

DEAL SUMMARY



*Murray Hill, Manhattan - New York City
Upper East Side
Brownstone Multifamily/Mixed Use
High End Property*

January 22, 2014

Vision

The vision is to purchase, utilize and upgrade investment and residential properties. Properties are maintained to be great homes for residents. Properties are clean, welcoming, quiet, safe and energy efficient to each building's fullest potential.

Mission Statement

Buy high quality, positive cash flowing and appreciating Residential/Commercial real estate in New York City. Clients include For Sale by Owners (FSBOs), Private Sellers, Investors, Tenants and Others.

Timeline

Presently finding and purchasing properties that meet the criteria.

Strategies

Secure financing for properties of interest. After securing financing, secure the properties. Properties are found through online website responses, online searches of Real Estate advertisements and via partnerships with other real estate investors. This is the extent of marketing. Periodic meetings, Real Estate managers, Accountants and Lawyers will be hired as needed to maintain properties and stay aware of important matters.

Exit Strategy

Hold property long term for long term appreciation, ownership benefits and sell at a profit in an "up" market. Or, as part of the financing deal, sell the property in ten, twenty or thirty years or at an agreed upon time. Share profits upon sell.

Funds Required

Asking price \$5,250,000

Projected funds needed - \$5,250,000/Varies depending upon funding acquired

This is described as a triple net property with present tenant fully leasing property until 2018.

Monthly Income, per exclusive broker, is \$21,000 monthly

Net income of \$262,500 annually

Financing Needed: Private Equity Lender (Based on Property's Condition/Financials), Rehab Monies, Low Interest (Under 4%), Soft Second/Forgivable Loan, Long term financing(30-35 years), Future Profit Share from Sale, Joint Venture, Individualized Financing, Alternative, Direct Lender, Quick Decision, Upfront low fees or none, Investors, Crowdfunders, 100% financing etc. Whatever allows closing and makes the property cash flow positively.

Contact for more information:

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