



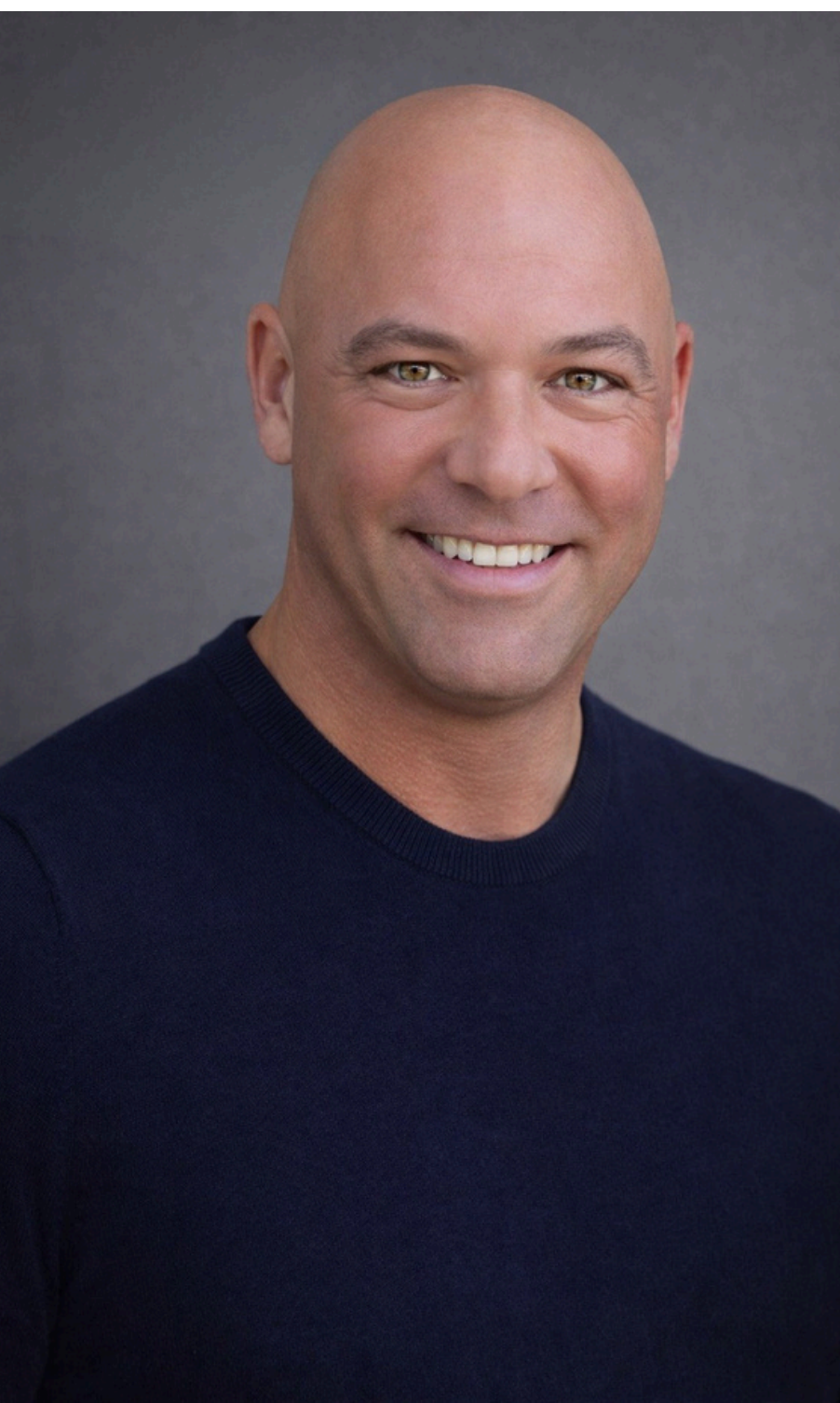
**STRATX**  
DEVELOPMENT

# Turn Your Home Into 2 Properties

Split. Sell. Profit.

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# Introduction



What if you could sell part of your home...  
**WITHOUT** selling the whole property?







**StrataX**  
DEVELOPMENT



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# What is AB1033?



AB1033 is a new California law that allows homeowners to:

- Split their property

- Sell ADUs separately

- Create multiple ownership units

Think: 1 home → 2 sellable assets

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# Why This Is Huge?



