



Edmundson Homes, LLC is a real estate company that specializes in the purchase and renovations of residential properties. With over 5 years of service we have successfully purchased, held, and renovated homes throughout the states of Connecticut and Georgia. We purchase properties in need of TLC, we then renovated them and return them back to the market in a safe and livable manner –move in ready for buyers or tenants.

Here is where you the investor come in: If you are looking to invest into real estate with no experience or intentions on physically getting involved then you are in the right place. *Here is how you can invest your money without giving up your time!*

TERMS

- The Investor will determine the amount of money to invest into the property.
- The total cost for the Property + Rehab will determine cost needed for the investment.
- The return on investment (ROI) will be determined by the percentage contributed.
- The investment duration may vary per property; will be determined before the purchase process.
- Payoff will be in the form of an electronic deposit or a paper check by request and can be mailed. Funds can also be held for reinvestment into the next property.

EX: INVESTOR CONTRIBUTION AND ROI

The percentage of your contribution will be the percentage of your return on investment (ROI).

Property Price + Rehab Cost(100k + 15k = \$115k) | Sale Price \$200k(After rehab value)

Purchase + Price:	Rehab Cost:	Percentage:	Investor Contribution:	Sale Price:	Contribution + ROI:
\$100K	\$15K	5%	\$5,750	\$200K	\$10K
		10%	\$11,500		\$20K
		15%	\$17,250		\$30K
		20%	\$23,000		\$40K

Edmundson Homes, LLC
Jazzmon Edmundson, Owner

Website: Edmundsonhomes.com
Email: Edmundsonhomes@gmail.com

