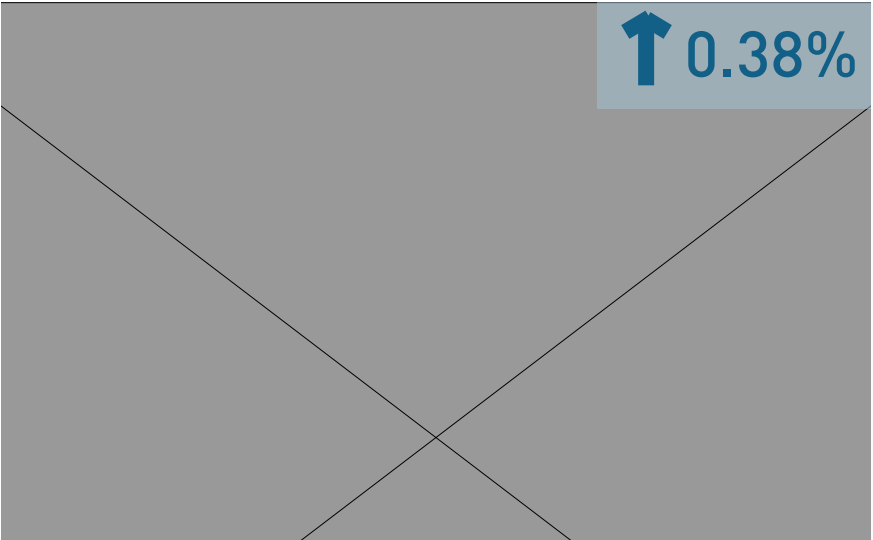
↑ 2.63%



44 Irving St. #A, Cambridge,
MA 02138

Property Value: \$735,000
Fractions at \$750

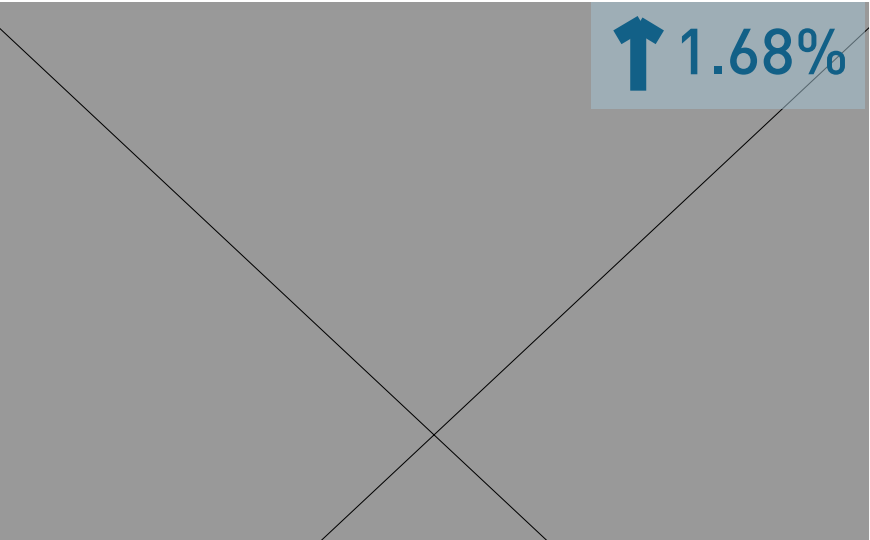
↑ 0.38%



↑ 1.38%



↑ 1.68%





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VALUED AT \$800,000

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OWN A FRACTION

COMMUNITY

RECORDS

Fraction Price: \$800

\$60,000 for a 7.5% share.



