

100% Rehab Financing Program

Presented by Letitia Patterson
Metro Street Capital, LLC.



4 Aspects Of Real Estate Investing

- ◆ FINDING the Property
- ◆ **FUNDING the Property**
- ◆ FIXING the Property
- ◆ FINISHING the Deal

The Program

FUNDING the Property

- ◆ Metro Street Capital will provide investment capital to investors in order to capitalize on the single family residential real estate buying opportunities in their local market.
- ◆ MSC covers **100%** of the **purchase and rehab costs** of a residential rehab and sale transaction
- ◆ The Partners participate in a **joint venture** with MSC and split the profits



The Current Lending Environment?

- ◆ Bank lending?
- ◆ *Very* Hard Money
 - ◆ Down-payments = 35% or more of **your own funds**
 - ◆ **Upfront fees**
 - ◆ Tax and Insurance escrows for **1 year**
 - ◆ **Monthly** payments
 - ◆ **Out-of-pocket rehab** costs
- ◆ Private Lenders
 - ◆ Limit on funds availability

What's Our Answer?

The Residential Rehab Program for Investors

Joint venture partnership with access to huge capital resources

- ◆ 100% funding for acquisition
- ◆ 100% funding of rehab
- ◆ 50/50 profit split
- ◆ 15 pts. on basis of the loan



Benefits of the Program

- ◆ **No down-payment**
- ◆ **No out-of-pocket holding costs**
- ◆ **No earnest money deposit**



Program Parameters

- ◆ Typical rehab time: 2-4 months
- ◆ Total project time: 4-6 months
- ◆ Rehab funds paid in a series of 3-4 draws
- ◆ 15 pts on basis of loan
- ◆ 50/50 partnership split
- ◆ *Experienced Investors



ANATOMY OF THE DEALS

**ACTUAL
DEAL
IN PROGRESS**



Deal Anatomy

- ◆ Troy, MI
- ◆ 3 Bedroom, 1.5 bath, 1900 sq ft, 2 acres
- ◆ Sheriff Sale – door knock w/lots of begging
(Redeemed with 2 weeks to spare)



Troy, MI Before





Troy, MI Before & After



How to Sign Up

Info@MetroStreetCapital.com

Go online: www.MetroStreetCapital.com

Upcoming Courses:

How to Work with Hedge Funds

How to Find Unlimited Funding for Real Estate Deals

100 Ways to Find Properties Outside of the MLS

