



Bulk-Investment

Listed and unlisted foreclosures, bank owned REO'S,
short sales & auction properties in



Florida



Arizona



Nevada

Who we are

We are a consortium of real estate and investment specialists that have combined influence and synergy in order to process Bulk Purchase options and Bundled Portfolio Investments for discerning international HNWI investors.

With over 50 years combined experience in the upper echelons of investment real estate we are able to deliver outstanding bulk purchase opportunities to our investor groups from around the world.

What we do

Utilizing our diverse backgrounds our core team access primary sellers of discounted real estate and negotiates on behalf of our investors in order to attain lucrative projects for pennies on the dollar.

Our concierge services include preparing localized reports, performing due diligence on the specified areas as determined by the investor & negotiation on behalf of the buyer.

After closing on the investment we will assist in the refurbishment of the property, the management process and accessing qualified tenants for long term contracts.

Where the investor group wishes to remarket the project, we can also assist with professional marketing of the investment as a bulk option or as individual sales.

We quantify each investment option by performing complete due diligence ensuring the highest degree of success.

Unlike our competitors we offer face-to-face meetings and an individualized mediation service to serious investment individuals, groups and fund managers with in excess of \$500,000 to invest to purchase bulk REO properties.

You will benefit from our established networks and multiple resources; and gain access to privileged unlisted real estate options that are not openly available.

- We assist in identifying markets that hold positive upside potential
- We will analyze all sub-sections of the market in order to meet your expectations
- We can offer strategic exit strategies within our own client base
- We can offer creative financing and ownership options

Advantages

Local synergy and exclusive networks are key elements to purchasing the ideal project at a keen price. It remains crucial after the closing process is completed as a professional team can ensure that the property is 'turned around' swiftly, enabling vacancies to be kept to a minimum. The benefits are immense and the savings can be substantial:

Investment comparison

Buying in bulk

Example:

Price per unit = \$30,000

Title Fee = Only one fee

Handling Fee = Only one handling fee

Refurbishment = Fixed fee can be established at lower costs due to units being within one community

Rental Return = increased control of rental price and better management of tenants

Resale = Owning multiple units within one community can lead to better synergy and increased values, especially when the investor owns the largest proportion of units.

Finance = Bulk investors with strong financials may be able to leverage these larger investments.

Availability = Only direct access to principle sellers allows for successful investment. Even with direct access, actually closing the deal requires experienced negotiators, immediate access to funds and excellent timing.

Buying individual units

Example:

Price per unit = \$40,000

Title Fee = One fee for each unit

Handling Fee = One handling fee per unit

Refurbishment = Fees are higher due to dissimilar floor plans requirements and increased travel time

Rental Return = the rental price and vacancy is determined by outside influences

Resale = Owning one or two units in a community gives investors no leverage to determine resale values regardless of cap rate as the street value will determine price.

Finance = Owners of single units remain unable to get finance due to stringent lending criteria from the banks.

Availability = Many companies now offer individual properties to investors and swiftly closing deals can be the difference between tying up your funds indefinitely and making money. On individual purchases you will have no control over the banks willingness to close the deal at a time that suits you.



The key to a successful investment is buying at a good price and a great location and the continuous management of the property from closing onwards.

Every vacant month represents lost earnings and contracting a professional management company can save you thousands over the duration of the investment.

We eliminate the 'down time' that can occur with bulk investments by controlling the entire process and by utilizing our network of experienced professionals and contractors.

Our Goal Is To Provide Superior Service Beyond Your Expectations, Unmatched By Our Competitors



Listing Information

Status	Active		
Address	2572 ROBERT TRENT JONES DR # 1222		
City	ORLANDO		
County	Orange County		
Property Type	-		
Price	\$35,000	Style	-
SqFt	674	Year Built	1995
Bedrooms	1	\$ / SqFt	\$51.93
Bathrooms	1	Half Baths	0.00
Cooling	Central		
Heat	Central		
Parking	None		
Parking Features	-		

Property Remarks

Remarks: SHORT S LE. SHORT S LE.

Directions: From South Hiawasse - L on Metrowest Blvd, R on Robert Trent Jones.