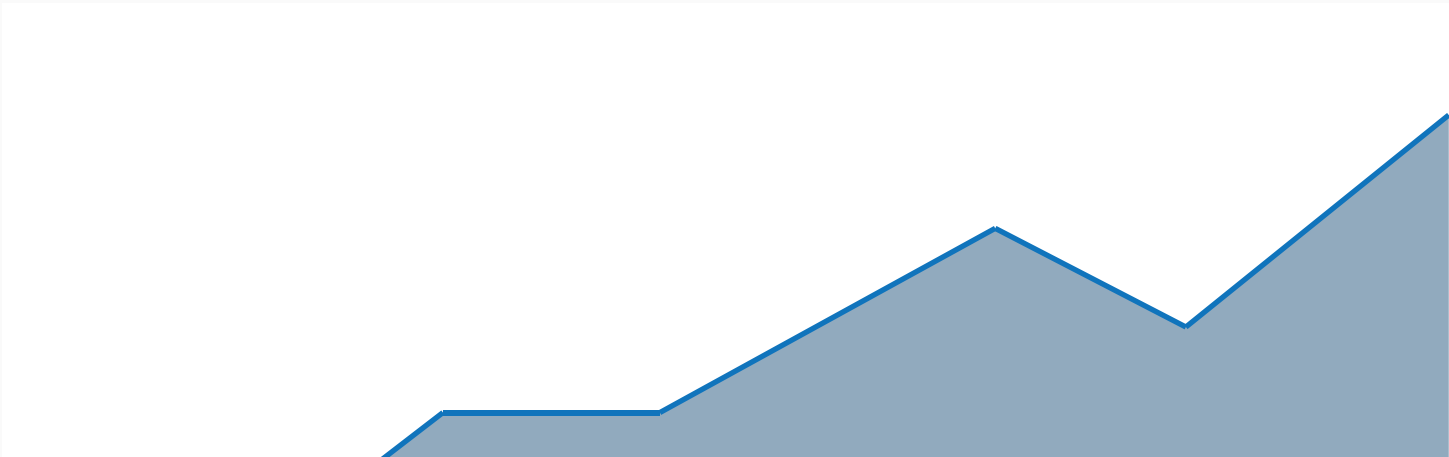
BUY

THIS YEAR

PAST FIVE

PAST TEN YEARS

This is the value of the property over this past year



\$2,210.20

INVESTABLE BALANCE

WHAT AM I WORTH?

