



## ORANGE & LOS ANGELES, CA

HomeTraders has partnered with an organization working in the Orange and Los Angeles County, CA foreclosure market, purchasing properties at trustee sales at 20% - 25% discounts, (on average), of the current market value (determined by their industry experts). They offer two programs.

### **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**

\$250,000

\$1,000,000

\$5,000,000

\$50,000,000

#### **ANNUAL RETURNS**

\$180,000

\$720,000

\$3,600,000

\$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**

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

To discuss in detail and for further information, please email me at [jonathan@hometraders.tv](mailto:jonathan@hometraders.tv) or call 954.383.6218.

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