Interior Features

Interior	Smoke larm(s)
Flooring	Ceramic Tile
Interior Layout	-
Master Bath	-
Kitchen	-
Appliances	Dishwasher, Disposal, Range, Refrigerator

Room Information

Water Features

Water Access	No	Waterfront Feet	-
Water Extras	No	Water Frontage	-
Water View	No	Pool	-
Pool Features	-		
Water Frontage	No		
Water View	-		
Water Name	-		
Water Access	-		
Water Extras	-		

Tax Information

Tax Block	-	Section Town Range	01
Tax Lot	-	Special Tax District	-
Homestead	No	Ownership	Fee Simple
Special Sale	Short Sale		
Legal Description MADISON AT METROWEST CONDOMINIUM 8405/40 98 UNIT 1222			

History

- Listed on 09-14-2010 at \$35,000
- Price Change -
- Last Updated on 03-05-2012

Exterior Features

Lot Size	-	Roof	Tile
Acres	Zero Lot Line	Exposure	-
Construction	Wood Frame		
Exterior	Mature Landscaping		
Utilities	Cable available, Public Utilities		

Community

Elementary School	-		
Middle School	-		
High School	-		
Site Description	Street Paved		
Community	-		
Rules	-		
HOA / Fees /	192.0	CDD / Fee	No /
PUD	-		
Finance Type	-		
Days in Lease	-		

Indicative Net % Rental Yield

Average Gross Rental Income:	\$700Ppm
Gross Rental Income:	24% Per Annum
HOA fees	\$192pm
Property Taxes	\$35.50pm
Indicative Net Rental Yield	\$4.725
Indicative Net % Rental Yield	13.5%

Our Costs are **6%** of the total purchase price for mediation after closing on the property will be paid from the escrow account funds.

Should the investor back out of a sale purely through choice and without legal justification, after a deposit has been placed, our charge will be \$5000 of the deposit amount. (This amount will cover our costs in mediating the procurement up to this point)

Refurbishment: **6%** of the refurbishment/renovation costs will be payable for us to arrange and manage the operations.



Listing Information

Status	Active		
Subdivision	CEDAR VLG PH 2		
City	ORLANDO		
County	Orange County		
Property Type	-		
Price	\$60,000	Style	-
SqFt	1,368	Year Built	2000
Bedrooms	3	\$ / SqFt	\$43.86
Bathrooms	2	Half Baths	0.00
Cooling	Central		
Heat	Central		
Parking	1 Car Garage		
Parking Features	Attached		

Property Remarks

Remarks: Short sale Listing Price may not be sufficient to pay all liens. commission will be split 50/50 between listing agent and selling agent. please be advised it may take a few months before the bank approves the short sale Short sale Listing Price may not be sufficient to pay all liens. commission will be split 50/50 between listing agent and selling agent. please be advised it may take a few months before the bank approves the short sale

Interior Features

Interior	Ceiling Fan(s)
Flooring	Carpet, Ceramic Tile, Laminate
Interior Layout	-
Master Bath	-
Kitchen	-
Appliances	Dishwasher, Hot Water Electric, Range, Range Hood, Refrigerator

Room Information

Water Features

Water Access	No	Waterfront Feet	-
Water Extras	No	Water Frontage	-
Water View	No	Pool	-
Pool Features	-		
Water Frontage	No		
Water View	-		
Water Name	-		
Water Access	-		
Water Extras	-		

Tax Information

Tax Block	-	Section Town Range	31
Tax Lot	-	Special Tax District	-
Homestead	Yes	Ownership	Fee Simple
Special Sale	Short Sale		
Legal Description	CEDAR VILLAGE PHASE 2 28/53 LOT 60		

History

- Listed on 12-21-2010 at \$65,000
- Price Change -
- Last Updated on 12-08-2011

Exterior Features

Lot Size	-	Roof	Tile
Acres	Zero Lot Line	Exposure	-
Construction	Wood Frame		
Exterior	Mature Landscaping		
Utilities	Cable available, Public Utilities		

Community

Elementary School	-		
Middle School	-		
High School	-		
Site Description	In County		
Community	-		
Rules	-		
HOA / Fees / PUD	150.000	CDD / Fee	No /
Finance Type	-		
Days in Lease	-		

Indicative Net % Rental Yield

Average Gross Rental Income:	\$950
Gross Rental Income:	19% Per Annum
HOA fees	\$150pm
Property Taxes	\$38.18pm
Indicative Net Rental Yield	\$9,141.84
Indicative Net % Rental Yield	15.24 %

