



ANYONE CAN BE AN INVESTOR!

IT'S NOT ABOUT GOING IT ALONE,
IT'S ABOUT HAVING THE RIGHT TEAM!

*Find Deals.
Build Wealth.
Create Freedom.*

REAL
PEOPLE.
REAL
STRATEGIES.
**REAL
RESULTS.**



1. FIND DEALS REALTOR / WHOLESALER

- Finds discounted properties
- Brings opportunities to the team
- Knows the market
- Negotiates the deal

"Deals create wealth."



2. GOOD CREDIT BACKING

- Strong personal credit
- Helps qualify for loans
- Adds credibility to the deal
- Opens doors to better terms and rates

"Credit opens doors."



3. PRIVATE MONEY LENDER (MONEY)

- Provides the capital
- Flexible terms
- Funds deals quickly
- Helps projects get done

*"Money moves
deals forward."*

RICHARD ROBERTS
PRIVATE MONEY LENDER



4. BUSINESS-CREDIT EXPERT (CARRYING COST)

- Builds and leverages business credit
- Helps with funding for repairs, marketing, and carrying costs
- Keeps cash flow strong
- Positions the business for long-term growth

*"Business credit keeps you
in the game."*



5. TITLE COMPANY CLOSE & PROTECT

- Handles the legal side
- Ensures a clear title
- Coordinates the closing
- Protects everyone's interests
- Helps make the transaction smooth and secure

*"A smooth closing
makes it official."*

A TEAM TURNS OPPORTUNITY INTO WEALTH.



COLLABORATE
CREATE OPPORTUNITY



LEVERAGE RESOURCES
DO MORE TOGETHER



BUILD WEALTH
THROUGH REAL ESTATE



CREATE FREEDOM
FOR YOU AND YOUR FAMILY

REAL PEOPLE. REAL STRATEGIES. A BRIGHTER TOMORROW.

THE INVESTMENT BLUEPRINT

LEVERAGE CREDIT. FUND DEALS. BUILD WEALTH.

*Same Team.
Real Results.*

FIND DEALS.
BUILD WEALTH.
CREATE
FREEDOM.

1

BUSINESS CREDIT FUELS THE DEAL

We help you get business credit cards with 0% interest for 12 months. Three cards with \$30,000 limits give you \$90,000 in capital.



**\$90,000
IN CAPITAL**

2

WE FIND THE DEAL BUY UNDER MARKET

Our team finds great fix & flip opportunities for a little under **\$300,000**.



**PURCHASE PRICE
~\$300,000**

3

THE BANK FUNDS THE RENOVATION

The bank loans us the money to renovate the property so we can increase the value and sell it.




**RENOVATION LOAN
FROM THE BANK**

4

RENOVATE & SELL FAST TIMELINE

It doesn't take more than 2 months to renovate and worst case scenario 2 months on the market.



**2 MONTHS
RENOVATION
+
2 MONTHS
ON MARKET
(MAX)**

5

PAY BACK & PROFIT EVERYONE WINS

When you sell the house, you pay back the bank loan and the business credit cards, and then you keep the profits.



**AFTER REPAIR VALUE
(ARV)**

SELL • PAY BACK • PROFIT



**LEVERAGE
OTHER PEOPLE'S MONEY**



**FAST TURNAROUNDS
(2-4 MONTHS)**



**BUILD WEALTH
REPEAT THE PROCESS**



**THE RIGHT TEAM
MAKES IT POSSIBLE**

SMART CREDIT. STRATEGIC DEALS. BIGGER FUTURES.

INVEST. COLLABORATE. BUILD A BETTER TOMORROW.

MONEY IN THE INVESTMENT STRUCTURE

*A Solid Foundation Creates
Big Opportunities!*



PURCHASE PRICE
\$300,000

BEFORE

AFTER REPAIR VALUE (ARV)
\$450,000

AFTER

HOW WE FUND THE DEAL

1		CASH INTO DEAL From the investor/credit partner	\$60,000 (Down Payment & Initial Costs)
2		BUSINESS CREDIT 3 cards x \$30,000 0% interest for 12 months	\$90,000 (For carrying costs)
3		REHAB LOAN From the bank (Based on scope of work)	\$50,000 (Renovation Funds)

TOTAL CAPITAL AT WORK
\$200,000

*Small Numbers.
Big Moves.
Real Wealth.*



FIND DEALS.



