

Standard Investment Objectives and Policies

General Example per \$100,000 value

Purchase Price:

Subject Property Median Market Value :	\$100,000	
Maximum Bid - Purchase Price :	\$55,000	(prior to due diligence*)
Estimate Construction – Repairs :	-\$10,000	(whole sale not retail)
Taxes :	-\$2,500	(average in Texas 2.5%)
Eviction :	-\$1,500	(if needed)
Adjusted Bid Price :	\$41,000	(MAXIMUM BID PRICE)

Sales Price

Subject Property Sold		\$100,000
Estimated Closing Cost 2%	- \$2,000	(Lawyers Title)
Estimated Realtor Commission 6%	- \$6,000	(Remax, Century 21, Etc.)
Financial Assistance* 3%	- \$3,000	(Broadens Homebuyers)
Cost of Home	- \$41,000	
Cost of Construction – Repairs	- \$10,000	
Cost of Taxes	- \$2,500	
Cost of Eviction	- \$1,500	

Net Profit On Transaction : **\$34,000**

(82.9% Return on a \$41,000 Home “not annualized”)

To see examples go to the investor page at :
www.thesmartfundltd.com
Or call now 214-305-2880

The Principal Group, Inc.
13601 Preston Road Suite 950 West
Dallas, Texas 75240
214-305-2880
thesmartfundltd.com

“The Smart Thing To Do”

Examples of Previous Homes Purchased

1704 Park Haven Drive
Seagoville, TX 75159
3 beds 1.5 baths 1,187 sqft

Purchased From: LONG BEACH MORT CO.
(out of State Mortgage)

Subject Property SOLD :	\$77,900
Purchase Price :	-\$40,000
Construction – Repairs :	-\$6190.19
Taxes :	-\$1,913.82
Utilities :	-\$748.36
Property Insurance :	-\$200
Closing Cost :	-\$1,148.58
Financial Assistance:	-\$4,700
Realtor Commissions:	-\$2,437
Net Profit:	<u>\$18,300.05</u>

(45.7% Return on a \$40,000 Home “not annualized”)



[Click here to see](#)
[1704 Park Haven Transactional Support](#)

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Examples of Previous Homes Purchased

3508 Oak Creek Cir,
Auction
Dallas, TX 75227
3 beds 3 baths 2,014 sqft

Purchased From : Dallas County

Subject Property SOLD :	\$104,900
Purchase Price :	-\$42,055.28
Construction – Repairs :	-\$26,940.65
Taxes :	-\$4,938.49
Closing Cost :	-\$
Financial Assistance:	-\$4,740.72
Realtor Commissions:	-\$6,200
Net Profit:	<u>\$20,149.86</u>

(47.9% Return on a \$42,055.28 Home “not annualized”)



[Click Her For](#)
[3508 Oak Creek Circle Transactional Support](#)

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Examples of Previous Home Purchased

1800 Pond Road
Glenn Heights, TX 75154
4 beds 2.5 baths 2,786 sqft

Purchased From: Dallas County Foreclosure Auction

Subject Property SOLD :	\$179,900
Purchase Price :	-\$108,800
Taxes :	-\$5,868.74
Utilities :	-\$433.81
Eviction :	-\$174
Closing Cost & Financial Assistance:	-\$13,238.22
Realtor Commissions:	-10,734
Net Profit:	<u>\$40,646.23</u>

(37.35% Return on a \$108,800 Home “not annualized”)



[Click Here to see
1800 Pond Transactional Support](#)

THE SMART EQUITY FUND, LTD

40 UNITS OF LIMITED PARTNERSHIP UNITS
One (1) Unit One Hundred Thousand (\$100,000)
40 Unit Subscription Amount

THE FOLLOWING SUBSCRIPTION MATERIALS ARE ISSUED IN CONNECTION WITH PRIVATE PLACEMENT MEMORANDUM DATED SEPTEMBER 15, 2016 PURSUANT TO WHICH UNITS IN THE PARTNERSHIP ARE OFFERED.

INSTRUCTION FOR SUBSCRIPTION EXECUTE AND SUBMIT THE FOLLOWING:

1. Subscription Agreement
2. Investor Questionnaire (if requested)
3. Check made payable to: **THE SMART EQUITY FUND, LTD.**
4. Mail or Courier to:

THE PRINCIPAL GROUP INC.
13601 Preston Road Suite 950 West
Dallas, Texas 75240

**SIGNATURE PAGE OF PARTNERSHIP
AGREEMENT THE SMART EQUITY FUND, LTD.**

1. Number of UNITS _____ at \$100,000 = \$ _____
2. Make check payable to: THE SMART EQUITY FUND, LTD.
3. For joint accounts, BOTH PARTIES please provide full names.

Printed Name: _____ Social Security No _____

Signature: _____ Date: _____

Printed Name: _____ Social Security No _____

Signature: _____ Date: _____

Address: Street City : _____ State: ____ Zip Code : _____

Mailing Address: Street City : _____ State: ____ Zip Code : _____

Home Telephone: () - _____ B. Telephone: () _____

Email Address: _____ Fax: () _____

CHECK ONE:

- () Individual Ownership () Partnership Ownership () Corporate Ownership
() Community Property () Trust () Tenants in Common () JTWR