



SOUTHERN CALIFORNIA

San Diego, Riverside, San Bernardino, and Los Angeles Counties

NORTHERN CALIFORNIA

San Joaquin (Stockton, Manteca, Tracy) and Sacramento Counties

HomeTraders has partnered with a highly competitive company working in the **Northern and Southern California** foreclosure markets, purchasing properties at trustee sales at 20% - 35% 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 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 PROGRAM

- Investor provides Service with funds to buy distressed real estate at the auctions in select California markets.
- Service buys real estate that matches investor's guidelines.
- Investor pays Service 6% of the auction purchase price or \$6,000 whichever is greater when property is purchased. This fee is payable to Service upon receipt of the original auction receipt.
- Property will be vested in investor's name.
- Service guarantees to purchase defaulted 1st mortgage.
- If property is vacant, Service will secure the property for investor after property is purchased. Investor will be invoiced for the labor and material cost which will not exceed \$150.00.
- If property is occupied, Service will post the "3 Day Notice" and will assist the investor to negotiate "cash for keys" for a fee.
- Investor is responsible for gaining physical possession of the purchased property and completion of all renovation, marketing and sales.
- Minimum investment is \$150,000

MANAGED PROGRAM

- Average ROI (return on the investment 20%-35% per property)
- Investor pays amount paid at the auction by Service, fix cost not to exceed \$7,000 (refundable at COE) and \$5,000 buyer's premium (1/2 refundable at COE).
- Service will do all the work from start to finish. Service secures the property (lockout, evictions, etc) performs all renovation work, prepares property to be listed on the market. Lists the property on the market and sells it.
- Net profit is split 50/50 at close of escrow.
- Service guarantees to purchase defaulted 1st mortgage.
- Investor will get: Managed contract signed by Peter J. Winn and Service Realty, Inc., Receipt of Funds, Trustee's Receipt, Trustee's Deed Upon Sale, Title Report, Property Profile and Comparable Report, Renovation Updates, Escrow Updates, Profit and Loss Statement at close of escrow, Final HUD from escrow.
- Minimum investment is \$500,000

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