LEVERAGE CREDIT.



IMPROVE VALUE.

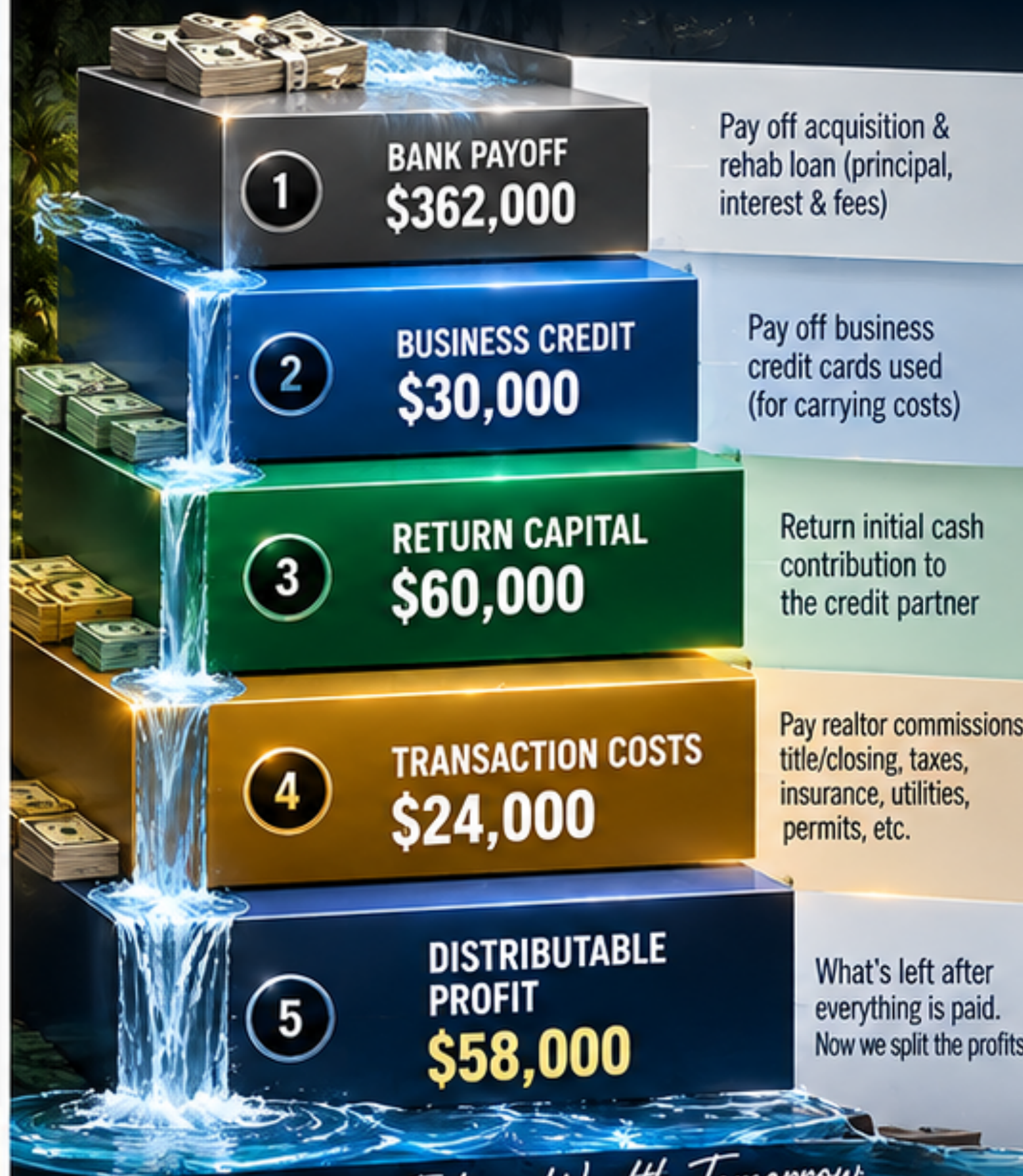


CREATE WEALTH.

