

# PROFIT FROM FORECLOSURES BY HELPING OTHERS BECOME HOMEOWNERS



- **INVEST \$30,000 & receive a clean, clear, marketable title**
- **WE GUARANTEE property value to be at least \$45,000**
- **Our current AVERAGE property value is \$71,000**
- **MAKE INCREDIBLE RETURNS within a year or take advantage of the option to keep passive cash flow of \$350+/month**
- **PASSIVE INVESTMENT, managed by experienced property management company\***

**OUR INVENTORY IS LIMITED AND WILL NOT LAST. EMAIL US at [sales@tessorointl.com](mailto:sales@tessorointl.com) for more information.**

\*you have the option of managing the property yourself, we don't mandate you use our system

**Tessoro** International

## Approximate Timeline:



### • 0-45 Days:

1. acquire clear title for property
2. sign a contract with Property Management Company



### • 45-120 Days:

1. shop a list of candidates to note companies
2. select a candidate that the note company will approve for financing after a 9-12 month period
3. move in successful candidate into your property



### • 4-13 Months:

1. occupant makes monthly payments
2. the mortgage seasons
3. the property is shopped around to different note companies to purchase the note
4. occupant refinances

**The note can then be sold to a mortgage company or simply held while collecting monthly cashflow.**

# Property Management

If you choose to work with our affiliated property management company, you will be required to complete a second contract with them.

## This property management company will do the following:

- Manage a local service that will determine the local market rent and place a rent-to-own sign on the property.
- Manage the call center and get the best candidate and the reselection process by our note company partners
- Make sure the property is kept presentable and in compliance with all local laws and ordinances (e.g. the lawn is mowed, water is off in the winter, etc.)
- List the property for potential quick sale and maximize your gain
- Acquire a title company for close with the chosen "rent-to-own" candidate
- Provide all documents to the title company for close
- Present our "pride in ownership" program to the "rent-to-own" candidate. This program reduces the default rate significantly.
- Manage the collection of your mortgage payment and the escrow account for Property Taxes and Home Owners insurance.
- Pay the property tax and home owners insurance from the escrow account
- Direct deposit the collected mortgage payment to Investors bank account. (Less a 10% fee of the monthly payment).
- Maintain records for the mortgage to ensure optimal sale of the note
- Manage the default process including getting a new "rent-to-own" candidate in place. (Extra fee for this service is \$600).
- Shop the sale of the note at the 6-12 month time frame using our documentation and note partners. (Charging a 3% fee for this service when the note is sold).



# Recent Properties

Below are a sampling of recent properties sold through this system.  
This property management will do the following:



- Market Value: \$49,793
- 218 2nd Ave, Beaver Falls, PA 15010
- 2 Bed, 1 Bath, working class neighborhood
- Kitchen has good cabinets, walls are sheet rock fair condition
- Good hot water heater, new furnace with new duct work
- 600 Down, 400 month
- Note Price 46,000 @ 10% Interest



- Market Value: \$71,710
- 602 North Falls, St Gastonia, NC 28052
- 2 Bed, 1 Bath, working class neighborhood
- Kitchen has good cabinets, walls are sheet rock
- Good hot water heater, place for two fire places... although both have been removed
- 600 Down, 420 month
- Note Price 48,000 @10% Interest



- Market Value: \$45,000
- 251 W DENNICK Ave, Youngstown, OH
- 3 Story Triplex 1- 2 bed, 1 bath and 2-1 Bed, 1 Bath
- This is the multi-family home. It has one common entrance but actually has everything in place to be utilized as a triplex. This is a 5 bedroom, 3 bathroom and 3 kitchen house that is located in a fairly nice neighborhood.
- 750 Down, 500 month • Note Amount \$56,000



- Market Value: \$87,163
- 13710 Durkee Ave, Cleveland, OH 44105
- 2 Story 2 Bed, 1 1/2 Bath
- Kitchen has appliances missing, ceiling good shape although it's missing one or two tiles
- Good hot water heater and furnace, very good roof, shingles look new
- 500 Down, 380 month
- Note Price 45,000

more...



- Market Value: \$64,660
- 3443 Neilson Ave. Youngstown, OH 44502
- Two story three bedroom house with one full and two half baths.
- The exterior is vinyl siding. The walls and ceilings are sheet rock.
- \$600 Down \$380 Month
- Note Price 45,000



- Market Value: \$72,000
- 2609 Warsaw St. Ft.Wayne, IN 46803
- 1 1/2 story house (4 Bed/1 Bath)
- Furnace and water heater in basement.
- \$500down \$300 a month
- Note Price 35,000



- Market Value: \$71,003
- 7010 Lawn Ct. Cleveland, OH 44102
- 2 story with 3 bedrooms and 1 bath.
- Metal siding exterior, interior walls are sheet rock
- There is a furnace and a good electrical panel.
- \$500 Down \$350 Month
- Note Price 40,000



- Market Value: \$104,544
- 3006 Glenway Ave. Cincinnati, OH 45204
- 2 1/2 story wood house
- 5 Bedrooms 2 Bath
- living room with fireplace
- \$500 down \$570 a month
- Note Price 65,000