

REAL ESTATE INVESTOR PROGRAM (R.E.I.P.) OVERVIEW PRESENTATION

1



R.E.I.P. OVERVIEW

Table of Contents

I.	Who Are We?	3
II.	Why Are We Here?	4
III.	How Can We Help?	5
IV.	How Does It Work?	8
V.	What's The Next Step?	10

R.E.I.P. OVERVIEW



Who Are We?

- ❖ Investors & Entrepreneurs Just Like You
- ❖ 20+ Years of Real Estate Experience (includes successfully operating through the market crash)
- ❖ Millions of Dollars in RE Deals in MI
- ❖ Network of Industry Leading Professionals
- ❖ Core Values: Accountability, Efficiency, Creativity, & Customization
- ❖ Goal to Help Others Avoid Costly Mistakes, Build Generational Wealth & Improve Our Communities



R.E.I.P. OVERVIEW

Why Are We Here?

Investor Problems

- ❑ No Access to Fast & Flexible Capital
- ❑ High Monthly Payments
- ❑ No Opportunities for Less Experienced Investors
- ❑ No Access to high quality & cost effective contractors
- ❑ No Access to high quality network of service professionals (i.e. insurance, legal, marketing)
- ❑ No Access to Experts & Problem Solvers



R.E.I.P. OVERVIEW



How Can We Help?

Investor Problems

- ❑ No Access to Fast & Flexible Capital

- ❑ High Monthly Payments

- ❑ No Opportunities for Less Experienced Investors

R.E.I.P. Solutions

- Readily Available short & mid-term financing
 - Property Based Approval
 - Transactional Funding
 - No Minimum Amounts
 - No Minimum Durations
 - Fast Proof of Funds Letters

- NO Monthly Payments

- Focus on Partnering with Less Experienced Investors

R.E.I.P. OVERVIEW



How Can We Help?

Investor Problems

- ❑ No Access to high quality & cost effective contractors
- ❑ No Access to high quality network of service professionals (i.e. insurance, legal, marketing)
- ❑ No Access to Experts & Problem Solvers

R.E.I.P. Solutions

- Network of Pre-Qualified Professional Contractors
- Network of Leading Professional Service Providers (ex. affordable insurance, legal support)
- Network of Top Investors & Consultants to Ensure Success (ex. analysis tools, document preparation)

R.E.I.P. OVERVIEW

Sample Project Scenario Model

Property Purchase Cost	\$15,000
<u>Rehab & Other Costs</u>	<u>\$10,000</u>
Total Cost Basis	\$25,000
<u>Sale Price</u>	<u>\$40,000</u>
Net Revenue	\$15,000
R.E.I.P. Partner Investment	\$5000
R.E.I.P. Partner Net Return	\$7500-9000
<i>(Net Return is in addition to re-payment of investment.)</i>	
Cash on Cash ROI	150-180%

*Multiple models are available based on the project.
This example is for illustration purposes only*

R.E.I.P. OVERVIEW

How Does It Work ?

1. Project Plan & Client
Application Submission
Properties: SFH, MFH, CRE

2. Discovery Meeting, Property
Walk-Through & Project
Analysis

3. Due Diligence: Title Work &
Appraisal (if applicable)



R.E.I.P. OVERVIEW

How Does It Work ?

4. Legal Documentation & Review

5. Approval & Funding

6. Ongoing Project Support
Until Exit and/or Sale



R.E.I.P. OVERVIEW

What's The Next Step?

Partnerships Are Limited. Based on real estate cycle, time is of the essence!
Contact Us Today!



Ron Glenn, Jr.
Ph: 248-302-7800
RGlenn@SoundManagementInc.Com



Raahul Reddy
Ph: 313-433-8209
RReddy@SoundManagementInc.Com

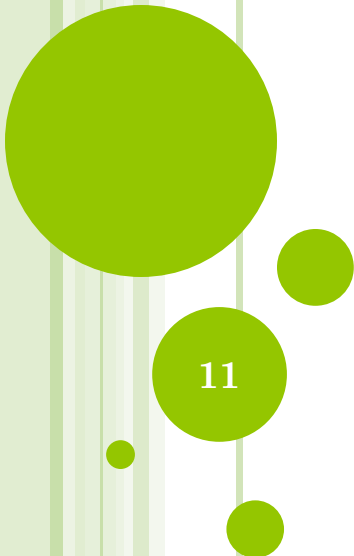
CHALLENGES are
what make life
interesting,
overcoming them
is what makes
life MEANINGFUL.

-Joshua J. Marine

WWW.LIVELIFEHAPPY.COM

THANK YOU FOR YOUR VALUABLE TIME.

Q/A



NSA Sound
Management, Inc.

www.SoundManagementInc.Com