2 PAYBACK WATER FALL

EVERY DOLLAR HAS A PURPOSE

PROTECT
THE PROCESS.
BUILD
LONG-TERM
WEALTH.



Discipline Today. Wealth Tomorrow.



PAY OFF DEBT
FIRST



RETURN
CAPITAL



COVER
ALL COSTS



THEN SHARE
THE PROFITS

3 PROFIT SPLIT

REWARDING VALUE. BUILDING TOGETHER.

\$58,000 NET PROFIT

SPLIT AFTER ALL EXPENSES ARE PAID.

45%

CREDIT PARTNER
(LLC OWNER)



- Owns the LLC
- Personally guarantees the loan
- Takes on the most risk
- Provides initial capital (e.g. \$60,000)

\$26,100
PROFIT SHARE

PLUS RETURN OF
\$60,000 CAPITAL

TOTAL RETURN
\$86,100

40%

DEAL PARTNER
(OPERATOR)



- Finds the deal
- Negotiates purchase
- Manages the renovation
- Oversees the sale
- Drives the value

\$23,200
PROFIT SHARE

15%

BUSINESS-CREDIT PARTNER



- Establishes business credit cards
- Manages 0% credit lines (up to \$90,000)
- Helps with carrying costs and cash flow

\$8,700
PROFIT SHARE

*Same Team.
Bigger Futures.*

ARE YOU READY TO BUILD YOUR TEAM?

FIND DEALS.
FUND PROJECTS.
BUILD WEALTH.
CREATE FREEDOM.

RIGHT PEOPLE. RIGHT STRATEGY. BIGGER OPPORTUNITIES.

*Same
Team.
Bigger
Futures.*

?



DEAL FINDER
Finds properties
and negotiates deals

YOUR TEAM MEMBER

?



CREDIT PARTNER
Provides personal credit
and helps qualify for loans

YOUR TEAM MEMBER

?



PRIVATE MONEY LENDER
Provides the capital
to fund the deal

YOUR TEAM MEMBER

?



BUSINESS-CREDIT PARTNER
Establishes and manages
business credit for
carrying costs

YOUR TEAM MEMBER

?



TITLE COMPANY
Handles the legal side
and ensures a smooth
closing

YOUR TEAM MEMBER



COLLABORATE
CREATE OPPORTUNITY



LEVERAGE RESOURCES
DO MORE TOGETHER



BUILD WEALTH
THROUGH REAL ESTATE



CREATE FREEDOM
FOR YOU AND YOUR FAMILY

A STRONG TEAM TURNS OPPORTUNITY INTO WEALTH.

INVEST. COLLABORATE. BUILD A BETTER TOMORROW.

*Your
Team.
Your Legacy.*

WHO TAKES WHAT RISK?

DIFFERENT ROLES. SHARED RISK. BIGGER REWARDS.

REAL DEALS.
REAL PARTNERS.
REAL WEALTH.

Same Team.
Bigger Futures.



CREDIT PARTNER INVESTOR / CASH

BRINGS THE EQUITY. OWNS THE ASSET.

- ✓ Provides down payment and cash to close (typically \$60,000)
- ✓ Title and property are in their name or LLC
- ✓ Personally guarantees the acquisition and rehab loan
- ✓ Primary financial risk on the deal
- ✓ Owns the property until it is sold
- ✓ Earns 45% of the net profits (after all costs)

RISK LEVEL  HIGHEST

Most capital. Most exposure. Largest all cosrd)



OPERATOR PROJECT MANAGER

EXECUTES THE PLAN. CREATES THE VALUE.

- ✓ Finds and analyzes deals
- ✓ Manages the renovation from start to finish
- ✓ Oversees contractors, permits, inspections
- ✓ Controls budget and timeline
- ✓ Mitigates construction and market risks
- ✓ No capital required (unless agreed)
- ✓ Earns 40% of the net profits for execution

RISK LEVEL  OPERATIONAL

Time, reputation, and execution risk.
Big responsibility. Big reward.



BUSINESS-CREDIT PARTNER FUNDS THE PROJECT

LEVERAGES CREDIT. FUELS GROWTH.

