

Twice the Commission in Less than Half the Time.

Have you listed an income property that you would like to own yourself or wish that you had a buyer in your back pocket? You can buy the property. Smaller investors in your community can help you to fund the purchase. You will receive all of the commission from the seller on the listing and on-going management fees. You get resale commission and a portion of the profits when the property is eventually re-sold. We provide everything that you will need.

Will my building qualify?

Send us some basic information about the property and let's find out. On the last page is a questionnaire you can complete and email back to us. Occupied buildings with predictable revenue and expenses are best.

What do I have to do?

Since you and your investors are buying the property you will need to arrange for the mortgage financing beyond the down payment. Otherwise, you simply do what you would normally do to market a property: prepare the marketing materials, advise your current clients and prospects of the sale.

So what are you doing for me?

We help you set up a new LLC to purchase the property. You will be the managing member. We will help you raise the money for the down payment and up-front expenses from investors in your community. You will not have to share commissions with a buyer's broker, do walk-throughs, answer endless questions and wait while people make up their mind and gather a big down payment. You can tell the seller that you will be selling the property for the asking price and expect to close in short order.

We will help you to prepare and complete the necessary compliant paperwork for you to offer your clients, prospects and leads the opportunity participate in ownership of the property. This will allow you to raise the funds that you need for the down payment and other up-front expenses. We will post the offer on a fully compliant investment platform that will describe the property, qualify the investors, provide a place for delivery of all of the documents, escrow their funds and finally close the offering in keeping with Federal and state laws. No other properties will be listed on the site to compete for investors.

We will help you to close quickly. We will use our database of accredited investors in the zip codes appropriate to the location. Many commercial real estate deals involve investors far from the buildings they buy because it is hard to find deep pockets in your own community.



Our approach is designed to allow smaller purchase investors an opportunity they would not otherwise have. We will have lots of investors excited at the prospect of owning income producing properties in your community.

What do I need to get started?

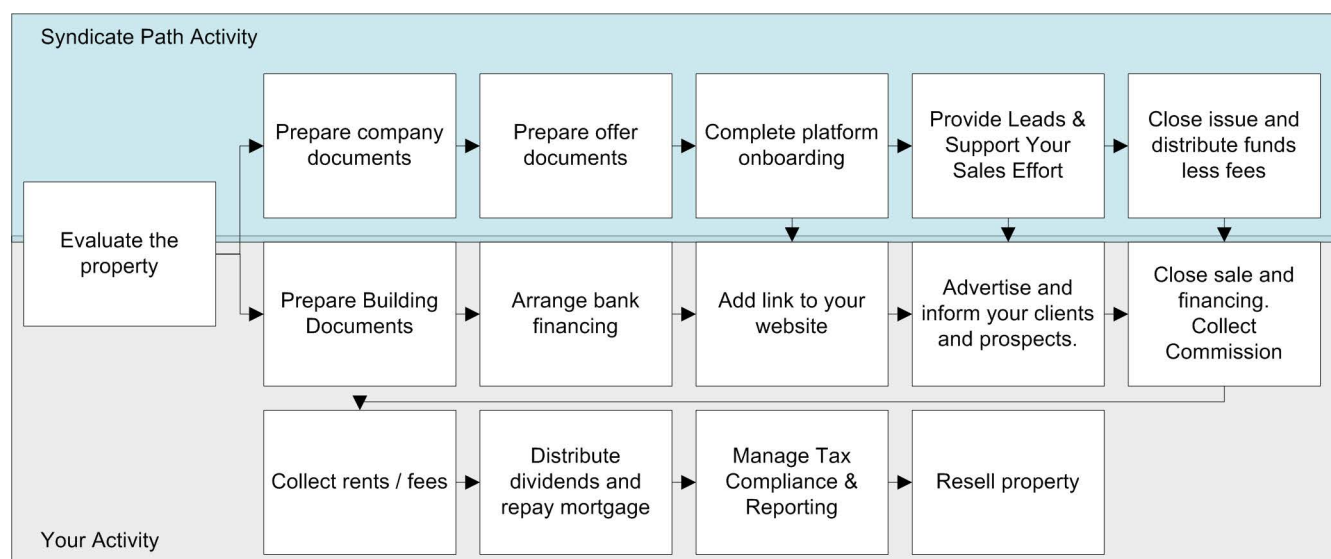
In addition to the completing the last page here, the address of the building, estimated mortgage requirements (loan to value percentage, interest rate, term, buyout/balloons) and finally to what degree do you want your own existing customers to benefit from a share in the corporation and how much will they be able to raise before the campaign to bring in more investors begins. Crowdfunding has about a 20% success rate, while ventures that begin their campaign with 30% of what they need pledged in the first day have a 90% success rate. We'll therefore want to coordinate the campaign with you.

We'll need a deposit.

This approach, as with any capital formation approach, requires up front expenses so we've partnered with the largest provider of investment platforms to keep costs down. Still, there are upfront costs, estimated to be between five and ten thousand dollars. The upfront monies will be repaid and more with the close. When you think of it, what does it cost for many weeks of searching to find and close a buyer the "old fashioned" way? Probably the same or more.

We'll need to discuss and include in the offer the plans to manage and resell the property. All of these decisions are included in the offer documents.

A flowchart to illustrate the process



With over four decades of experience in securities, real estate, banking and technology we are uniquely qualified to make this game changing offer.

Here's Your Next Steps to More Money

Let's get to work getting you much more from your income property and getting it fast. We need some help from you before we have a conversation on your options. Please share with us the following information:

About the property:

- 1) The property's address
- 2) The asking price
- 3) A brief description of the property, age, condition, parking, etc.
- 4) Current rent roll
- 5) Current vacancy rate
- 6) Anticipated mortgage terms; interest rate, amortization, duration.
- 7) Approximate annual operating expenses
- 8) Annual taxes
- 9) Is there any significant deferred maintenance?
- 10) Anticipated holding period.

About yourself:

- 1) Number of years you have been a licensed Realtor
- 2) Do you currently own a management company or manage other properties?
- 3) What sector of the real estate market is your specialty? (Retail, Student Housing, Medical, etc)

You may reply with your answers and any helpful attachments to the email that directed you to this report or call us at **877-777-2713** with questions.