



READY.SET.SOLD! GROUP

PRIVATE LENDING PARTNERSHIP OPPORTUNITY
FAST, SECURE, HIGH-RETURN REAL ESTATE INVESTMENTS

WHO WE ARE

READY. SET. SOLD! GROUP IS A FORT
WORTH-BASED ACQUISITIONS COMPANY

We specialize in sourcing undervalued residential and commercial assets and deploying capital through cash acquisitions, value-add flips, structured wholesaling, BRRRR rental strategies, and distressed property repositioning.

"We close fast, operate with integrity, and protect our lenders first."

WHY PRIVATE LENDING EXISTS

**BANKS MOVE
SLOW.**

**INVESTORS NEED
SPEED.**

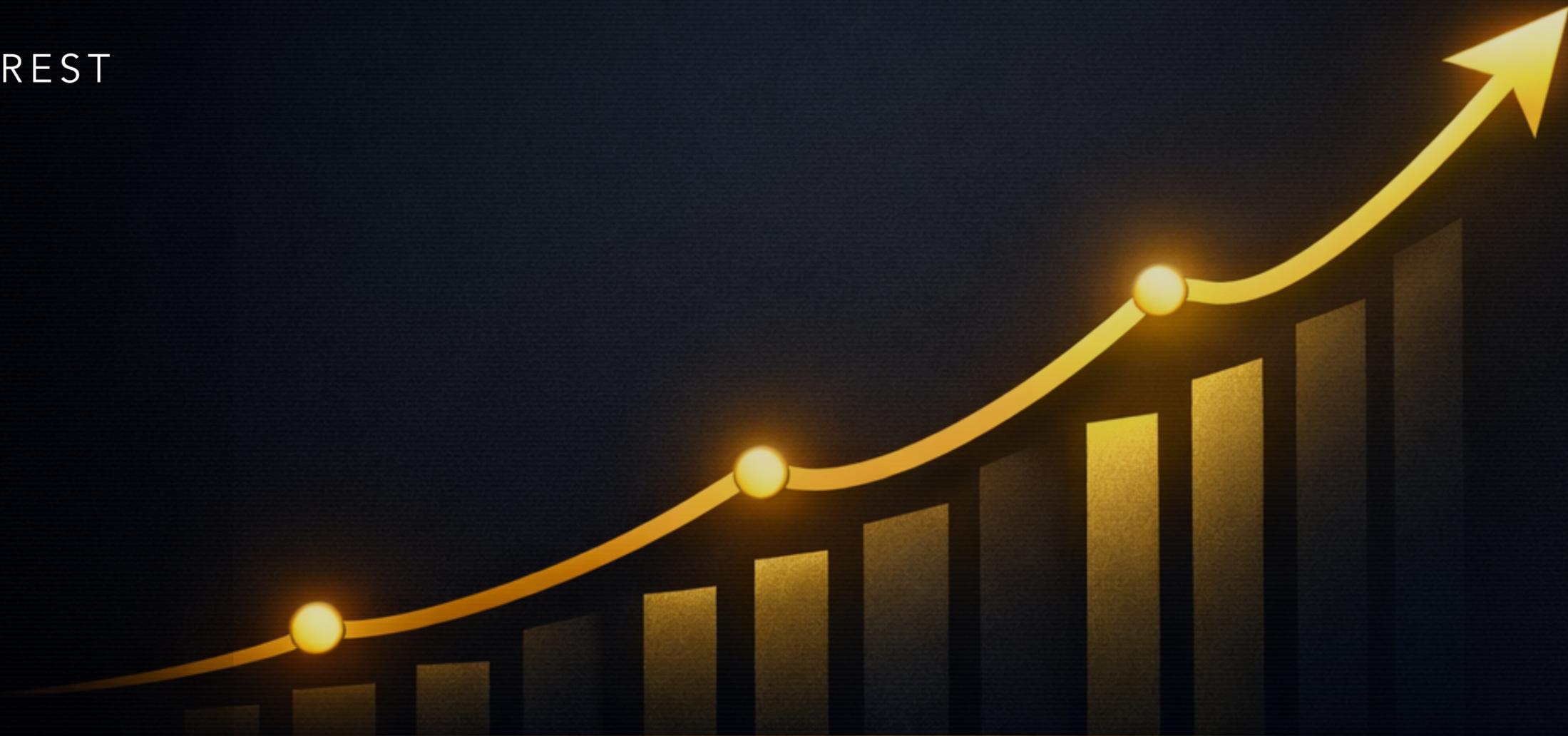
**SELLERS NEED
CERTAINTY.**

Private lenders fill the gap and earn high, predictable returns backed by real estate.

WHAT PRIVATE LENDERS GET

10–12% ANNUALIZED INTEREST

- 2–4 points upfront
- Short-term notes (6–12 months)
- First-position lien
- Recorded deed of trust
- Full insurance coverage
- Personal guarantee (optional)



Your money is secured by the property itself.



WHAT WE USE YOUR CAPITAL FOR

- Acquiring distressed properties
- Funding renovations
- Covering holding costs
- Scaling deal volume
- Increasing velocity of capital

Every dollar is tied to a specific property with a clear exit strategy.