- ✓ Provides business credit for renovation draws and project expenses
- ✓ Credit cards and/or lines of credit in their name
- ✓ Credit exposure (not tied to the property)
- ✓ Helps maintain cash flow during the project
- ✓ Ability to fund multiple deals at once
- ✓ No property ownership required
- ✓ Earns 15% of the net profits for capital support

RISK LEVEL  CREDIT EXPOSURE

Financial liability on credit lines.
Scales the business. Earns residual profits.



ALIGN INCENTIVES



SHARE RISK



CREATE WEALTH



BUILD TOGETHER

**DIFFERENT STRENGTHS.
A STRONGER OUTCOME.**

INVEST. COLLABORATE. BUILD A BETTER TOMORROW.

WHAT HAPPENS IF THINGS GO WRONG?

REAL SCENARIOS. REAL NUMBERS. REAL CONFIDENCE.

PREPARE FOR THE WHAT IF'S.
THAT'S HOW WE WIN.

Smart Planning.
Stronger Results.



BEST CASE

STRONG MARKET. SMOOTH EXECUTION.



Purchase Price	\$300,000
Renovation Budget	\$50,000
Total Project Cost	\$350,000
Sale Price (ARV)	\$475,000
Selling Costs (6%)	(\$28,500)
Total Costs	\$378,500

Net Profit \$96,500

PROFIT SPLIT

45% Credit Partner	40% Operator	15% Business-Credit Partner
\$43,425	\$38,600	\$14,475



TARGET CASE

OUR BASE PLAN. REALISTIC AND ACHIEVABLE.



Purchase Price	\$300,000
Renovation Budget	\$50,000
Total Project Cost	\$350,000
Sale Price (ARV)	\$450,000
Selling Costs (6%)	(\$27,000)
Total Costs	\$377,000

Net Profit \$73,000

PROFIT SPLIT

45% Credit Partner	40% Operator	15% Business-Credit Partner
\$32,850	\$29,200	\$10,950



STRESS CASE

HIGHER COSTS. LOWER SALE PRICE.
LONGER TIMELINE.



Purchase Price	\$300,000
Renovation Budget	\$65,000 (+\$15K over)
Total Project Cost	\$365,000
Sale Price (ARV)	\$425,000 (-\$25K)
Selling Costs (6%)	(\$25,500)
Total Costs	\$390,500

Net Profit \$34,500

PROFIT SPLIT

45% Credit Partner	40% Operator	15% Business-Credit Partner
\$15,525	\$13,800	\$5,175



PLAN FOR RISK
MAKE BETTER DECISIONS



USE REAL NUMBERS
BUILD TRUST



PROTECT THE TEAM
STRENGTHEN LONG-TERM SUCCESS

**DIFFERENT OUTCOMES.
SAME OPPORTUNITY.**

INVEST. COLLABORATE. BUILD A BETTER TOMORROW.

THE DEAL BOX

CLEAR CRITERIA. SMART ACQUISITIONS. BIGGER RETURNS.

THE RIGHT
DEALS CREATE
GENERATIONAL
WEALTH.

*Find.
Fund.
Build.
Profit.
Repeat.*



TARGET PURCHASE RANGE

**\$100,000 –
\$400,000**

Below market value with
equity potential.



MINIMUM PROJECTED PROFIT

\$50,000+

After all costs
(loan, rehab, holding,
closing, fees).



TARGET REHAB DURATION

2 – 4 MONTHS

Keep projects efficient
and on schedule.



TARGET MARKET TIME

0 – 2 MONTHS

List and sell quickly
in strong markets.



GEOGRAPHIC AREA

Central Florida

Orlando, Kissimmee, Davenport,
Winter Garden, St. Cloud
and surrounding areas.



PROPERTY TYPE

Single Family Homes

SFH, New Construction,
Distressed, Inherited,
Off-Market, and Established
Neighborhoods.



MINIMUM SPREAD / ARV CRITERIA

**ARV at least 20–30%
higher than total cost**

Minimum 20% spread
(ideally 25%+).



ADDITIONAL FILTERS

- ✓ Good structural condition
(or cosmetic rehab)
- ✓ Strong resale demand
- ✓ No major title issues
- ✓ Clear comps
- ✓ Fits lender guidelines
- ✓ Neighborhoods with growth

*Opportunities
Don't Wait.*



DISCIPLINED
ACQUISITIONS



STRONGER
PROFITS



SCALABLE
SYSTEM



LONG-TERM
WEALTH

**THE RIGHT DEALS.
A BRIGHTER TOMORROW.**

INVEST. COLLABORATE. BUILD A BETTER TOMORROW.