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Listing Information

Status	Active		
Subdivision	MAGNOLI B Y AT MAITLAND		
City	ORLANDO		
County	Orange County		
Property Type	Townhouse 2-3 Floors		
Price	\$65,000	Style	-
SqFt	1,152	Year Built	2003
Bedrooms	2	\$ / SqFt	\$56.42
Bathrooms	2	Half Baths	1
Cooling	Central		
Heat	Central		
Parking	None		
Parking Features	-		

Property Remarks

Remarks: Short Sale. This home has been tastefully renovated and impeccably cared for by one owner! Wood floors throughout, granite countertops, up-dated fixtures and a home you would be proud of! Short Sale. This home has been tastefully renovated and impeccably cared for by one owner! Wood floors throughout, granite countertops, updated fixtures and a home you would be proud of!

Directions: From I-4, Maitland Blvd (414) west to left on Magnolia Homes Road. First stop light, turn right on Riverside, right on Plantation Cove.

Interior Features

Interior	Blinds/Shades, Cathedral/Vaulted Ceiling, Ceiling Fan(s), Smoke Alarm(s), Storage Room, Washer/DryerHookup
Flooring	Wood
Interior Layout	Living/Dining Room Combo, Volume Ceilings
Master Bath	Tub With Shower
Kitchen	Closet Pantry
Appliances	Dishwasher, Disposal, Hot Water Electric, Microwave, Range, Refrigerator

Exterior Features

Lot Size	0.02	Roof	Shingle
Acres	889 Sq. Ft., Up to10	Exposure	West
Construction	Block, Siding, Wood Frame		
Exterior	Oak Trees, Patio/Porch Screened		
Utilities	BB/HS Internet vail, County Water, Public Sewer, Public Utilities		

Room Information

Water Features

Water Access	No	Waterfront Feet	-
Water Extras	No	Water Frontage	-
Water View	No	Pool	-
Pool Features	-		
Water Frontage	No		
Water View	-		
Water Name	-		
Water Access	-		
Water Extras	-		

Community

Elementary School	-		
Middle School	-		
High School	-		
Site Description	Sidewalk, Street Paved		
Community	Deed Restrictions		
Rules	Sold As-Is		
HOA / Fees / PUD	135.0	CDD / Fee	/
Finance Type	Cash, Conventional, Fha, Va		
Days in Lease	-		

Tax Information

Tax Block	-	Section Town Range	32
Tax Lot	-	Special Tax District	-
Homestead	Yes	Ownership	Fee Simple
Special Sale	Short Sale		
Legal Description	MAGNOLIA BAY AT MAITLAND 50/73 UNIT 29		

Indicative Net % Rental Yield

Average Gross Rental Income:	\$925
Gross Rental Income:	17.08% Per Annum
HOA fees	\$135pm
Property Taxes	\$64.87pm
Indicative Net Rental Yield	\$8,641.56
Indicative Net % Rental Yield	13.29 %

History

- Listed on 12-01-2009 at \$95,000
- Price Change -
- Last Updated on 02-27-2012

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Process

- An initial assessment of the client is necessary to determine the investor's criteria and their financial capacity to act immediately once a viable project has been identified.
- Upon completion of the assessment we will research suitable locations that hold the potential to meet said criteria.
- After the positive identification of locations has been agreed we will provide an in-depth report on the area in alignment with the purpose of the investment criteria
- Due diligence on individual prospects will be performed including comparative reports on similar real estate within the assigned areas.
- With direct access to primary sellers we can mediate on behalf of the investor group in order to negotiate a satisfactory contract.
- After concluding the purchase we will assimilate any renovations or refurbishments that may be required, organize appropriate management of the investment and oversee rental contracts.
- If the investment concept is to resell the real estate we will arrange professional marketing collateral and coordinate the publicity.

Further Services that we offer include:

- Opening of bank account
- Opening of TIN numbers – which can negate withholding taxes
- Setting up an LLC/company for liability and taxation reasons
- Accountant – we will introduce you to a qualified accountant that has experience with foreign investors
- Insurance facilities – we can arrange all forms of insurance for the property

Transparency

Proof of funds

After a satisfactory assessment has been contracted we will require:

\$25,000 – Earnest Money Transferred to our Escrow Account in order to make initial payment on a property to place the property under contract (We will withhold the cost of opening the escrow account and bank cost)

Charges

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