

PUT YOUR MONEY TO WORK

Earn High Returns safely that are protected by Real Estate
Professionally Managed

Opportunity

- Blends the security of taking title to real estate (for security of your monies) without having to deal with the headaches, caused by lack of market knowledge and the fear of guessing wrong and losing money.
- We find the properties, market and sell the properties and we take title to them in YOUR name (or your entity name) to give you complete security.
- You earn a DOUBLE DIGIT return on your money safely and managed professionally.

Comparison

Traditional Scenarios

- Your money is secured with a note and a deed which means you have to deal with foreclosing. Secured but costly to execute your interests.
- You may have to deal with buying, rehabbing, managing and selling.
- Long term commitment.
- You lend or purchase for .75-.90 cents on the dollar.
- You pay all the easily forgotten costs like commissions, title work, legal fees and banking fees.

Our Custom Lending Scenario

- We take title to the property in YOUR name or YOUR entity name.
- We handle the entire process while you collect a GREAT return on your money upon the sale of YOUR property at closing.
- Your initial capital and interest return back in 180 days or less.
- We professionally purchase from banks and auctions putting us in each investment property for .20-.60 cents on the dollar = HIGHER SECURITY for your money.
- We pay for all the easily forgotten costs and you make a true net return on your investment.
- We take the risk and depend on our expertise to make our money.

Example

- Once you decide to participate in the program, you KEEP your money in your account until we mutually decide on an investment property.
- Once we choose an investment property, you wire funds directly to the title company.
- Title to the property goes into YOUR name or YOUR entities name. Unlike other companies, you don't ever "share" ownership on the title with us or other investors. You have full ownership.
- You sign a contract with us that outlines the terms of the partnership. Outlining interest rate you will be paid along with your original capital investment upon sale/closing.
- We professionally manage the whole process: buying the right property, rehabbing it, market a buyer(s) and set up a closing.
- At closing, since you are technically the seller/owner, you get a wire from the title company directly.
- We submit an invoice to closing for our share of the profit above your original capital investment and agreed interest return. Title pays both parties directly. Your monies never touch our hands directly and are protected by full ownership of the real estate.
- You are now completely cashed out of the deal and can decide to start the process all over again.
- All parties get paid at the end of the deal. This ensures that our objective is to perform at a high level and keep your monies moving safely towards a completed, profitable transaction.

Example by Numbers

- We agree to pay you 12% APR
- We find a house to buy for \$90,000. It needs \$10,000 in repairs.
- You wire \$100,000 to the title company for full title ownership.
- Title escrows the wired money for purchase of property(s) and any construction draw(s) needed.
- We market a buyer for the property and facilitate the closing. Title wires out all parties as instructed.
- Property closes at the 5 month mark.
- You have invested \$100,000 at 12% APR for 5 months. So you are wired \$105,000
- We pay all of the title fees, commissions, closing costs, legal fees, out of our side of the transaction and earn what we are able to by the sale/ profit of the property upon closing. Our expertise determines our profit.
- You have no headaches and high security and we do what we do best: buy/fix/sell professionally.

Why put your money to work in Real Estate?

- Stock Market- Too risky.
- Banks & CD's- Little to no returns.
- Cash- Your money just sitting in cash or the bank is depreciating. (Becoming worth less every day)
- You cannot save your way to retirement anymore.
- You must invest but need higher returns and safety.
- Real Estate, if professionally targeted and managed, is the safest most lucrative business in our nation.
- You continue to turn your money safely at a high rate of return, building wealth by compounding.