

928 Clifford Ave.

Purchase Price \$14,750, Estimated Repairs \$5500, **Total Investment: \$20,250**

Income Options for the property purchased:

1. **Flipping** the property (selling at a discount to move quickly after repairs)
\$30,000 - \$32,000
2. **Lease Option** the property (4 year option) **\$38,000 - \$42,000 with \$550/mo rent**
3. **Renting** the property **\$475 - \$550 per month** (AHMA vs. Open Market range)

I am looking for \$20,000 from an investor, two options:

1. **12% annual rate** on your investment paid monthly. 2 to 4 year note (with mortgage), balloon payment at the end of the note. (You will receive **monthly payments of \$200.00** on your investment with the entire **\$20,000 repaid at the end of the note period.**)
or.....
2. **12% annual rate** on your investment, no monthly payments with **1 year balloon payment of \$22,400**
 - If the property is sold in less than 1 year, the entire 12% for the first year will be paid, thus giving you a greater return on your investment
 - If the property is sold before the end of the note period you, the investor, will have the option to receive the \$20,000 initial investment back or continue the monthly payments with a new note/mortgage attached to a different property

Why invest with Optimal Home Solutions LLC:

- Your investment is secured by the mortgage on the property.
- Your return is a fixed 12% vs. CD rates currently in the 1 - 2% range
- You are working with an experienced investor that has been in the business for over 20 years and currently owns over 35 properties (40+ units)

Please feel free to contact me anytime to discuss this with me. I look forward to hearing from you.

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