THE FLYWHEEL

A REPEATABLE SYSTEM FOR GENERATIONAL WEALTH.

**SAME PROCESS.
BIGGER DEALS.
MORE WEALTH.
A BRIGHTER TOMORROW.**

*Create
Acquire
Improve
Wealth
Repeat.*



**REAL ESTATE
CREATES WEALTH.
SYSTEMS
MULTIPLY IT.**

THE RESULT?



MORE DEALS



BIGGER PROFITS



STRONGER TEAM



LONG-TERM WEALTH



**FREEDOM FOR
YOU AND YOUR FAMILY**

*It's Not Just a Deal...
It's a Movement.*



**DISCIPLINED PROCESS
REAL RESULTS**



**PEOPLE
CREATE OPPORTUNITY**



**SYSTEMS
DRIVE FREEDOM**



**WE BUILD MORE
THAN PROPERTIES
WE BUILD LEGACIES**

KEEP IT MOVING.

THE NEXT DEAL IS ALREADY OUT THERE.

WHERE DOES THE \$60K COME FROM?

DIFFERENT MONEY. A STRONGER DEAL.

LEVERAGE
THE RIGHT CAPITAL
TO CREATE
BIGGER OPPORTUNITIES.

THE DEAL EXAMPLE

PURCHASE + RENOVATION

Purchase Price	\$300,000
Estimated Renovation	\$50,000
Total Project Cost	\$350,000



**GOOD
DEALS
REQUIRE
SMART
CAPITAL.**

LENDER FINANCES

ACQUISITION & REHAB LOAN (Typically 70% LTV / 100% Rehab)

70% of Purchase Price	\$210,000
100% of Renovation	\$50,000
Total Loan Amount	\$260,000



- ✓ Covers most of the deal
- ✓ Funds purchase and rehab
- ✓ Paid back at closing
- ✓ Reduce our out-of-pocket capital

CASH TO CLOSE

THE \$60,000 WE BRING

Down Payment (30%)	\$90,000
Less: Earnest Money Deposit	(\$10,000)
Closing Costs	\$10,000
Initial Reserves	\$10,000
Other (inspections, misc.)	\$10,000
Total Cash to Close	\$60,000



- ✓ Brings the deal to the table
- ✓ Covers required cash items
- ✓ Keeps the loan amount optimal
- ✓ Positions us for a stronger approval

BUSINESS CREDIT'S ROLE

WHY WE STILL USE BUSINESS CREDIT (EVEN THOUGH WE HAVE \$90K)



Funds renovation draws and project expenses



Covers materials, labor, and vendors



Keeps personal cash untouched



Provides flexibility for multiple deals at once



Builds business credit profile for larger future funding

*Our \$90K in business credit
is a force multiplier —
not a replacement for the \$60K.*



LESS OUT OF POCKET



LOWER RISK



MORE DEALS



BIGGER RETURNS



STRONGER TEAM

SMART CAPITAL. STRONGER DEALS. BRIGHTER TOMORROWS.

INVEST. COLLABORATE. BUILD A BETTER TOMORROW.

PICK YOUR SEAT.

DIFFERENT STRENGTHS. A BIGGER FUTURE.

WHICH SEAT CAN YOU FILL?

INVEST. COLLABORATE. BUILD A BETTER TOMORROW.

REAL ESTATE
CREATES
WEALTH.

RIGHT PEOPLE.
RIGHT ROLES.
BIGGER DEALS.

LET'S BUILD
TOGETHER.



Richard Roberts
PSA, RENE

REAL ESTATE INVESTOR
DEVELOPER | AGENT | STRATEGIST



DEAL FINDER

You Find the Opportunities.
We Turn Them Into Results.

- ✓ Source off-market deals
- ✓ Network & build relationships
- ✓ Bring us opportunities
- ✓ Earn your share

FIND. CONNECT. CREATE VALUE.



CREDIT PARTNER

You Bring the Credit Power.
We Put It to Work.

