

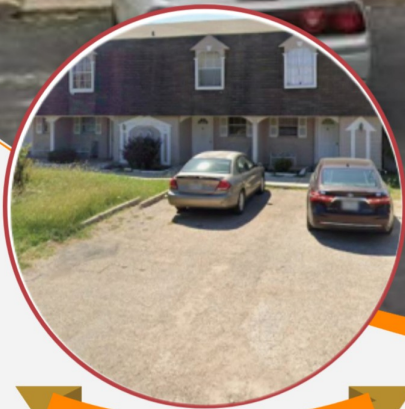
**NO BANK NEEDED**

**TAKE OVER PMTS**

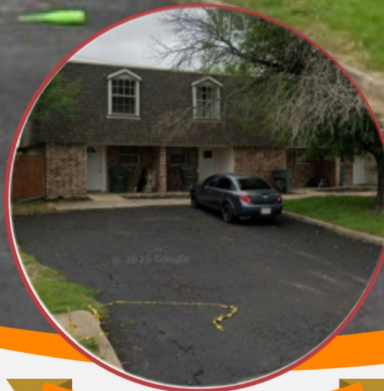
**Amazing  
Opportunity**

**Only \$50,000 Entry Fee + Closings**

**Own 3 Four Plex's**



**4202 Lake Rd**



**4208 Lake Rd**



**4210 Lake Rd**

**Looking for serious  
investor**

- ▶ Repairs Needed \$25k-30k  
Contractor standing by ready to go
- ▶ Back Owed Payments 20k
- ▶ Back Owed Taxes \$20k

**Killeen, TX near Fort Hood**

**Currently Vacant, ready for paint and rehab**

**Strategy**

- ▶ Repair Units
- ▶ Rent All Units
- ▶ Refinance
- ▶ Section 8 \$1,258 ea
- ▶ Cash Flow \$4,300 mo

**Structure**

- ▶ HML \$1M
- ▶ HML Pmt \$10k
- ▶ Refi Pmt ea \$2,480 7%

**Units**

- ▶ Large 2 Bed 1.5 Ba

**ARV \$1.35M**