Real time earnings and value

\$40,219.32

TOTAL PORTFOLIO VALUE

↑ 0.32%

TODAY

41

PROPERTIES

6

NEIGHBORHOODS

↑ 2.32%

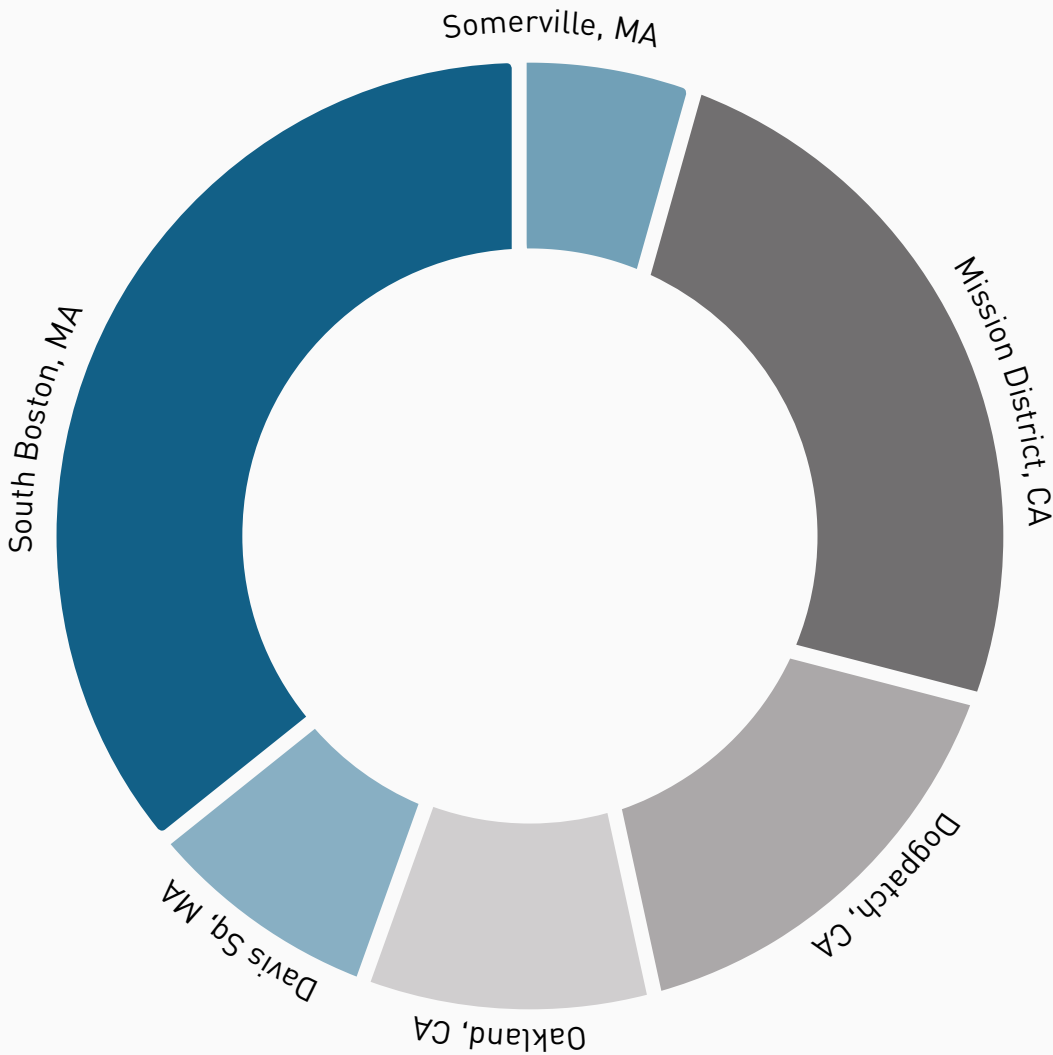
TODAY'S LARGEST GAIN

↓ 0.19%

TODAY'S LARGEST LOSS

WHERE IS MY CAPITAL?

Neighborhoods in my portfolio



WE SUGGEST

\$221.32 per Fraction

\$1,239.67 per Fraction

\$182.18 per Fraction

MISSION DISTRICT, SAN FRANCISCO



FILTER BY:

STREET ADDRESS

INVESTMENT VALUE

FRACTIONS

GAIN/LOSS

DAYS OWNED



1308
San



42 Holl
San Fran



514 Morris
Redwood City, Ca.



231 Main St
Arlington, Mass.



311 Huntington Ave.
Boston, Mass.



451 Amsterdam Ave.,
San Francisco, Ca.

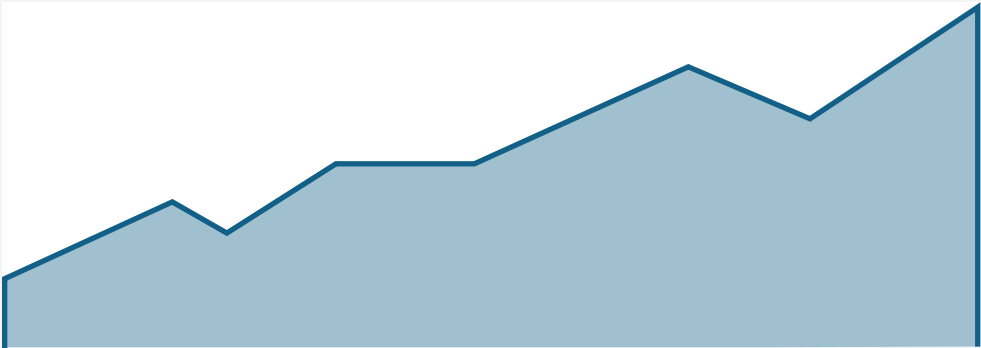
SELL MY FRACTION



1 Squirrel Hill Road,
Acton, MA 01720

3 beds, 2 bath • 1,346 sq. ft

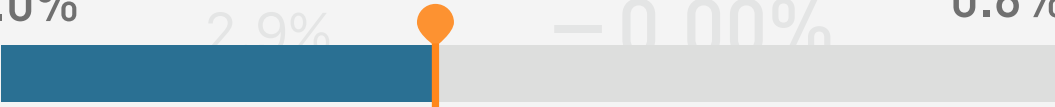
VALUED AT \$670,590



\$4023.54

Total Profits: \$94.75

0.0%



HOW MUCH SHOULD I SELL?

0.6%

0.2% x \$670,590 = \$1,372

SELL

SELL

BUY

SELL

BUY

SELL

BUY

SELL

BUY

SELL

BUY

SELL