- ✓ Personal guarantee / LLC ownership
- ✓ Helps secure acquisition & rehab loans
- ✓ Stronger buying power
- ✓ Earn 45% of net profits

LEVERAGE. ACQUIRE. GROW.



PRIVATE MONEY

You Provide the Capital.
We Deliver the Returns.

- ✓ Funds down payment or cash to close
- ✓ Helps with project capital
- ✓ Earns a strong return
- ✓ Secured by the asset

FUND. BUILD. PROFIT.



BUSINESS CREDIT

You Fuel the Project.
We Maximize the Opportunity.

- ✓ Provides business credit/capital
- ✓ Covers renovation draws & expenses
- ✓ Helps scale multiple deals
- ✓ Earns 15% of net profits

SUPPORT. SCALE. MULTIPLY.



REAL DEALS
REAL RESULTS



STRATEGIC
PARTNERSHIPS



WEALTH
BUILDING



LONG-TERM
OPPORTUNITIES



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LET'S TALK

LET'S TURN
OPPORTUNITY INTO WEALTH.

WHY OUR SYSTEM FINDS DEALS NOBODY ELSE SEES

Most investors run one search, on one site, for one strategy.
This runs three searches, straight off live MLS data, every single day — and does the math before you ever pick up the phone.

**MORE DATA.
MORE DEALS.
A BRIGHTER
TOMORROW.**

1 THREE STRATEGIES, ONE SWEEP



Fix-and-flip, buy-and-hold rentals, and land-value teardown sites, all screened in the same daily pass. A deal doesn't get missed just because it didn't match "the" strategy someone happened to be searching for that day.

2 REAL COMPS, NOT GUESSES



SOLD COMPS

	\$342,000	0.4 mi
	\$328,500	0.7 mi
	\$355,000	1.1 mi

RENT COMPS

	\$2,450	0.5 mi
	\$2,600	0.8 mi
	\$2,400	1.2 mi

Every value is built off actual sold and leased comps pulled that same day — matched by zip, property style, and square footage. No Zestimate-style algorithm guessing at a number.

3 THE MATH'S ALREADY DONE



70% RULE

ARV	\$350,000
70%	\$245,000
Est. Repairs	\$50,000
MAX OFFER	\$195,000



DSCR (RENTALS)

Monthly Rent	\$2,600
Taxes / HOA / CDD	\$450
Loan (P&I)	\$1,750
DSCR	1.48

Every fixer comes with a 70% Rule max offer calculated automatically. Every rental gets a real DSCR — built from the property's actual taxes, HOA, and CDD fees, run through an actual loan amortization. Not a rule of thumb. Real numbers.

4 IT LOOKS WHERE EVERYONE ELSE STOPPED LOOKING

✓ Active Listings

⌚ Expired Listings

− Withdrawn Listings

✗ Canceled Listings



The land-value search doesn't quit at active listings. It also pulls expired, withdrawn, and canceled listings going back three years — houses that Zillow shoppers never see because those sites only show what's live today. Those sellers already tried once.

5 IT HAS A MEMORY

MLS #A123456 Listed 01/12/24

MLS #B789012 Withdrawn 06/02/24

MLS #C345678 Relisted 02/10/25



If the same house got listed, pulled, and relisted under a new MLS number, the system catches it and merges it into one lead — flagged, because a seller who's failed to sell twice is often more motivated, not less.

6 IT TELLS YOU WHEN TO SLOW DOWN



LOW CONFIDENCE

- ✓ Thin comp data
- ✓ Unusual tax figures
- ✓ Inconsistent property details
- ✓ Verify before calling



Thin comp data gets flagged "low-confidence" instead of dressed up to look solid. Tax figures that look off get flagged too. You know exactly what to double-check before you make a call.

**DON'T JUST FIND DEALS.
FIND THE RIGHT DEALS.**

FROM OPPORTUNITY TO PROFIT

REAL NUMBERS. REAL STRATEGY. REAL WEALTH.