OUR ACQUISITION CRITERIA

WE ONLY BUY DEALS THAT MEET STRICT NUMBERS:

70% of ARV minus repairs for flips

75% of ARV minus repairs for BRRRR

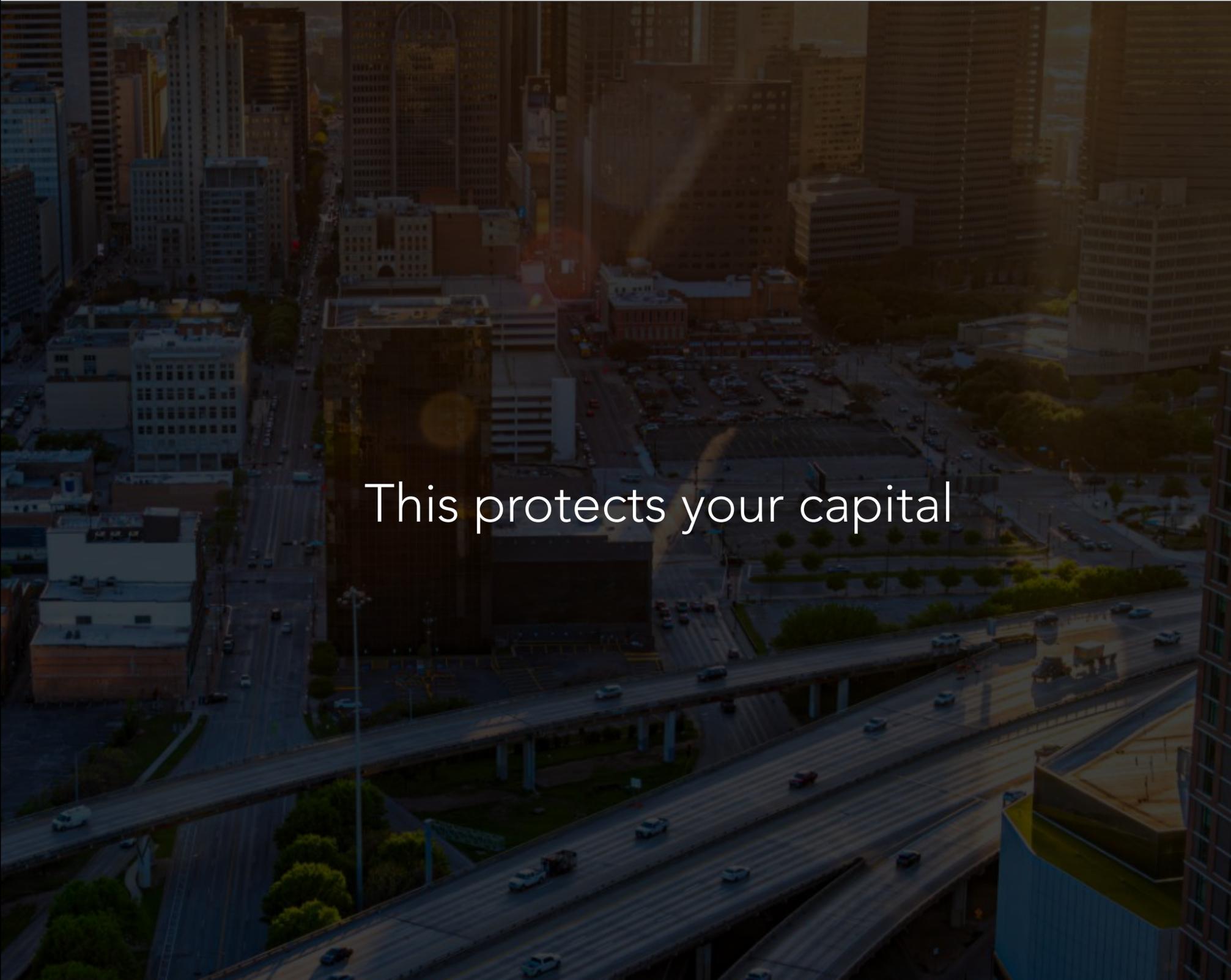
- Deep discounts for wholesale
- Strong rental comps for long-term holds

**We never gamble.
We buy based on math.**

OUR EXIT STRATEGIES

We always have multiple exits:

- Fix & flip
- Wholetail
- Wholesale
- BRRRR refinance
- Hedge fund sale
- Cash-out refinance

An aerial photograph of a city street at dusk, showing a complex highway interchange with multiple lanes and overpasses. The scene is illuminated by the warm, golden light of the setting sun, creating a hazy atmosphere. Tall buildings line the street, and cars are visible on the roads.

This protects your capital

HOW WE PROTECT LENDERS

- First-position lien
- Promissory note
- Hazard insurance
- Title insurance
- Recorded deed of trust
- Conservative underwriting
- Rehab draws only after work is completed

Your money is never at risk without collateral.



EXAMPLE DEAL



Purchase Price: \$150,000

Rehab: \$40,000

ARV: \$280,000

Total Cost: \$190,000

Profit: \$60,000+

Lender earns:

- 12% interest
- 3 points upfront
- Fully secured

WHY LENDERS LOVE US

WE TREAT LENDERS LIKE PARTNERS, NOT ATMS.

✓ Fast communication

✓ Transparent reporting

✓ Conservative deals

✓ Proven systems

✓ Repeat opportunities

✓ Strong local market



HOW TO GET STARTED

1. Choose your investment amount
2. Review our lender packet
3. Sign the promissory note & deed of trust
4. Fund the title company
5. Earn passive income backed by real estate



CONTACT

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