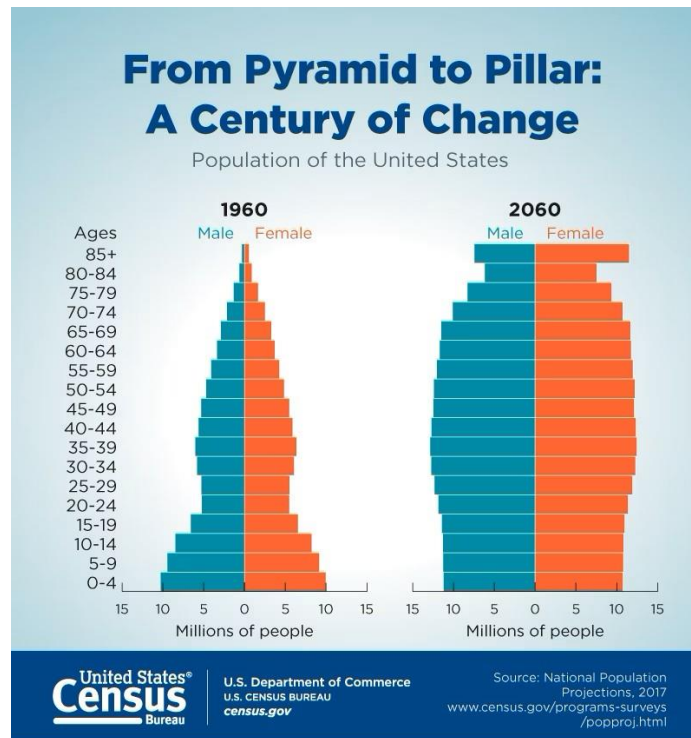




## Let's Care For Our Mommas

### Texas Elderly Enablement Program of Life and Abundance Senior Care MMLLC

We want to be bold and bring attention to a growing issue here in America, labeled the *'Silver Tsunami'*. There are 77 Million Baby Boomers about to retire, born 1946 -1974. They are the largest generation in our country and will change the face of caregiving.



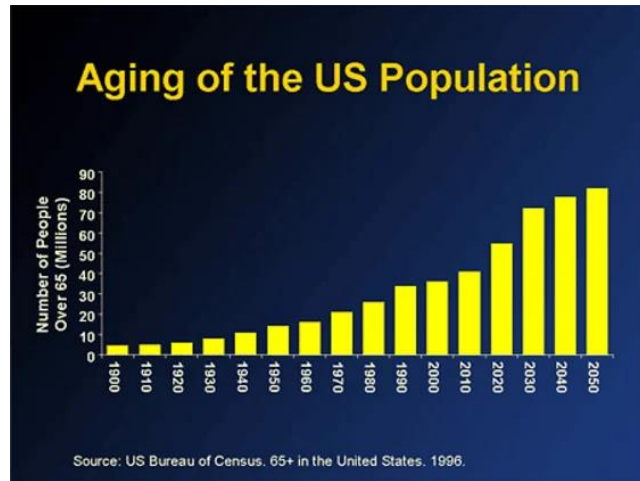
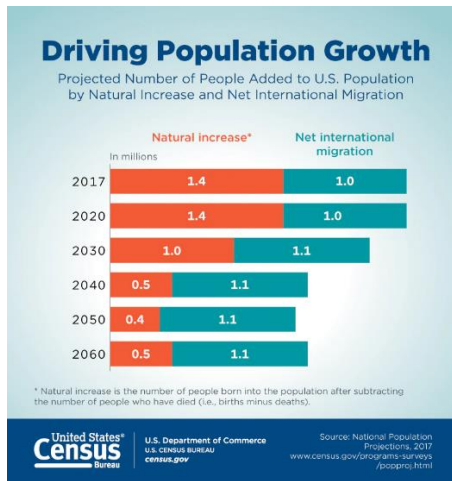
Despite the Baby Boomer's reputation as hard-working and innovative, they're often abandoned by their children when they need help the most. Now it's time to give back. Identifying an opportunity in this niche segment of the population, I propose to form a long-term partnership with existing homeowners who may have large, vacant houses for sale. I want to provide housing, safety, medications and compassion to our Baby Boomers. I propose buying large homes around the United States that are selling at discounts of market value.

Accordingly, another seventy percent (70%) of our elderly will need assistance with their Daily Living Activities (DLA), meaning 49M people impacted directly. Who are the Caregivers going to be? Will Mom be able to live with her kids and they assume that role? What then happens to the adult kids' lives?

I have developed a solution that can impacted all players positively. I've named it the Texas Elderly Enablement Program of Life and Abundance Senior Care MMLLC.

I'm seeking Homeowner (HO) Partners to work with strategically to provide Assisted Living and Memory Care communities to our elderly across Texas. With the current housing ebbs and flows, I talk with many HOs who have a high urgency to sell their house. This campaign will be an alternative to many HOs just throwing in the towel, dropping their shorts and taking it on the chin.