FIND ANALYZE ACQUIRE RENOVATE SELL REPEAT

*Same
Strategy.
Bigger
Results.*

**BUILD
WEALTH
THROUGH
REAL ESTATE.**



Richard Roberts
PSA, RENE
REAL ESTATE INVESTOR
DEVELOPER | AGENT | STRATEGIST



**2806 SHINING WILLOW TER
ORLANDO, FL 32808**

3 Bed | 2 Bath | 868 Sq Ft | Built 1984
81 Days on Market

*VALUE-ADD
OPPORTUNITY*



LIST PRICE

\$120,000



SQUARE FEET

868



EST. ARV

\$157,056



EST. REPAIRS

\$17,360



70% RULE
MAX OFFER

\$92,579

“WE MAKE OUR MONEY WHEN WE BUY.” – RICHARD ROBERTS

THE DEAL MATH (TARGET SCENARIO)

Purchase Price (Target)	\$92,579
Rehab Costs	\$17,360
Total Project Cost	\$109,939
Resale Price (ARV)	\$157,056
Gross Spread	\$47,117

ESTIMATED HOLDING & SELLING COSTS

Loan Points & Fees	\$1,500
Interest (4 Months @ 11%)	\$3,360
Insurance / Taxes / Utilities	\$2,500
Selling Costs (7%)	\$10,994
Contingency	\$1,500
Total Additional Costs	\$20,433

PROJECTED PROFIT

Resale Price (ARV)	\$157,056
Total Project Cost	\$109,939
Additional Costs	\$20,433
Estimated Net Profit (After All Costs)	\$26,684

PROFIT SPLIT (45/40/15)

Credit Partner / LLC Owner (45%)	\$12,008
Deal Partner / Operator (40%)	\$10,674
Business-Credit Partner (15%)	\$4,002



OFFER STRATEGY



WHY THIS DEAL WORKS

- ✓ Buy below market value
- ✓ Solid ARV based on recent comps
- ✓ Repairs align with property condition
- ✓ Healthy profit margin even after all costs
- ✓ Creates equity and cash flow opportunity

KEY REMINDERS

- Repair estimates are a rule-of-thumb — always inspect before offering.
- Verify comps (5 of 25 in Hot Sheet have thin comp data).
- Don't chase deals. Let the numbers and strategy lead.



FIND DEALS



ANALYZE



ACQUIRE



RENOVATE



SELL



REPEAT

PEOPLE • PROPERTY • POSSIBILITIES



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LET'S DO DEALS

HOW INTEREST-ONLY PAYMENTS WORK

CONSTRUCTION LOAN EXAMPLE — GROUND UP BUILD

FUND TODAY. BUILD TOMORROW. PROFIT LONG TERM.

VISION
PLANS
PROGRESS
PROFIT



DRAW-BASED FUNDING

Funds are released in stages as construction milestones are completed.



INTEREST-ONLY PAYMENTS

You only pay interest on the amount you've drawn, not the full loan.



TYPICAL TERM

6 – 12 months (extensions available).



PRESERVE CASH

Lower monthly payments so you can focus on building and increasing value.

CONSTRUCTION LOAN INTEREST-ONLY PAYMENT EXAMPLE

Total Project Cost: \$500,000 | Interest Rate: 11% (Annual)

Month	Draw Amount	Cumulative Draw	Monthly Interest Payment (11% ÷ 12 = 0.9167%)	Construction Phase	Notes
1	\$50,000	\$50,000	\$458	Land Purchase / Closing	Initial draw
2	\$75,000	\$125,000	\$1,146	Site Prep / Permits	Clearing, grading, permits
3	\$75,000	\$200,000	\$1,833	Foundation	Slab, footings, inspections
4	\$75,000	\$275,000	\$2,521	Framing	Structure, roof, windows
5	\$75,000	\$350,000	\$3,208	Mechanical	Plumbing, electrical, HVAC
6	\$75,000	\$425,000	\$3,896	Interior / Finishes	Drywall, flooring, cabinets
7	\$50,000	\$475,000	\$4,354	Final Touches	Paint, fixtures, landscaping
8	\$25,000	\$500,000	\$4,583	CO / Sale Prep	Final inspections, close-out

Total Interest Paid (8 Months)

\$22,599

(Principal is not paid until the loan is paid off at sale or refinanced.)

KEY TAKEAWAYS



Pay Only Interest on Drawn Amounts
Lower monthly payments during construction.



Funds Follow Progress
Draws are released as milestones are completed.



Keep More Cash in Play
Preserve capital for materials, labor, and unexpected costs.



