



LOS ANGELES/ORANGE COUNTIES

HomeTraders has partnered with a highly competitive company working in the Los Angeles and Orange Counties foreclosure markets, purchasing properties at trustee sales at 25% -40% discounts, (on average), of the current market value (determined by their industry experts).

- The partner has excelled in a challenging and competitive industry because they have the knowledge and experience needed to navigate those potential liabilities, which make buying a foreclosure at auction both challenging and rewarding.
- Based on their experience, they have found that purchasing foreclosure properties at auction in one of the most desirable geographic markets in the country, represents one of the best opportunities to consistently buy properties at prices significantly below market value.

WHOLESALE PROCESS

The partner only handles the buying and charges a one time fee. They find you a great deal and you pay us a reasonable fee.

- Investor signs documents and puts cash into escrow.
- Investor provides partner with purchase guidelines.
- With investor's approval, partner bids on property at trustee sales that meet investor guidelines, usually 25%-40% off of fair market value.
- Partner calls investor during auction to review property, values and obtain investors authorization to bid to investor established limit on property.
- Upon successful bid, investors sign an amendment to escrow and withdraw funds to pay for property and fees. (Auction receipt is provided to show investor title until Trustee provides receipt)
- Partner secures Trustee's Deed in investors name (may take up to two weeks)
- Investor perfects title.
- Investor assumes all responsibilities for rehab, transaction tax, eviction (if any) or cash for keys etc.

FAST TRACK FIX & RESELL (6-8 ANNUALLY)

- Buy foreclosure and REO properties at wholesale prices
- Quick deployment for your dollars
- Perfect for hedge fund model
- Target 13% net profit per property resell 6-8 times per year
- Buyer must have 100% cash available at time of purchase
- Cash holding escrow available
- 10 times more properties available
- Buy only properties with low fix up
- Sell quickly 30-60 day close
- We supply cherry picked properties
- Preferences for vacant, low fix up properties
- Refurbish to FHA minimum standard
- Buyer responsible for completing rehab
- Market to first time home Buyers
- Multiple offers from buyers are the norm
- Short escrow (15-30 days maximum)

6-8 Annually

INVESTED	ANNUAL RETURNS
\$250,000	\$180,000
\$1,000,000	\$720,000
\$5,000,000	\$3,600,000
\$50,000,000	\$36,000,000

FIX & RESELL (3-4 ANNUALLY)

- Buy foreclosure and REO properties at wholesale prices
- Most profit for single purchase
- Target 20% net profit per property 3-4 times per year
- Buyer must have 100% cash available at time of purchase
- Cash holding escrow available
- 90% less properties available than Fast Track
- Sell quickly 90-120 day close
- We supply cherry picked properties
- Preference for vacant and owner occupied properties
- Refurbish to maximize profit
- Traditional real estate listed
- Market to first time home buyers
- Multiple offers from buyers are the norm
- Financing available for fix up and leverage

3-4 Annually

INVESTED	ANNUAL RETURNS
\$250,000	\$120,000
\$1,000,000	\$480,000
\$5,000,000	\$2,400,000
\$50,000,000	\$24,000,000

Please see additional attached pages for our latest transactions.

To discuss in detail and for further information, please email me at jonathan@hometraders.tv or call 954.383.6218

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