



THEWEALTHINVESTORS  
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# TWI PROPERTY INVESTMENT PARTNERSHIP PROGRAM



# The Wealth Investors Real Estate Network

TWI is a national network of real estate professionals encompassing Realtors, Wholesalers, Contractors and Project Managers utilizing their specific skill sets in local markets to find, buy, remodel and resell retail and rental properties in several markets around the country.



TheWealthInvestors.com

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WeFlipHouses.net

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WeBuyFast.com

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HouseDeals.net

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Along with its in house marketing division, TWI is positioned to become a national powerhouse in the single-family real estate business. Our system controls the process from lead to resale creating tremendous investment opportunities for our Partners.

# BIO: Todd Snipes

Todd Snipes started investing in 2000 and has been a full time investor since that first deal. He started in Jacksonville, Florida and quickly expanded business throughout the Southeast primarily focusing on Wholesaling, Rehabs and creative strategies such as "subject to" and owner financing. The core of his business has been single family houses from entry level homes to luxury estates, mobile homes & parks, and commercial opportunities. In 2005, he started training investors to duplicate his success. Todd has had the opportunity to work in every major market around the country. From new investors to seasoned veterans Todd teaches how to close that first deal and start scaling their business to the level of success they desire. His expertise is in all aspects of the process from Lead Generation and Marketing to Negotiating and Closing Transactions.

## Regarding Investment Strategies:

Pforeclosures, Foreclosures, Auctions, Tax Deeds & Liens, Lease Options, Owner Finance, Subject To, Rentals, AirBNB, Short Sales, REOs, HedgeFunds, Land Contracts, Wholesaling, Virtual Wholesaling, Rehabs, Rentals.

Todd has had the privilege to work with hundreds of investors around the country. After joining forces with Jason Roberts in 2007, they have expanded their network. By creating win/win opportunities, investors have the ability to leverage their strengths and expand their weaknesses working via hands-on implementation along with Todd & Jason.

# BIO: Jason Roberts

Since 1994, Jason has been operating several successful real estate investing companies. With over 27 years of experience he is considered one of the foremost experts in the real estate industry investing primarily in distressed foreclosure properties. As one of the first investors to control the process from lead generation to resale, Jason has spoken in front of several investment groups all over the Country. By 2008, Jason had expanded his operation into several companies and built one of the largest real estate networks in the country through several marketing companies.

In 2007 Jason met Todd Snipes and they set their sights on the Florida market due to the foreclosure crisis. In a matter of a few years, Jason and Todd's investment companies became the largest real estate investor in the "Foreclosure Capital of Florida". In the later half of the 2010's Jason and Todd have expanded their business into 13 states wholesaling, rehabbing and holding real estate. They continue to expand their real estate network thru their website...

[THEWEALTHINVESTORS.COM](http://THEWEALTHINVESTORS.COM)

Over the years we have rehabbed **1000s of properties** and currently manage a hedge fund operating **in 7 states.**

# The Investment Process

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Investment leads all over the country are created by our marketing systems (internet and national Realtor network).



Potential deals are reviewed personally by Mr. Roberts and if viable, due diligence begins.



Our local affiliate provides a detailed report on the property which includes neighborhood evaluation, etc.



An investment committee will decide which properties to make an offer on as well as offer amounts.



Offers are submitted thru our marketing department.



Once an offer is accepted, we will schedule a closing to purchase the property and begin the rehab process.



Once the rehab is finished, we will list the property with one of our flat fee listing partners to begin the process of selling.



It takes 30-45 days to complete the financials on a project depending on outstanding invoices and utilities.



**Profit checks are mailed out after approval of the financials**

# The Risks

Our process and networks offers the company and our Partners a tremendous opportunity to reduce the risks involved in real estate investment. However, market risk is still a significant consideration.

Although our system minimizes risk thru its proprietary information and marketing platforms, we cannot guarantee that the retail buyer's financing will not fall thru extending the marketing period.

The current real estate pricing index in the US is falling.

Real Estate investing in general offers risk.

The lender may allow the property to go into foreclosure canceling a purchase transaction.

Liens on the property may cancel a transaction if the lender does not agree to pay them off as stipulated in our purchase agreement.

Extended holding periods can affect profit potential.







# Investing Criteria

✓ A TWI affiliate must be in the market.

✓ Property must be in a desirable neighborhood.

✓ Retail Property must offer GROSS potential profit margins of at least 15%.

✓ Single Family 1970 or newer and Mobile Homes on land 1990 or newer.

✓ Investment Committee must approve all purchase offers and include a complete underwriting folder.

✓ Cash Closings will be required

# Partnership Structure



An LLC is formed to manage the business.



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An investment committee will decide which properties to make an offer on as well as offer amounts.

# Profit Potential

See Ledger below on  
\$5M Investment

<https://docs.google.com/spreadsheets/d/11Qwg3Lk25M2WRDpK1PKKoouZMnSlyBascXSx3JY5y2o/edit#gid=0>





# 2024 Buying Criteria



## Single Family Residences - SFR

- **Small Rehabs** Up to \$25k: 75% of ARV - Rehab Cost
- **Medium Rehabs** \$30-\$40k: 70% of ARV - Rehab Cost
- **Large Rehabs** over \$40k: 65% of ARV - Rehab Cost
- No complete rehabs
- Single Family Houses Only
- Block Only in Florida
- Minimum 1100 sq ft
- Minimum 3/2
- 1970 and newer
- Purchase price under \$250k
- Creative Deals Up to \$300k



- NO Condos or Townhomes
- NO Flood Houses or Zones

## Mobile Homes

- Mobile Homes on land
- NO parks or HOAs
- 2000 or newer
- NO singlewides
- No metal siding
- 3/2 1500 square ft min
- Must be able to resale with land attached



## Markets

- Jacksonville FL
- Orlando
- Tampa
- Gainesville
- Ft Myers/Pt Charlotte
- Ocala
- Lake City
- Melbourne/Vero/Titusville
- Ft Pierce/Pt St Lucie/Stuart
- SE Florida West Palm Area



## Markets

- Oklahoma City
- Tulsa
- Houston
- Atlanta Metro Area
- Dallas Ft Worth
- Vegas
- San Antonio

# Contact Information

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