As an association and a brokerage, we serve a variety of clients. I have partnered with many HO Partners over the years who have expressed interest in new ways to provide assisted living or memory care communities. We developed this campaign specifically for them because it offers a great opportunity to use their homes as an asset that can be utilized to pay for their care.



Many HOs are facing the reality of having to sell their home to move into Assisted Living or Memory Care community for the safety and care of their parents. All HO Partners will receive this letter and can contact me directly to set up appointments for a consultation on how this solution could possibly benefit them.

L&ASC, MMLLC is an Austin-based real estate acquisition and operations company focused exclusively on high-impact residential properties. Our mission is to create quality housing that meets or exceeds the needs of our customers and provide an excellent return on investment for investors. We have developed a unique approach to managing our properties that allows us to efficiently manage all aspects of property management from marketing, maintenance, leasing and construction.

We work with the HOs to identify the rooms/spaces that can be converted to create comfortable living space. Through our partnership, L&A will make your payment that will cover the monthly PIT, plus earn twenty-five percent (25%) on that amount, paid monthly.

**Lease Example:**

Home price:	800,000	
Lease Deposit:	8,000	
Lease payment:	3,750	
Your payment:	2,000	
Our payment to you:	5,750	Five year term minimum – 7 to 10 years desirable

**Lease/Purchase Example:**

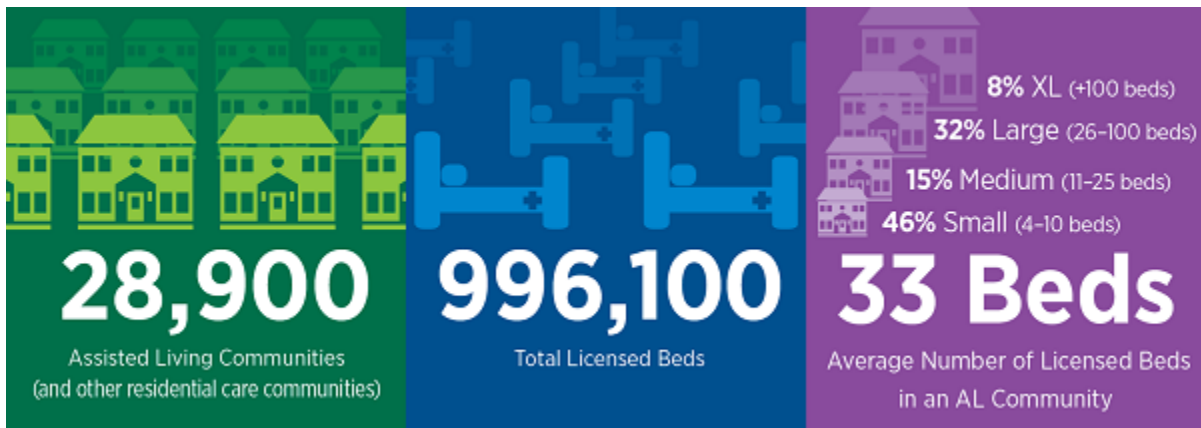
Home price:	800,000	
Option Fee:	20,000	
Lease payment:	4,000	
Your payment:	2,000	
Our payment to you:	6,000	
Buyer Rent Credit:	2,000	Mo accumulated credit toward unpaid balance (2,000 x term)
Purchase/Refinance:	800,000 – (20,000 + 168,000 (7 year term)) = 612,000	

The HO is responsible for taxes in both cases.

The second form of partnership is the Vacant Home Partner. You can start making cash on your empty, large home with our partnership. You'll enjoy stable, on-time payments each month, potential asset appreciation and claim depreciation. Through our partnership, L&A will make you a payment that covers the first month of PIT, plus secures fifteen percent (15%) of this amount, paid directly by us each month for as long as you are a partner with us.

***Here's our model specifications.***

Price range: Open  
Size: 3,600 – 8,000 | Sweet spot: 4500-5300  
Beds: 5+  
Baths: 4+  
Garages: 3+  
Fenced yard



Let's take care of momma and invest smart in your future with the L&A Program. Lease, Lease Purchase, Subject To, or Owner Finance your home to L&A. Enjoy appreciation from the improvements provided and take depreciation, if available. On top of that, you'll enjoy a guaranteed twenty-five percent (25%) return on your investment each month.

**Potential Improvements**

- Fire Suppression + Integrated Alarm system
- Elevator or Stairlift
- Finish out garages and identified rooms into 100 sqft bedrooms with walls, windows and doors
- Add Shower if required, must have 4 Showers available for up to 16 residents
- Upgrade HVAC/Roof/Gutters as required
- Landscape as appropriate
- Onsite Backup Power System

We are really excited to launch this revolutionary Elderly Enablement campaign. We have done extensive market research and have found that the parents of tomorrow's generation will have a difficult time transitioning away from their parents while they are aging in place, due to increased life expectancy. We think we can help them out by offering this new product.

**Call/text me and let's talk! Richard | 512.422.6722**

Don't let your house become a burden. Take care of yourself and your loved ones starting today!