



## LAS VEGAS, NV CLARK COUNTY

HomeTraders has partnered with a highly competitive company working in the **Las Vegas, NV Clark County** foreclosure markets, purchasing properties at trustee sales at 20% - 30% 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.
- They are presently seeing a 15-25% return on purchasing and reselling properties within 90-120 days.

### WHOLESALE PROCESS

The partner only handles the buying and charges a one time fee per property.

- Investor signs MFA and POF and determines size of investment they wish to make.
- Investor will deposit a minimum of \$10,000 plus fees into designated trust account established by the partner.
- In addition, the Investor will also provide cashiers checks made out in the Investor's name in amounts suggested by the company (e.g. from \$1,000 to \$50,000).
- Partner calls investor during auction to review property, values and obtain investors authorization to bid to investor established limit on property.
- With investor's approval, partner bids on property at trustee sales that meet investor guidelines, usually 20%- 30% off of fair market value.
- Upon successful bid, Partner will endorse cashiers checks for the purchase amount and provide it along with the signed POF to the Clark County Clerk of Courts.
- If the cashiers check is more than the amount of the purchase price, the Clark County Clerk of Courts will issue a check for the difference along with mailing the trustee deed directly to the Investor. Trustee deeds are usually received within 10 business days.
- Fees are deducted from the trust account per property.
- Investor assumes all responsibilities for rehab, transaction tax, eviction (if any) or cash for keys etc.

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