Ideal for Ground Up Builds
Covers land, construction, and related costs.



Built for Investors & Developers
A flexible, strategic way to build wealth.

**BUILDING WEALTH
THROUGH REAL ESTATE**

PEOPLE • PROPERTY • POSSIBILITIES



ACQUIRE
LAND



PLAN &
PERMIT



BUILD



SELL



REPEAT

**SAME STRATEGY.
BIGGER RESULTS.**



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LET'S TALK



REAL NUMBERS. REAL RETURNS.

WINTER PARK NEW CONSTRUCTION OPPORTUNITY

2,500 SQ FT | 5 BEDROOMS | 4 BATHROOMS | MODERN LUXURY DESIGN

VISION.
PLANS.
PROGRESS.
PROFIT.

Turn
Opportunity
Into Legacy.

PRIME
WINTER PARK
LOCATION

NEW
CONSTRUCTION
2,500 SQ FT

STRONG
REALE
DEMAND

FULL
OWNERSHIP
(100% OF PROFIT)

DISCIPLINED
EXECUTION

1 PROJECT COST BREAKDOWN

(2,500 SQ FT)

ITEM	AMOUNT
Lot Purchase	\$280,000
Demolition & Site Prep	\$25,000
New Construction (~2,500 SF @ \$200/SF avg.)	\$500,000
Permits, Impact Fees & Utilities (See updated estimate below)	\$10,600
Architect / Engineering	\$30,000
Loan Origination / Points (1%)	\$7,825
Contingency (5%)	\$50,000
TOTAL PROJECT COST	\$903,425
Construction Loan (70% LTC)	\$632,398
Cash Invested (30%)	\$271,028

2 CONSTRUCTION LOAN DRAWS

(9 MONTHS – INTEREST ONLY @ 11% ANNUAL)

MONTH	DRAW AMOUNT	EST. INTEREST
1	\$100,000	\$917
2	\$100,000	\$1,833
3	\$100,000	\$2,750
4	\$100,000	\$3,667
5	\$75,000	\$4,354
6	\$75,000	\$5,042
7	\$62,500	\$5,615
8	\$62,500	\$6,188
9	\$41,975	\$6,573
TOTAL INTEREST (9 MONTHS)		\$36,918

Interest is paid monthly on the amount drawn.
Final draws and timing can be adjusted based on actual build schedule.

3 SALES SCENARIOS & PROFIT ANALYSIS

(ALL COSTS & FINANCING INCLUDED – 4% SELLING COSTS)

ITEM	GREAT CASE	TARGET CASE	WORST CASE
Estimated Resale Price (ARV)	\$1,200,000	\$1,100,000	\$975,000
Total Project Cost	(\$903,425)	(\$903,425)	(\$903,425)
Construction Loan Interest (9 months)	(\$36,918)	(\$36,918)	(\$36,918)
Selling Costs (4%)	(\$48,000)	(\$44,000)	(\$39,000)
ESTIMATED NET PROFIT	\$211,657	\$115,657	(\$4,343)

KEY METRICS (ON YOUR CASH INVESTED \$271,028)

METRIC	GREAT CASE	TARGET CASE	WORST CASE
Cash Invested	\$271,028	\$271,028	\$271,028
Net Profit	\$211,657	\$115,657	(\$4,343)
Cash on Cash ROI	78.1%	42.7%	-1.6%
Project Margin (Net Profit / Sale Price)	17.6%	10.5%	-0.4%

4 KEY ASSUMPTIONS

	Winter Park, FL (32789 / 32792)
	2,500 Square Feet
	5 Bedrooms
	4 Bathrooms
	Modern Luxury Design
	Large Lot (Example: 0.30 – 0.45 Acres)
	Strong Resale Demand
	Selling Costs: 4% (Agent Commission, Marketing, Closing Costs)

- ### 5 INVESTMENT HIGHLIGHTS
- ✓ Prime Winter Park location
 - ✓ Larger 2,500 sq ft luxury home
 - ✓ 9-month build timeline (estimated)
 - ✓ All costs and financing included
 - ✓ Three exit scenarios for full transparency
 - ✓ Significant upside potential
 - ✓ Build equity and long-term wealth
- DISCIPLINE TODAY.
WEALTH TOMORROW.**