- Unlock hidden property value
- Create new income streams



- Increase affordability for buyers
- Massive opportunity for investors

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# Deal Example

Buy property: \$800K

Add ADU + split

Sell separately:

Main home: \$700K

ADU: \$350K

**Total:** \$1.05M

**Profit:** \$250K+

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# Step-by-Step

↘ Buy eligible property

↘ Sell units separately

↘ Build or convert ADU

↘ Apply for subdivision

↘ Get city approval

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# AB1033 vs SB9

## AB1033

Sell ADUs separately  
Condo-style ownership

## SB9

Split lot  
No separate ADU sale  
AB1033 = More flexibility + profit





## Buy Box

- Single-family homes
- Large lots
- ADU-friendly zoning
- High-demand areas



## Mistakes

- Ignoring local regulations
- Poor layout planning
- Underestimating costs
- Not checking zoning

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# Investor Opportunity

## ↘ **Perfect for:**

- Real estate investors
- Developers
- Homeowners

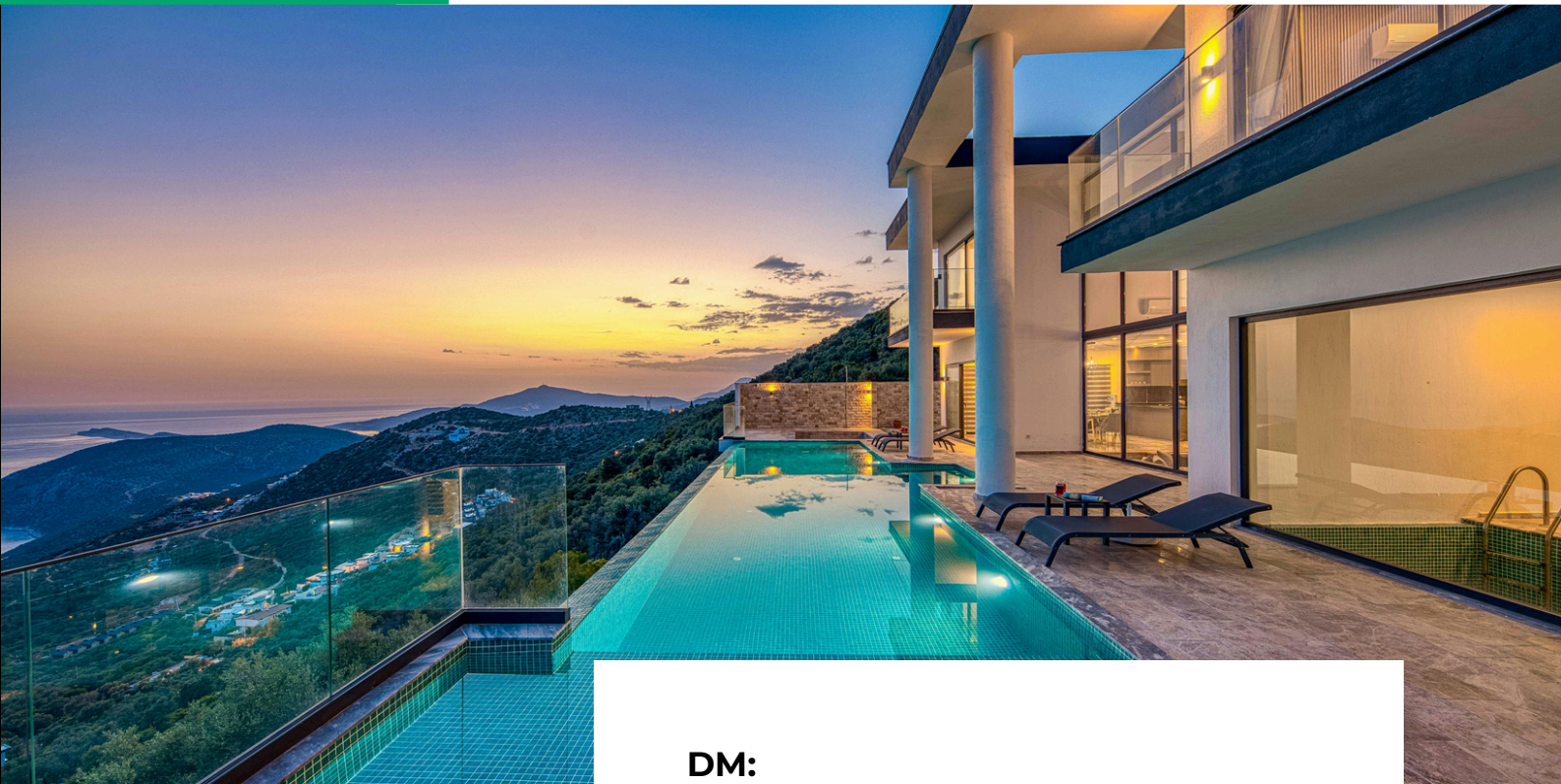
Low entry, high upside strategy

## ↘ **About StrataX**

StrataX helps you:

- Find deals
- Navigate regulations
- Maximize profit

# Want to profit from AB1033?



**DM:**

AB1033

**or**

Book a free strategy call